

LION PARK CAPITAL

VIKING CAPITAL

PHOENIX, AZ 200 UNITS 2026

PEORIA GATEWAY

A P A R T M E N T S



NEW CONSTRUCTION CLASS A MULTIFAMILY



PARTNERING WITH ESTABLISHED DEVELOPER

OG OVERLAND
GROUP

Overland specializes in multifamily, mixed-use, hospitality, and storage projects, with a track record of approximately \$750 million in total developments, earning multiple awards for their design and development capabilities.



Michael Holman
VP, Development and Finance at Overland Group, Inc.

- Runs development and finance at Overland Group
- Overseeing current pipeline of ~\$400M worth of development
- Arranged over \$250M worth of financing on development projects
- Licensed Certified Public Accountant

DEVELOPMENT TRACK RECORD



~\$175M
ASSETS UNDER
MANAGEMENT

~\$315M
ASSETS UNDER
CONSTRUCTION/DEVELOPMENT

~\$307M
IN SUCCESSFUL EXITS
ACROSS MULTIPLE STATES

DEVELOPMENT PIPELINE

AVONDALE COMMONS APARTMENTS



Avondale, Arizona **Under Construction**

324 **\$106M** **2025**
Total Units Project Cost Projected Completion

THE FALLS AT CRISMON COMMONS



Mesa, Arizona **Just Completed**

240 **\$66.5M** **2024**
Total Units Project Cost Projected Completion

CANDLEWOOD SUITES AT CRISMON COMMONS



Mesa, Arizona **Pre-Construction**

108 **\$25.5M** **2024**
Total Units Project Cost Projected Completion

COMPLETED PROJECTS

COYOTE CREEK APARTMENTS



Washington, Utah

116 **\$25.4M** **2021**
Total Units Project Cost Project Completion

OVERLAND STORAGE



Mesa, Arizona

580 **\$9.6M** **2021**
Total Units Project Cost Project Completion

OVERLAND SELF-STORAGE



Woods Cross, Utah

537 **\$8.9M** **2019**
Total Units Project Cost Project Completion

OVERLAND SELF-STORAGE



West Jordan, Utah

500 **\$5.8M** **2017**
Total Units Project Cost Project Completion



7,144
UNITS
DEVELOPED

26
DEVELOPMENT
PROPERTIES

\$1+ BILLION
ASSETS UNDER
CONSTRUCTION/DEVELOPMENT

OUR IN HOUSE DEVELOPER

Ed Monarchick joined Viking Capital in 2023, after leaving Mesa Capital Partners and EJM Development with whom he was managing partner for over a decade. He has over 30 years of experience in all phases of multifamily real estate operations, including asset management, new development, acquisitions, investment development, syndication, and dispositions. Ed's background includes firms such as TriBridge Residential, Lane Company, Equity Residential Properties Trust, Inc., Morgan Stanley & Company, ZOM, Inc., and Merry Land & Investment Company.



Edward Monarchick
Director of Asset Management

PEORIA GATEWAY

A P A R T M E N T S

TABLE *of* CONTENTS

-  Executive Summary
-  Financial Analysis
-  Property Description
-  Location Overview
-  Portfolio & Performance





executive SUMMARY

PEORIA GATEWAY, PHOENIX, AZ

INVESTMENT *summary*

Peoria Gateway is a luxurious 200-unit apartment community set to debut in 2026 in the rapidly growing city of Peoria, Arizona. Designed with modern luxury, this premier development is a top-tier Class A property, offering state-of-the-art, resort-style amenities that elevate the living experience in a supply-constrained rental market surrounded by solid job growth.

Peoria Gateway is ideally situated in a vibrant community along the growth corridor to Phoenix, offering residents access to various local activities and events. Peoria's dynamic sports scene plays a major role in driving economic tourism, featuring the nation's largest spring training complex and proximity to key venues like the Peoria Sports Complex, University of Phoenix Stadium, Canyon Speedway Park, Chase Field, and Phoenix International Raceway. These attractions serve as major employers and significantly boost the local economy through tourism.

Partnering with a developer with a proven track record of successful projects, Viking Capital is excited to present this exceptional investment opportunity in one of Arizona's most dynamic and rapidly growing markets.





OFFERING *summary*

PROJECT COST	\$62,100,000
TOTAL DEBT	\$43,300,000
HOLD PERIOD	3 YEARS

LP EQUITY	\$16,700,000
GP EQUITY	\$2,000,000
CLASS B	\$12,000,000
RESERVE CLASS	\$4,700,000



PROPERTY *summary*

PEORIA GATEWAY

8455 NW GRAND AVENUE, PEORIA ARIZONA

 **Phoenix, Arizona**



200
UNITS



2026
PROJECTED
COMPLETION



191,488
RENTABLE SF



957
AVG UNIT SF



BUILDINGS: **15** WITH **3** STORIES



PARKING: **331** SPACES





investment
TIMELINE

PEORIA GATEWAY, PHOENIX, AZ

development **TIMELINE**

PEORIA GATEWAY, PHOENIX, AZ



Permitting
Sept – Nov 2024



Equity Raise
Aug -Nov 2024



Debt
Oct – Dec 2024



Leasing Starts - Month 14
Feb 2026 (first delivery of units)



Construction Duration - 20 months
Jan 2025 – Aug 2026



Construction Starts
Jan 2025



Lease-up to Stabilization
Feb 2026 – Jan 2027



Stabilization
Jan 2027



Sale - Month 36
December 2027.

INVESTMENT *highlights*



Asset Amenities

- ✓ Clubhouse
- ✓ Fitness Center
- ✓ Cyber Cafe
- ✓ Resort Style Pool
- ✓ Water Features in Pool
- ✓ Outdoor Grilling Area
- ✓ Covered Parking
- ✓ Storage Units
- ✓ Club Room
- ✓ Dog Park
- ✓ Dog Wash Station
- ✓ Gated Entrance
- ✓ Car Care Center
- ✓ Electronic Amenity Cards
- ✓ Security Surveillance



Unit Features

- ✓ Open Floor Plans
- ✓ Spacious Balconies
- ✓ Patios
- ✓ Granite Counters
- ✓ Crown Molding
- ✓ 9-Foot Ceilings
- ✓ Ceiling Fans
- ✓ Upgraded Lighting
- ✓ Stainless Steel Appliances
- ✓ Upgraded Finishes
- ✓ Garden Tubs/Showers
- ✓ Double Vanity Master Bath
- ✓ Walk-In Large Closets
- ✓ W/D Available



Business Plan

- ✓ Complete 20-month construction timeline.
- ✓ Focus on modern, high-demand features that attract tenants and justify higher rents.
- ✓ Begin marketing and leasing efforts at month 14.
- ✓ Utilize our partner property management company to ensure efficient lease-up.
- ✓ Achieve 93% occupancy within 18 months post-construction.
- ✓ Sell



PROPERTY SUMMARY

Year Delivery	2026
Total Units	200
Average Unit Size (SF)	957
Avg. Rent at Lease Up (2026)	\$2,052
Avg. Rent at Lease Up	\$2.14

UNIT MIX

Description	# Units	% Mix	Current Avg Rent	Rent/SF
<i>1BR/1BA Junior</i>	48	24%	\$1,561	\$2.41
1BR/1BA	72	36%	\$1,724	\$2.26
2BR/2BA	48	24%	\$1,933	\$2.03
2BR/3BA- TH	8	4%	\$2,707	\$1.45
3BR/3BA - TH	24	12%	\$2,824	\$1.51
Total / Avg.	200	100%	\$1,906	\$1.99



