

INVESTMENT SUMMARY

AVONDALE GATEWAY CENTER

PHASE I

CAVAN[®]
Real Estate Investments



LOCATION

Southwest corner of Interstate 10 & 107th Avenue in Avondale, AZ

INVESTMENT LIMITS

Minimum - \$100,000
Maximum - None

PREFERRED RETURN

10.00%

EQUITY REQUIREMENT

\$35 million

TOTAL UNITS

Up to 350

- **TERM:** Duration of Project (5-6 year projection on return of investment capital)
- **PROFIT SHARING:** 50% of net profits after return of capital and payment of preferred return
- **TOTAL PROJECTED ANNUALIZED RETURN*:** 27% or more
- **DISTRIBUTION PRIORITY:**
 - 1st - Members' Capital
 - 2nd - Preferred Return
 - 3rd - Profit Sharing
- **ADDITIONAL FEATURES**
 - Outstanding location as a gateway property to Avondale with 7/8's mile of Interstate frontage
 - Original capital investment paid back first
 - Opportunity to participate in institutional-quality commercial development

**Returns based on pro-forma projections and cannot be guaranteed. Past performance is no guarantee of future results.*

NOTICE: This is not an offer for the sale of securities or the solicitation of an offer to buy securities. Such offer or solicitation can only be made through the offering documents, subscription agreements and various attachments and exhibits thereto ("the Investment Documents"), and any investment will be governed exclusively by the Investment Documents.

PROJECT SUMMARY

- Development: Avondale Gateway Center
- Developer: Avondale Gateway Center, LLC (“the Company”)
- Size: 114 acres (approx.)
- Location: Southeast corner of Interstate 10 and Avondale Boulevard
- Land Uses: Principally commercial office with retail components subject to necessary rezoning and general plan amendments, if any

DEVELOPMENT STRATEGY

- Master plan and entitle the site as a mixed use development
- Construct horizontal infrastructure improvements to all parcels within the site
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- Construct office condos on selected sites for sale to end users
- Construct and lease low-density office building(s) on selected sites for sale to third parties
- Develop and lease high-density office building(s) on selected sites to hold as portfolio assets

CONCEPTUAL SITE PLAN



FOR MORE INFORMATION:

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