At a Glance

- 62 MM SF, Industrial Space Developed & Managed since 2012
- 13.3 MM SF, Industrial Space Currently Under Construction
- $5.0 Billion, Total Capital Raised since 2012
- 11.7 MM SF, Industrial Space Leased in 2018

164+ Industrial Clients
References available from our clients; a few are represented below:

- chewy.com, adidas, Staples, Patagonia, Amazon, TrueValue, Hostess, UPS
- GM, BNSF Railway, Ford, Jet, Spectrum Brands, Kubota, Grainger, Boulevard Liquor
- MARLEN, OP, PFG, Caterpillar, XPO Logistics, Saddle Creek Logistics Services, Flexsteel
- Smithfield Farmland, Gallagher, Continental, Commonwealth Inc., MAGNA, velociti, Comprehensive Logistics, Keystone Foods
Project Overview
Project Aerial, New Infrastructure
Industrial Building Examples

Riverside Horizons III

Riverside Horizons II

Riverside Horizons II
Industrial Building Examples

Logistics Park Kansas City

Logistics Park Kansas City

Logistics Park Kansas City
Capital Investment of $50M and above

Development in a distressed area

Minority, women and locally owned business participation

Environmental design / sustainable development
Income and home values surrounding Turner Commerce Center in Kansas City, KS are significantly less than the State. Additionally, the region exhibits higher unemployment and up to 21% of the County population is under the poverty line.

### SELECTED DEMOGRAPHIC ATTRIBUTES, 2018

<table>
<thead>
<tr>
<th>Area</th>
<th>Unemployment Rate</th>
<th>Industrial Workforce</th>
<th>Median Household Income</th>
<th>Percent Poverty</th>
<th>Median Home Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Radius from Turner Commerce Center: 5 Minute Drive Time</td>
<td>5.1%</td>
<td>30</td>
<td>$23,262</td>
<td>41.4%</td>
<td>$102,288</td>
</tr>
<tr>
<td>Radius from Turner Commerce Center: 10 Minute Drive Time</td>
<td>6.1%</td>
<td>1,028</td>
<td>$43,390</td>
<td>19.3%</td>
<td>$107,948</td>
</tr>
<tr>
<td>Radius from Turner Commerce Center: 20 Minute Drive Time</td>
<td>5.4%</td>
<td>9,559</td>
<td>$48,137</td>
<td>18.4%</td>
<td>$142,717</td>
</tr>
<tr>
<td>Wyandotte County</td>
<td>4.8%</td>
<td>5,901</td>
<td>$43,350</td>
<td>21.7%</td>
<td>$102,020</td>
</tr>
<tr>
<td>Kansas</td>
<td>3.4%</td>
<td>88,970</td>
<td>$56,415</td>
<td>12.9%</td>
<td>$145,367</td>
</tr>
<tr>
<td>United States</td>
<td>3.9%</td>
<td>189,812</td>
<td>$58,754</td>
<td>14.7%</td>
<td>$201,842</td>
</tr>
</tbody>
</table>

Source: Experian, U.S. Census Bureau

Underemployment represents individuals currently employed in a profession, having less than full-time, regular or lower-paying employment than warehouse-related.
Elevated Regional Underemployment and Poverty

Underemployment represents individuals currently employed in a profession, having less than full-time, regular or lower-paying employment than warehouse-related.

Source: Experian, U.S. Census Bureau

Wyandotte County: 87.4
United States: 60.4

Percent Poverty, 2018
By Radius from Turner Commerce
- Mile: 32.5%
- 3 Miles: 18.4%
- 5 Miles: 18.9%

By Census Blockgroup
- Less than 10%
- 10.0% to 14.9%
- 15.0% to 19.9%
- 20.0% to 24.9%
- 25.0% or More

Wyandotte County: 21.7%
United States: 14.8%
Elevated Regional Underemployment and Lower Educational Attainment

**ADULT POPULATION (AGES 25+) WITHOUT A HIGH SCHOOL DIPLOMA**
by Census Blockgroup, 2018

**UNEMPLOYMENT RATE**
by Census Blockgroup, 2018

Source: Experian, U.S. Census Bureau
Lower Median Household Income and Home Values

Source: Experian, U.S. Census Bureau
It is anticipated the design/builder will be on board this fall and construction will be completed by November 30, 2020.
INDUSTRIAL REVENUE BONDS
- 100% abatement of ad valorem property taxes for each building for 10 years

PAYMENT IN LIEU OF TAXES (PILOT) PAYMENTS
- Schedule starts at $0.14/sf in year 1 and increases annually until $0.48/sf in year 14
- PILOT payments provide new revenue to effectively reimburse the UG for the infrastructure investment
- Education Systems (Turner USD 202 and KCKCC) start benefiting from year 1
  - A total of $2.7 million by year 10
  - Nearly $2 million annually when abatements expire

MINIMUM BUILDING REQUIREMENT
- 1,000,000 square feet
- Built within 5 years