PEORIA GATEWAY
APARTMENTS



investment
SUMMARY

PEORIA GATEWAY, PHOENIX, AZ



TWO-TIERED EQUITY *structure*

Allows Investors to Match Investment Goals

CLASS B

- **7% Preferred Return**
- **85/15 Profit Share**

Minimum Investment
\$50,000

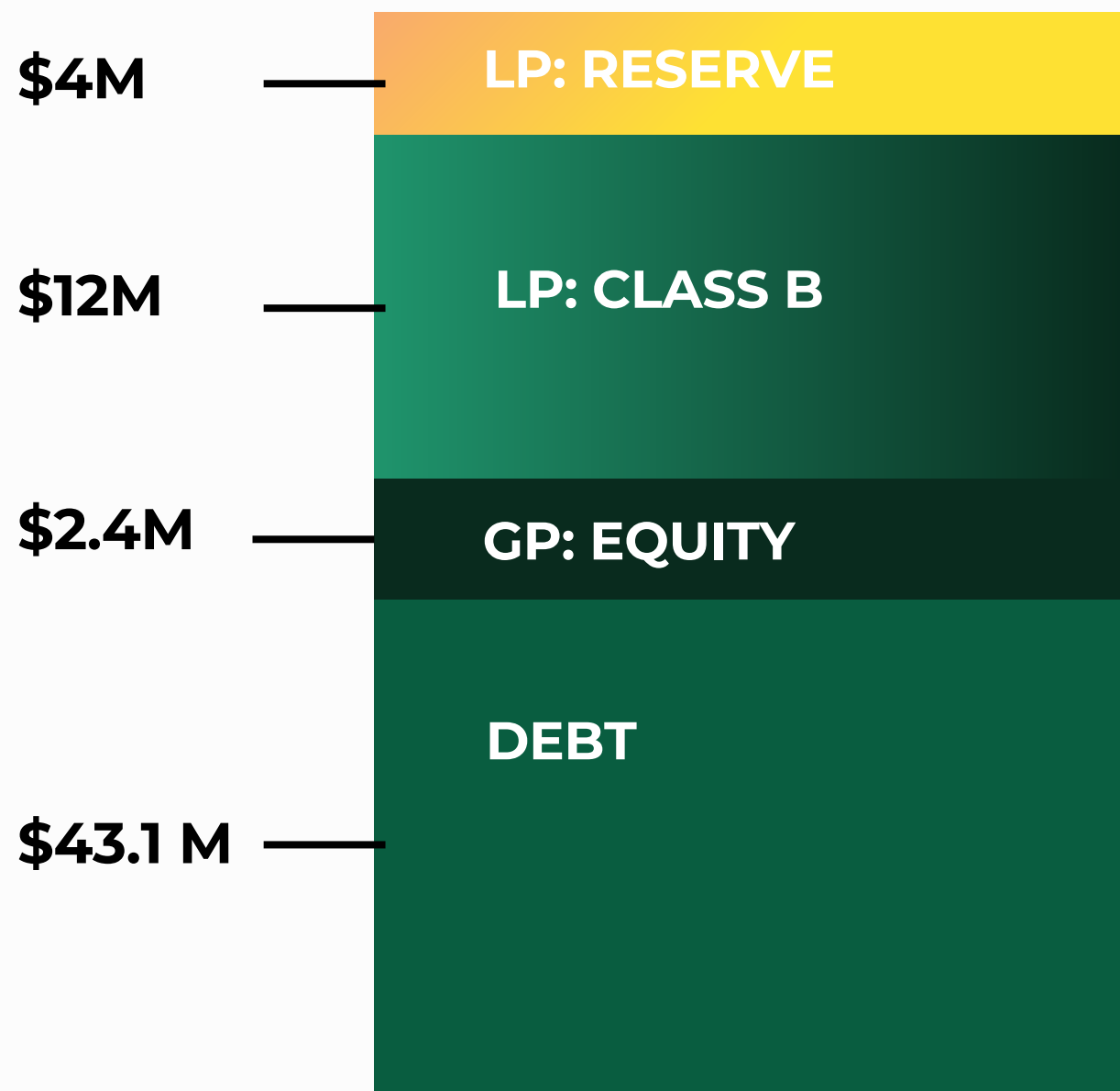
RESERVE CLASS

- **8% Preferred Return**
- **90/10 Profit Share**

Minimum Investment
\$500,000

INVESTMENT *offering*

CAPITAL STRUCTURE



Project Cost	\$62,100,000
Debt	\$43,300,000
Total Equity	\$18,700,000

	CLASS B	RESERVE
Hold Period	3 years	3 years
Equity Multiple	1.80x	1.90x
AAR	27%	29%
IRR	21%	23%

INVESTMENT *returns*

\$ 1 0 0 , 0 0 0 I N V E S T M E N T

Year 3



Year 3



SENSITIVITY *analysis*

CLASS B

Cap Rates	Exit Price	IRR	Equity Multiple	AAR
4.50%	\$96,333,367	26.94%	2.03x	34%
4.75%	\$91,263,190	24.36%	1.91x	30%
5.0%	\$86,700,031	21%	1.8x	27%
5.25%	\$82,571,458	19.65	1.71x	23%
5.50%	\$78,818,210	17.37%	1.61x	20%

SENSITIVITY *analysis*

RESERVE CLASS

Cap Rates	Exit Price	IRR	Equity Multiple	AAR
4.50%	\$96,333,367	28.43%	2.11x	36%
4.75%	\$91,263,190	25.75%	1.98x	32%
5.0%	\$86,700,031	23%	1.90x	29%
5.25%	\$82,571,458	20.87%	1.76x	25%
5.50	\$78,818,210	18.55%	1.66x	22%



financial ANALYSIS

PEORIA GATEWAY, PHOENIX, AZ



DEBT *financing*

LOAN PRINCIPAL	\$37,300,000
LOAN TO VALUE	54%
PREF EQUITY	\$6,000,000
INTEREST RATE	8%
FIXED OR ADJUSTABLE	ADJUSTABLE
INTEREST ONLY	FULL TERM

*Subject to change before closing

VALUE creation

NOI GROWTH OVER 3 YEARS

	Total	Per Unit	% of Budget
Hard Costs	\$44,790,000	\$223,950	72.8%
Soft Costs	\$11,754,171	\$58,771	19.1%
Land Costs	\$5,000,000	\$25,000	8.1%
Total Costs	\$61,544,171	\$307,721	100.0%
Disposition Price	\$86,700,031	\$433,500	

TOTAL VALUE
CREATION:

\$25,155,860

TOTAL VALUE
CREATION PER UNIT:

\$125,779





Property DESCRIPTION

PEORIA GATEWAY, PHOENIX, AZ

PROPERTY SITE *map*

PEORIA GATEWAY






















Community AMENITIES

PEORIA GATEWAY, PHOENIX, AZ

COMMUNITY amenities

-  Clubhouse
-  Fitness center
-  Cyber café
-  Resort-style pool
-  Outdoor grilling area
-  Covered parking
-  Storage units
-  Club room
-  Dog park & Dog wash station
-  Gated access entrance
-  Car care center
-  Electronic amenity cards
-  Wireless hot spots
-  Security surveillance
-  Pickleball Court



