

OPPORTUNITY ZONES STRATEGY



CENTENNIAL
— ADVISERS —

1ST MEETING

PREPARED BY:

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AXEL ADLER

PANELIST AT OPPORTUNITY
ZONE SUMMIT

RESPECTED LEADER IN THE
OZ SPACE



GOLDEN OPPORTUNITY ZONE STRATEGY

1. Any Capital Gain Event

2. Create a Captive OZ Fund

3. Identify an OZ located Under-Construction Property

4. Renegotiate the Lease from NNN to NN

5. Finance the Property

6. Close Pre-Certificate of Occupancy

RECENT OZ CLOSINGS MAP



RENO-TAHOE, NV
CMC OPERATED



RAWLINS, WY
STARBUCKS



OKLAHOMA CITY, OK
CALIBER COLLISION



W. LAFAYETTE, IN
CALIBER COLLISION



WEST HAVEN, CT
7-11 OPERATED

DELANO, CA
CHIPOTLE OPERATED



OKLAHOMA CITY, OK
7-11 OPERATED



VINCENNES, IN
BURGER KING



ROANOKE, VA
CHIPOTLE OPERATED

LONG BEACH, CA
LAND DEVELOPMENT



MESA, AZ
BUSINESS PARK



BRYANT, TX
STARBUCKS



PHOENIX, AZ
STARBUCKS



GREENVILLE, TX
HUNT COUNTY
MEDICAL CENTER



CLEVELAND, TX
WHITEWATER EXP



STATESBORO, GA
TIDAL WAVE



BURLINGTON, NC
7-11 OPERATED



CROSSVILLE, TN
STARBUCKS



Subject Property

2444 & 2502 USA Parkway, McCarran, NV 89437

APN: 005-061-13 & 005-061-12

TESLA LOGISTICS

VALEO

KUEHNE-NAGEL

WALMART FULLFILLMENT

PROPAK LOGISTICS

USA Pkwy

439

NEVADA

ASKING PRICE

\$5,500,000

CAP RATE

5.45%

Year Built

2025

Building Size

8,475 SF

Warehouse

7,275 SF

Office

1,200 SF

Lot Size

4.24 AC

Zoning

I-2

Drive-In Doors

4

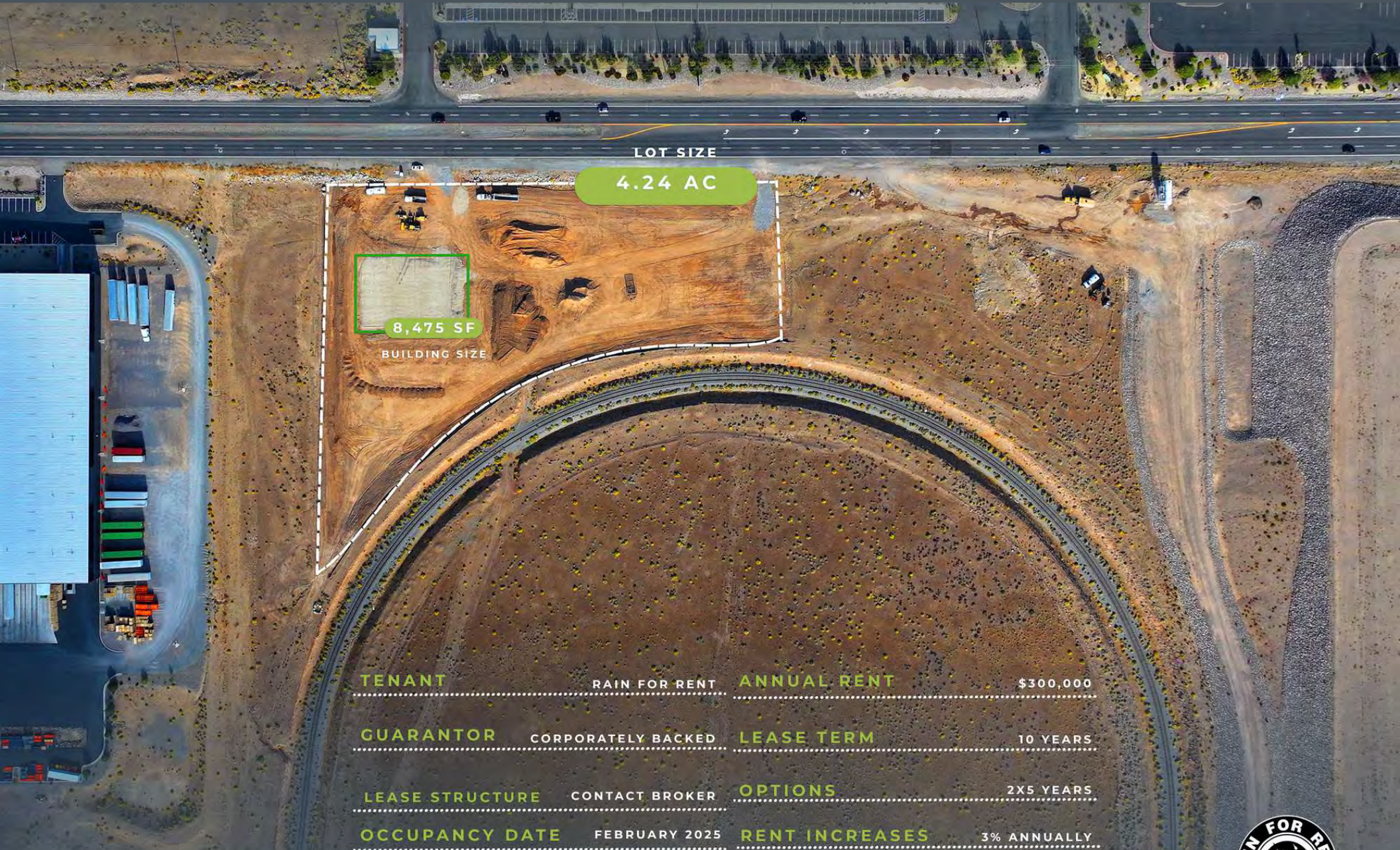
Parking

14

Building Height

27'-6"

LEASE OVERVIEW



LOT SIZE

4.24 AC

8,475 SF

BUILDING SIZE

TENANT	RAIN FOR RENT	ANNUAL RENT	\$300,000
GUARANTOR	CORPORATELY BACKED	LEASE TERM	10 YEARS
LEASE STRUCTURE	CONTACT BROKER	OPTIONS	2X5 YEARS
OCCUPANCY DATE	FEBRUARY 2025	RENT INCREASES	3% ANNUALLY



REGIONAL MAP