RESIDENTIAL CLUBHOUSE



RESIDENTIAL CLUBHOUSE



RESORT STYLE POOL





RESIDENT CLUBHOUSE



LOUNGE AREA



RESORT-STYLE POOL

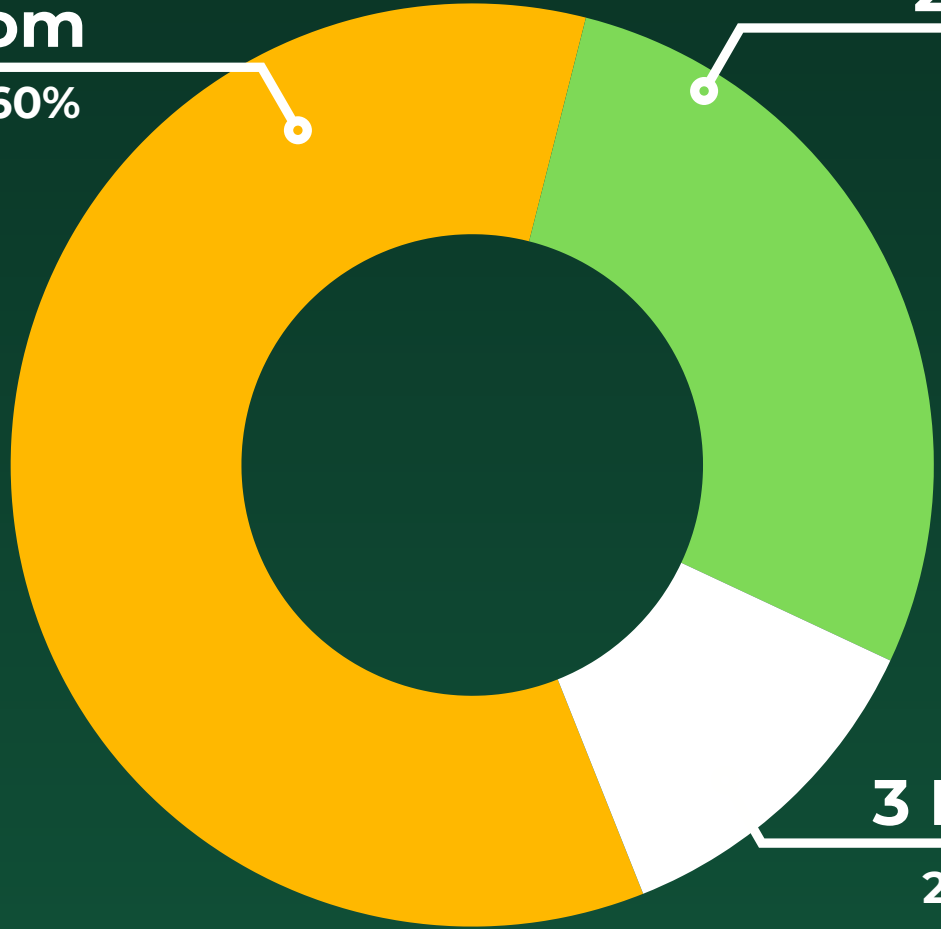


UNIT *mix*

1 Bedroom
120 Units - 60%

2 Bedroom
56 Units - 28%

3 Bedroom
24 Units - 12%



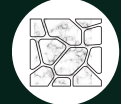
UNIT amenities



Open floor plans



Spacious balconies/patios



Granite/hard surface kitchen countertops



Ceiling fans



Upgraded lighting package



Fully equipped stainless steel appliances



Garden tubs/shower



Double vanity in master



Walk-in & Oversized closets



W/D available



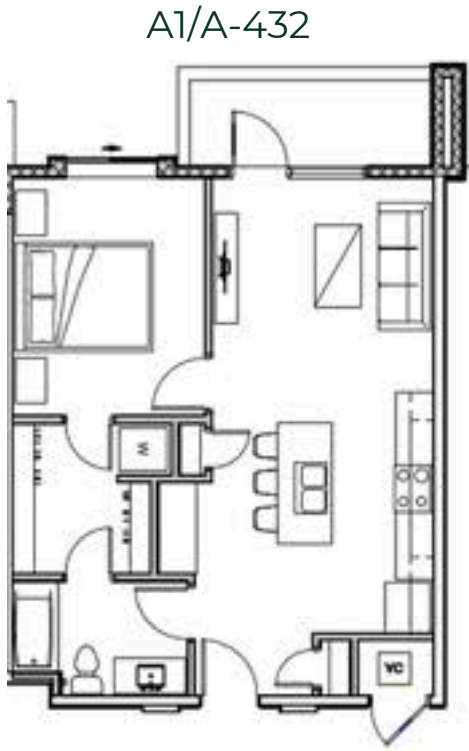
APARTMENTS FLOOR *plans*



1 BEDROOM, 1 BATH | SF



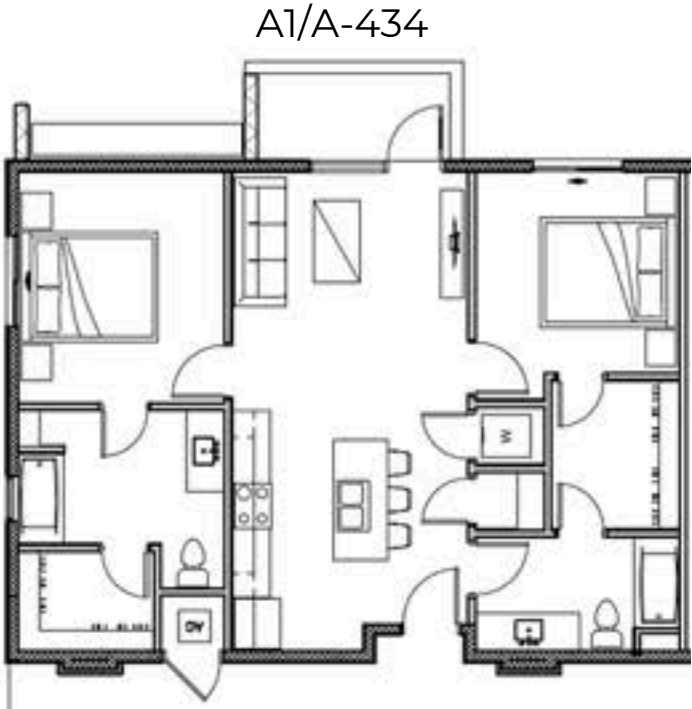
1 BEDROOM, 1 BATH | SF



1 BEDROOM, 1 BATH | SF



1 BEDROOM, 1 BATH | SF



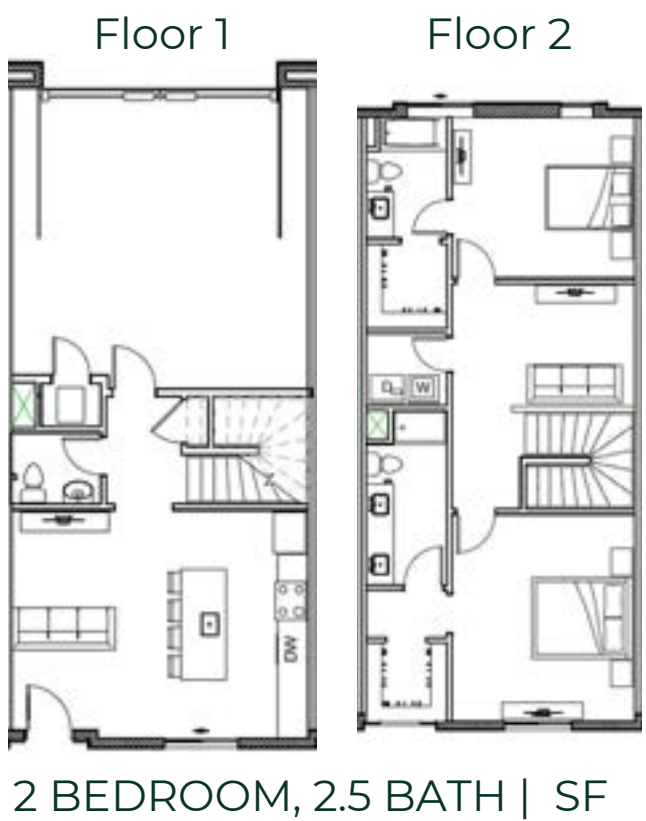
2 BEDROOM, 2 BATH | SF



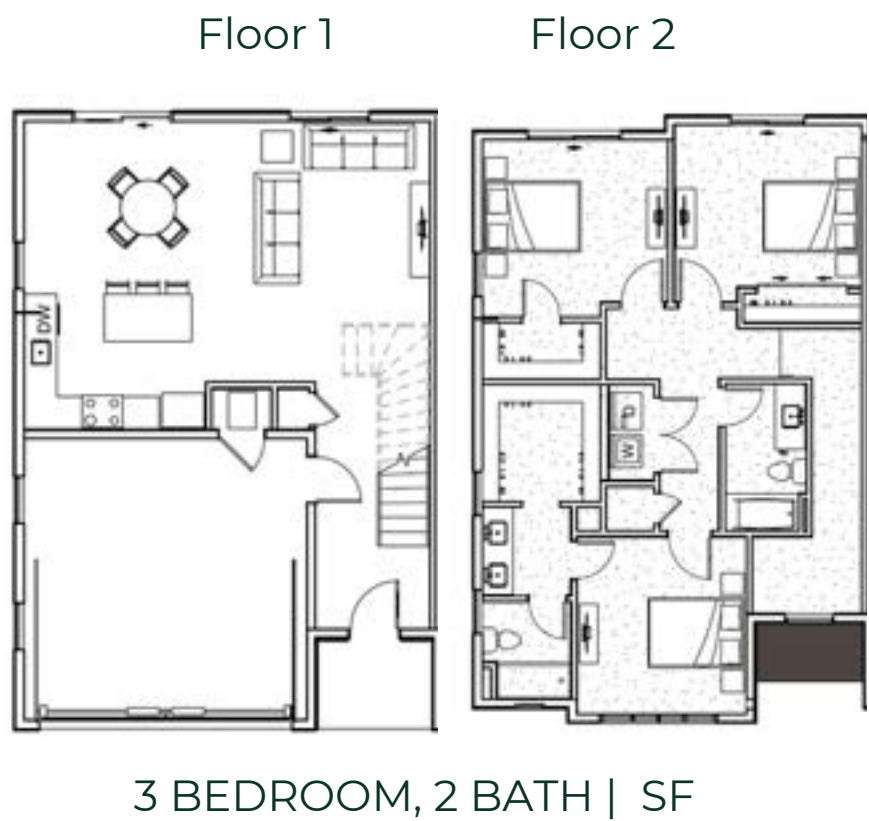
2 BEDROOM, 2 BATH | SF

TOWNHOMES FLOOR *plans*

TOWNHOUSE 'A'

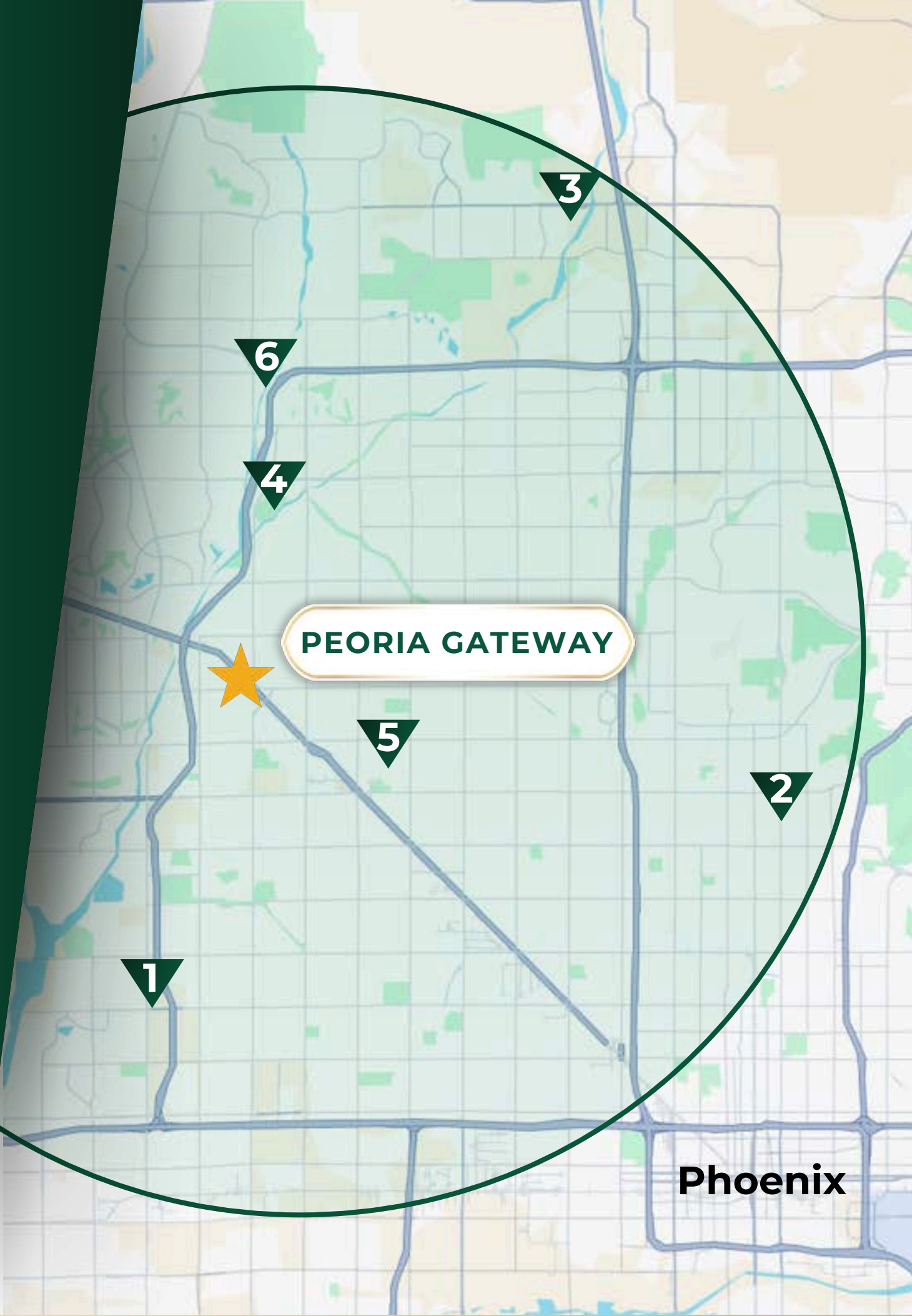


TOWNHOUSE 'B'





gent
COMPARISON
PEORIA GATEWAY, PHOENIX, AZ



Rent COMPARABLES

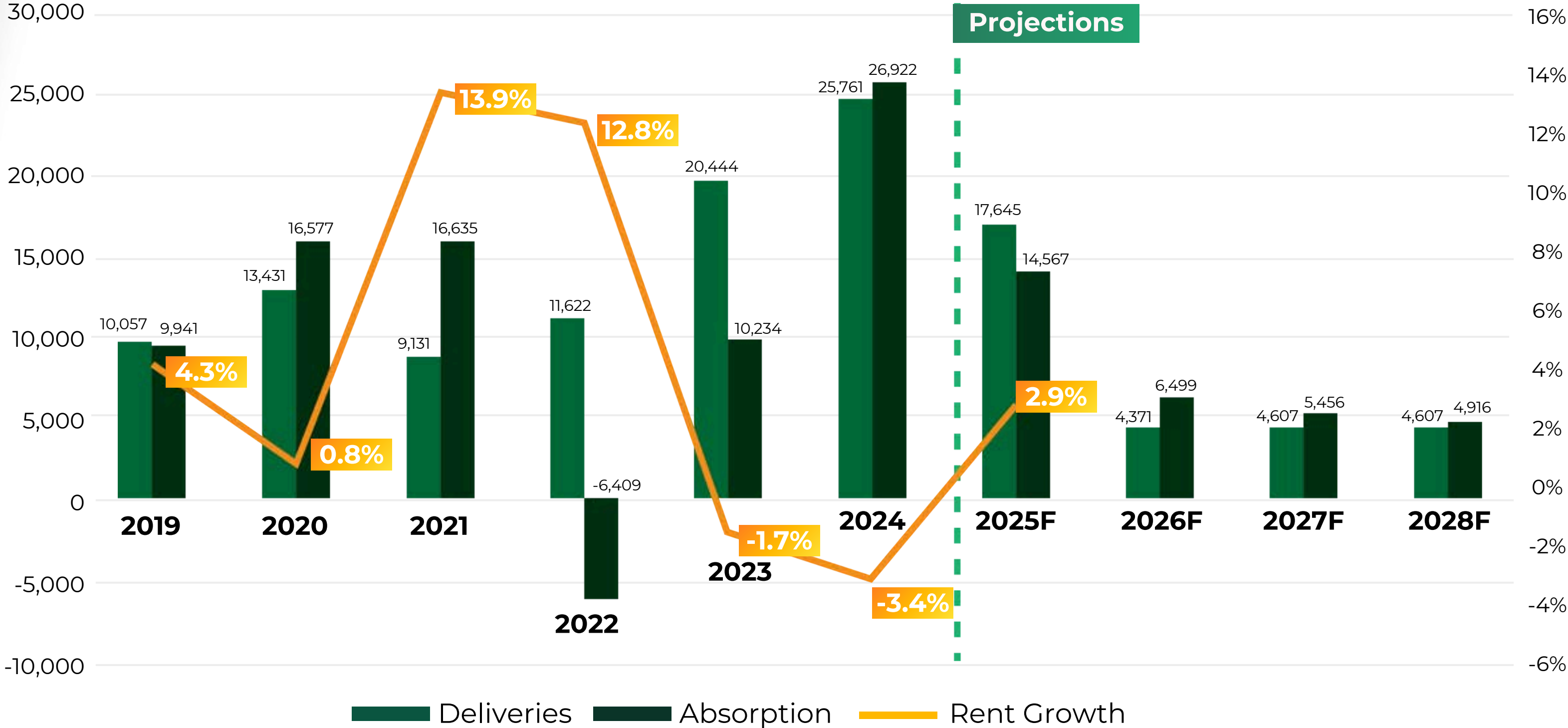
PROPERTY	UNITS	YEAR BUILT	AVG. Unit SF	\$/UNIT	\$/SF
1. The lotus	286	2021	602	\$1,372	\$2.28
2. Alta North Central	229	2020	971	\$2,064	\$2.13
3. Sentio Apartments	325	2022	982	\$1,952	\$1.99
4. Cortland at 83	354	2020	911	\$1,722	\$1.89
5. 59 Evergreen	96	2022	948	\$1,750	\$1.85
6. Escape at Arrowhead	324	2021	1,086	\$2,014	\$1.85
Average	269	2021	917	\$1,812	\$2.00
★ Peoria Gateway	200	2026	957	\$1,898	\$1.98



market ANALYSIS

PEORIA GATEWAY, PHOENIX, AZ

RECORD ABSORPTION IN 2024





submarket OVERVIEW

PEORIA GATEWAY, PHOENIX, AZ



1 Mile

West Valley Art Museum



3.1 Miles

Slick City Action Park



3.7 Miles

Outlet Mall



4.1 Miles

P83 Entertainment District



4.1 Miles

Peoria Sports Complex



4.8 Miles

Arrowhead Towne Center



5.1 Miles

Westgate Entertainment District





PEORIA

accorades



**CITY TO LIVE, WORK,
AND PLAY**
Ranking Arizona



**MASTERPLANNED
COMMUNITY IN ARIZONA**
Ranking Arizona



**BEST PLACE TO
LIVE IN ARIZONA**
Ranking Arizona



**top
20 BOOMTOWNS IN
AMERICA**
Smart Asset



PEORIA GROWTH LOCATION



PEORIA SPORTS COMPLEX

THE SPORTS COMPLEX HOSTS THE
SAN DIEGO PADRES AND **SEATTLE
MARINERS** FOR SPRING TRAINING



\$710 MILLION
ECONOMIC IMPACT

A major economic engine for Peoria, generating *substantial financial benefits* through sports tourism



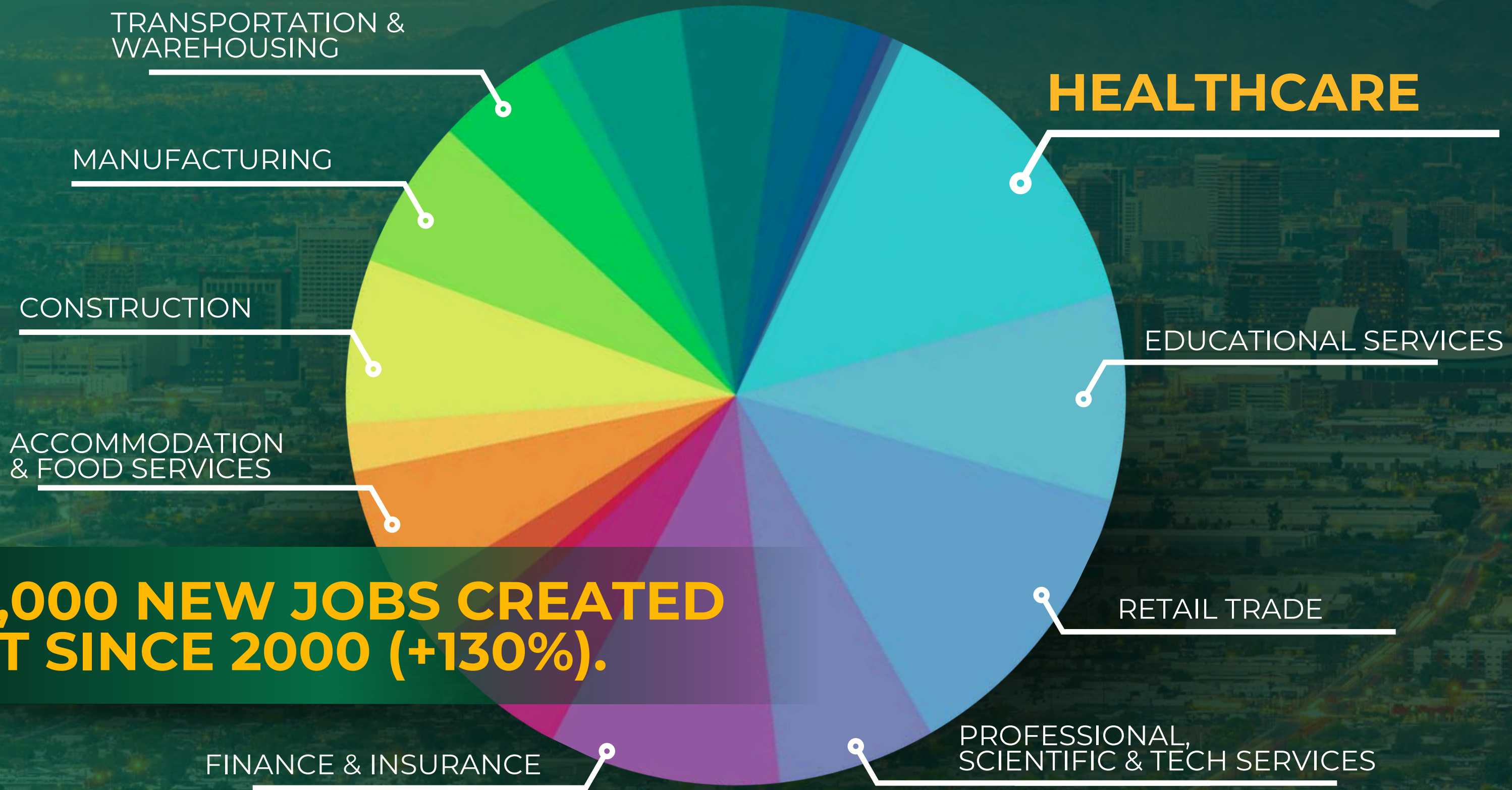
2 0 2 6 D E L I V E R Y
PEORIA AIRPARK

- ▶▶ 1.5 MILLION SF INDUSTRIAL BUILDINGS
- ▶▶ 900,000 SF OF OFFICE SPACE
- ▶▶ 400,000 SF OF RETAIL
- ▶▶ **9,000+ JOBS**
(5,000 construction jobs, 4,000 direct jobs, 3,400 indirect jobs)

ANNUAL ECONOMIC IMPACT
\$1 BILLION

The \$1B of annual economic impact is equivalent to having a **Super Bowl in Peoria every year.**

PEORIA EMPLOYMENT INDUSTRIES



**240,000 NEW JOBS CREATED
JUST SINCE 2000 (+130%).**



Jefferson House

A NEW FOOD HALL AND COMMUNITY SPACE

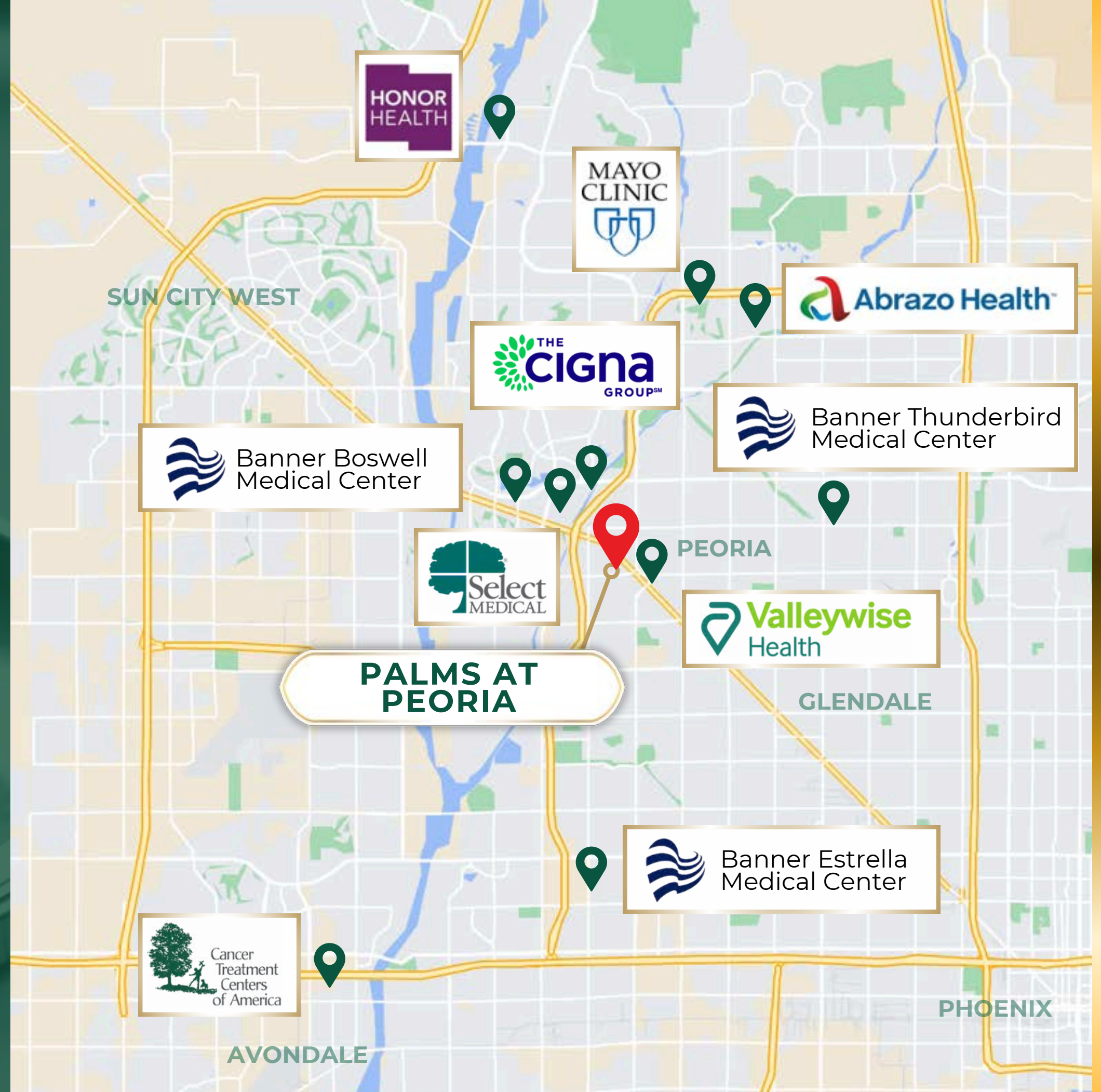
REVITALIZED DOWNTOWN PEORIA

RESTAURANTS, A BAR AND RETAIL/EVENT SPACE



PEORIA MAJOR
EMPLOYMENT INDUSTRY:
HEALTHCARE

Health Care & Social Assistance
(12,550 people)





NEW MEDICAL CAMPUS IN PEORIA

100,000 SQUARE FOOT MEDICAL FACILITY



CANCER CARE



PRIMARY CARE



PHYSICAL THERAPY



GASTROENTEROLOGY



BREAST SURGERY



OUTPATIENT SURGERY










MEDICAL IMAGING



New MIXED-USE
RETAIL DEVELOPMENT

- ▶ **140,000 SQUARE FEET OF RETAIL SPACE**
- ▶ **\$100 MILLION WORTH OF NEW BUILDINGS**
- ▶ **1,500+ JOBS**
- ▶ **CITY WILL REIMBURSE UP TO \$2M**

-  **\$65 Million Shopping Center**
-  **63,000SF Safeway**
-  **Church**
-  **Water Features**
-  **Picnic & Games Areas**
-  **Community Garden**
-  **Community Events**



greater area
OVERVIEW

PEORIA GATEWAY, PHOENIX, AZ

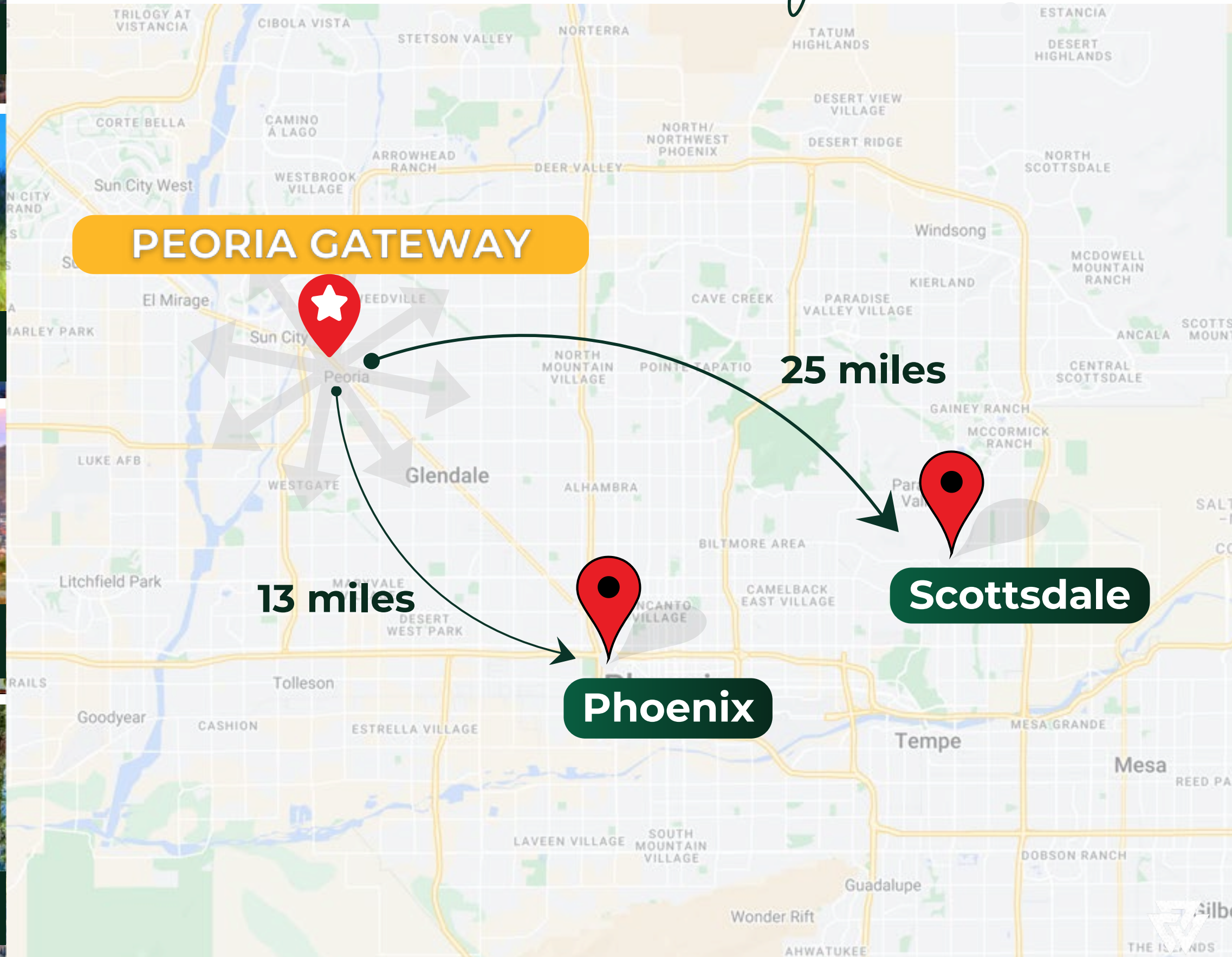
CLOSE PROXIMITY TO *major cities*

13 Miles to Downtown Phoenix

25 Miles to Scottsdale

133 Miles to Tucson

140 Miles to Flagstaff



PHOENIX

awards & accolades



SKY HARBOR AIRPORT NAMED
#1 BEST AIRPORT IN THE US



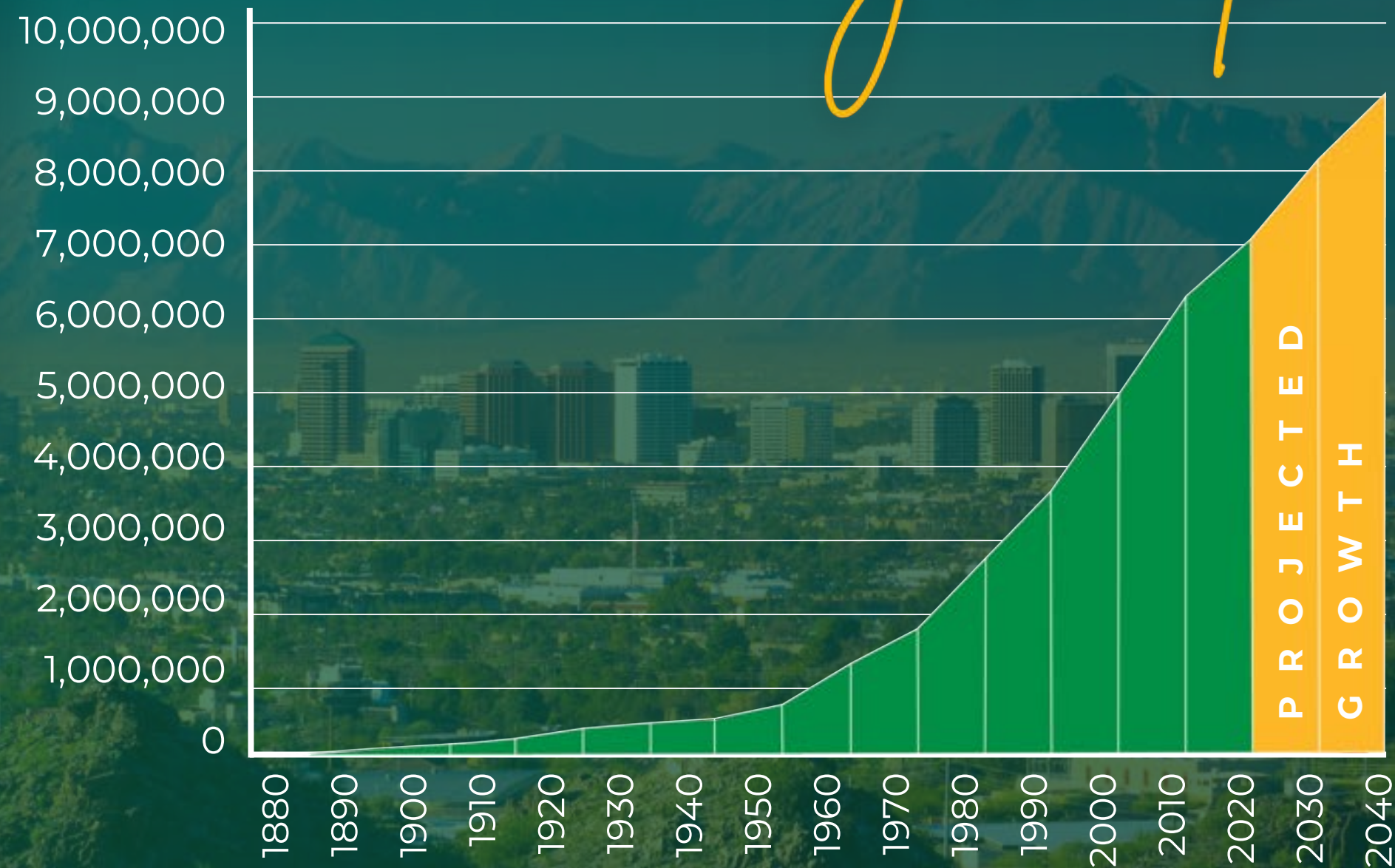
#1 CITY FOR MANUFACTURING
JOB GROWTH IN THE US



5TH LARGEST CITY IN
THE UNITED STATES

BOOMING

growth



PHOENIX POPULATION HAS GROWN
FOUR TIMES
THE NATIONAL AVERAGE.

2023 POPULATION

4,717,000

1.14% 1-YEAR GROWTH

2040 Prediction

8,700,000

RENT VS BUY

Phoenix, Arizona

AVERAGE HOME PRICE

\$525,000

NATIONAL AVERAGE: \$419,103

25%
ABOVE
NATIONAL AVG.

AVERAGE MONTHLY RENT

\$1,367

NATIONAL AVERAGE: \$1,987

31.2%
BELOW
NATIONAL AVG.

**FOR
SALE**

**FOR
RENT**

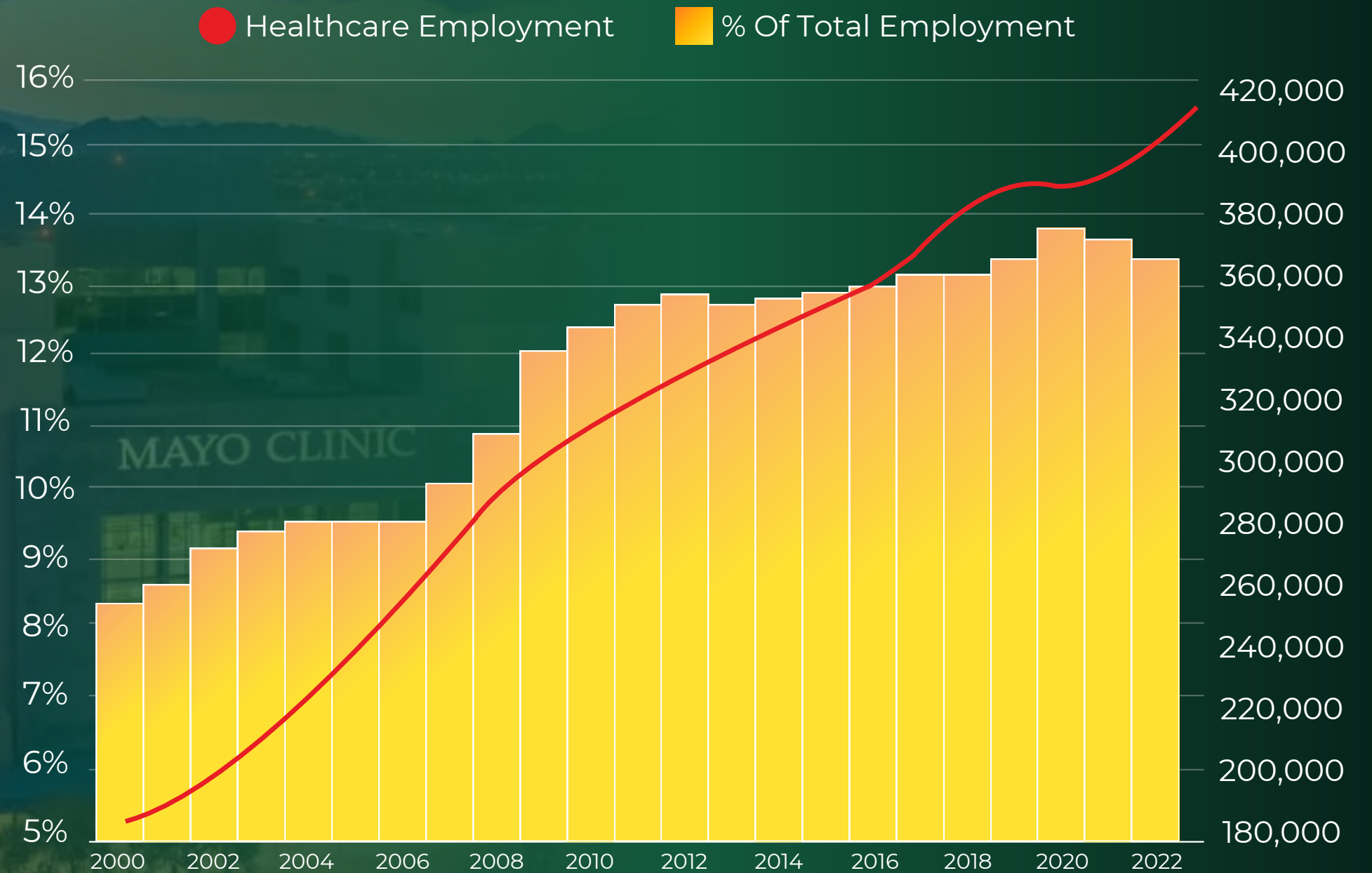


ARIZONA HEALTHCARE

**KEY
ECONOMIC
DRIVER**

ECONOMIC IMPACT
\$78 BILLION

959,952 JOBS
\$69 BILLION IN PERSONAL INCOME



PHOENIX

TOP EMPLOYERS



**BANNER
HEALTH**



**EMPLOYS
8,184**




**APOLLO
GROUP INC.**



**EMPLOYS
6,701**



HONEYWELL



**EMPLOYS
6,247**



**AMERICAN
EXPRESS**



**EMPLOYS
5,880**



**ST JOSEPH'S
HOSPITAL**



**EMPLOYS
4,109**



**BANK OF
AMERICA**



**EMPLOYS
3,753**



**U-HAUL
INTERNATIONAL**



**EMPLOYS
3,526**



WELLS FARGO



**EMPLOYS
3,418**

A photograph of the Mayo Clinic Arizona building, a large, modern, multi-story structure with a prominent entrance featuring the words "MAYO CLINIC" in large, white, sans-serif capital letters. The building is surrounded by lush greenery, including various trees and cacti. The sky is clear and blue.

MAYO CLINIC AZ

MAYO CLINIC IN ARIZONA IS THE NO. 1 HOSPITAL IN ARIZONA FOR THE 12TH CONSECUTIVE YEAR.

Mayo Clinic generates **\$28 billion** within the **overall national economy**.

More than **13,000 jobs** in Arizona

ANNUAL ECONOMIC IMPACT

\$4.7 BILLION

Mayo Clinic is regularly acknowledged among **the very best in the nation** in the following specialties:

- CANCER
- GERIATRICS
- CARDIOLOGY AND HEART SURGERY
- GYNECOLOGY
- DIABETES AND ENDOCRINOLOGY
- NEUROLOGY AND NEUROSURGERY
- GASTROENTEROLOGY AND GASTROINTESTINAL SURGERY
- ORTHOPEDICS



NATURAL RESTRICTION FOR BUILDING IN PHOENIX

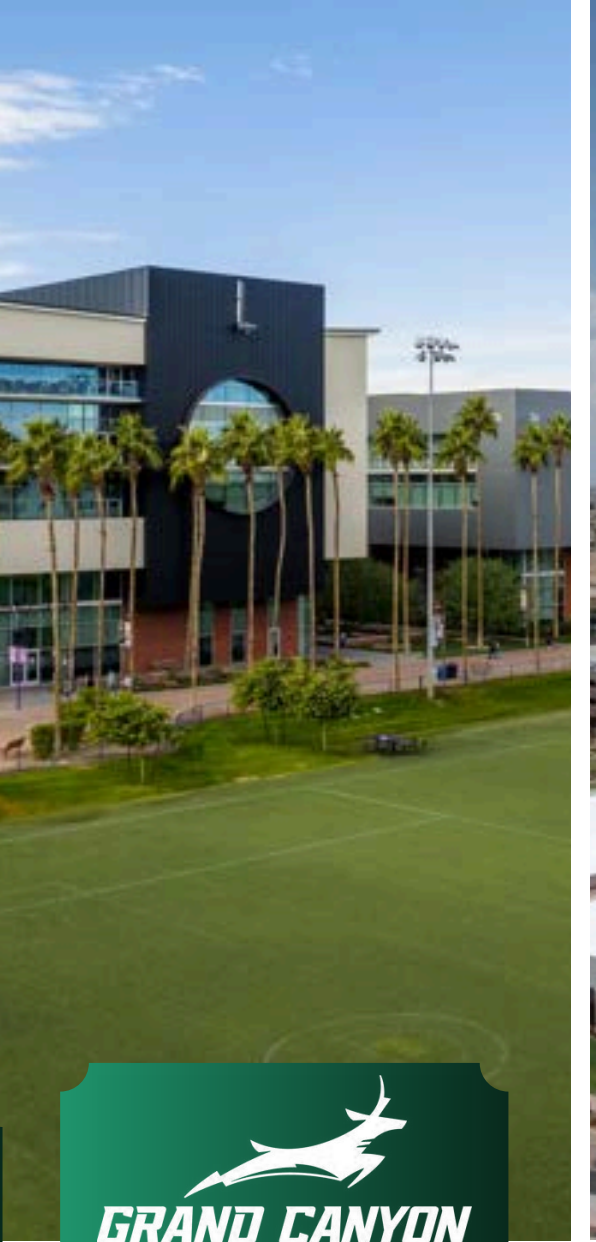
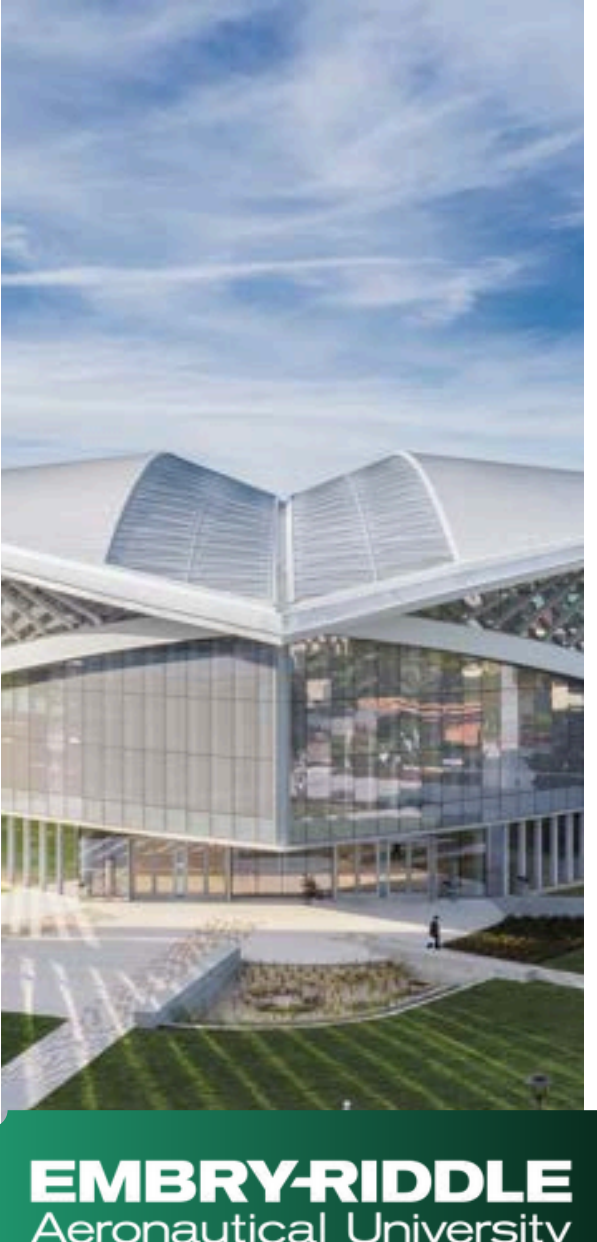
1 LIMITED GROUNDWATER ACCESS

2 INDIGENOUS RESERVATION

3 MOUNTAINOUS REGION



Federally Recognized Native Nations in Arizona



ARIZONA HIGHER *education*

Arizona State University ranks 9th globally in the Times Higher Education Impact Rankings 2024. ASU excels in sustainable development goals, leading in multiple areas such as sustainable cities and communities, and life on land.

The University of Arizona is known for its strong research output and quality of education, placing it in the top 10% of universities globally.



SEMICONDUCTOR MANUFACTURING PLANT:

INTEL IS BUILDING **TWO MORE PLANTS IN TANDEM** FOR A **\$20-BILLION PROJECT**
FAB 52 AND **FAB 62** (FAB - semiconductor fabrication plant)



LOCATION OVERVIEW

THE SILICON DESERT

ECONOMIC IMPACT

\$8.3 BILLION

12,000+ INTEL EMPLOYEES
AT TWO CAMPUSES





TO PRODUCE THE MOST ADVANCED LEADING-EDGE SEMICONDUCTORS IN THE U.S.

LOCATION OVERVIEW



ECONOMIC IMPACT

\$1.2 BILLION

IN DIRECT TAX REVENUES

+80,000 JOBS TO PHOENIX

PLUS **\$195.1M** IN INDIRECT TAX REVENUES



AMKOR HAS COMMITTED TO DEVELOP **THE LARGEST OUTSOURCED SEMICONDUCTOR PACKAGING AND TEST FACILITY** IN THE UNITED STATES



**\$2 BILLION
MULTI-PHASE
INVESTMENT**
+2,000 JOBS

Peoria Campus will test and package chips produced at TSMC for Apple — the facility's first and largest customer.

320-acre mixed-use lifestyle and employment core, will be constructed and reimbursed by a three-way Joint Development Agreement with Vistancia Development LLC, Amkor and the city of Peoria, of which the city will reimburse up to \$3 million toward the cost of the public infrastructure.

ATTRACTIONS & TOURISM ARIZONA

DIRECT SPENDING BY VISITORS IN
THE REGION IN 2022 EXCEEDED

\$28.1 BILLION

10% GROWTH YOY

HORSESHOE BEND



ANTELOPE CANYON



HURRICANE HARBOR



GRAND CANYON,
NATIONAL PARK



VISITORS SPENT \$77 MILLION PER DAY ACROSS
ARIZONA IN 2022, SAYS ECONOMIC IMPACT REPORT

ATTRACTIONS and TOURISM

Vai Resort

OPENING IN 2025.

LOCATION OVERVIEW



Set to debut in 2024, the \$1B VAI Resort will be Arizona's largest and boldest hotel, entertainment, and culinary destination

ANNUAL
ECONOMIC IMPACT
\$32 MILLION





SUPER BOWL 2023



\$1.3 BILLION
ECONOMIC IMPACT

This event generated **\$1.3 billion** in economic activity for the Phoenix metro area. **Visitors** to the state spent **\$221 million** directly.

THE PEOPLE'S OPEN

RESPECT THE PLAYERS | RESPECT THE GAME | RESPECT EACH OTHER



PRESENTED BY
taylor morrison



\$500 MILLION
ECONOMIC IMPACT



THE WM PHOENIX OPEN IS THE BEST-ATTENDED EVENT ON THE PGA TOUR, AVERAGING MORE THAN 700,000 SPECTATORS EACH YEAR.



BENTLEY SCOTTSDALE POLO CHAMPIONSHIPS

Known as “the best polo event in the world,” the Bentley Scottsdale Polo Championships features exciting polo matches, luxury fashion, and exotic car displays.

OVER 12,000 ATTENDEES

\$11 MILLION
ECONOMIC IMPACT

LAKE PLEASANT

WATER DELIVERIES HAVE CONTRIBUTED
\$2 TRILLION IN ECONOMIC BENEFITS TO ARIZONA'S
GROSS STATE PRODUCT (GSP) SINCE 2017

ECONOMIC IMPACT

\$7.1 BILLION

GDP

\$4.5 BILLION

HOUSEHOLD INCOME

\$1.8 BILLION

TAX REVENUE



ADVENTURE PARK



ESTIMATED
ECONOMIC IMPACT
\$13 MILLION

ARIZONA'S FIRST FULLY THEMED
INDOOR/OUTDOOR AMUSEMENT PARK
OPENING IN 2024

LOCATION OVERVIEW

 **State Farm**
STADIUM



ECONOMIC IMPACT

+ 347,500 JOBS
\$24.2 BILLION

-  LOS ANGELES ANGELS OF ANAHEIM
-  CHICAGO CUBS
-  CHICAGO WHITE SOX
-  CLEVELAND GUARDIANS
-  CINCINNATI REDS
-  KANSAS CITY ROYALS
-  LOS ANGELES DODGERS
-  MILWAUKEE BREWERS
-  OAKLAND ATHLETICS
-  SAN DIEGO PADRES
-  SAN FRANCISCO GIANTS
-  SEATTLE MARINERS
-  TEXAS RANGERS
-  ARIZONA DIAMONDBACKS
-  COLORADO ROCKIES

GREATER PHOENIX IS CURRENTLY HOME TO **15 CACTUS LEAGUE FRANCHISES**

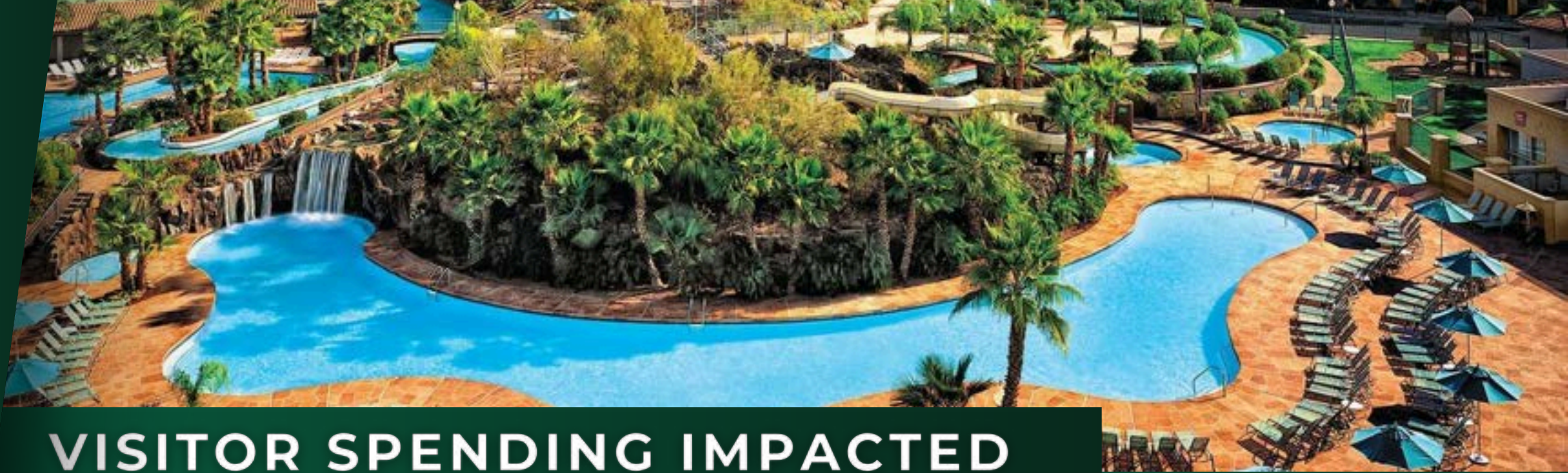


BNSF RAILWAY CO

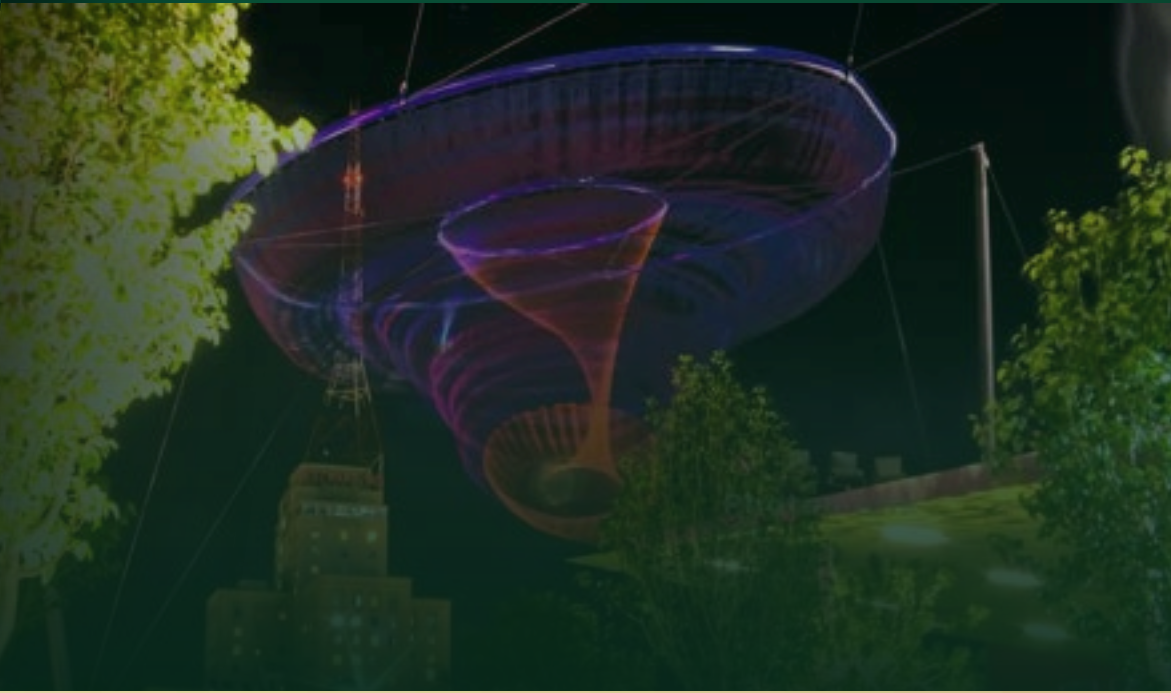
NEW REGIONAL RAIL-SERVED
FACILITY IN PHOENIX, ARIZONA



\$3.96 BILLION DOLLAR INVESTMENT



VISITOR SPENDING IMPACTED MORE THAN 104,800 JOBS IN THE REGION IN 2022.



DIRECT SPENDING BY VISITORS IN THE REGION IN 2022 EXCEEDED

\$28.1 BILLION

VISITORS SPENT \$77 MILLION PER DAY ACROSS ARIZONA IN 2022, SAYS ECONOMIC IMPACT REPORT

\$44.3 B ECONOMIC IMPACT

\$ 130,000 PASSENGERS PER DAY
32,000 EMPLOYEES
1,200+ FLIGHTS EACH DAY

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT



BNSF RAILWAY CO



PHOENIX SNAPSHOT

\$3.96 BILLION DOLLAR INVESTMENT

PHOENIX RACEWAY

Hosts two NASCAR events each racing season.

PHOENIX
RACEWAY



 **NASCAR**

CONTRIBUTES WELL OVER

\$500 MILLION

ECONOMIC IMPACT

LUCID MOTORS

A sleek, blue Lucid Air electric car is shown in motion on a road during sunset. The car is positioned in the center-left of the frame, moving towards the right. The background features a modern building with large windows and a clear sky with warm, golden light from the setting sun. The overall scene conveys a sense of advanced technology and sustainable transportation.

ECONOMIC
IMPACT BY 2023

\$100 MILLION

6,000 DIRECT JOBS WITH AN ECONOMIC
IMPACT OF MORE THAN \$100 MILLION BY 2030.

INVESTMENT HIGHLIGHTS

 **200**
UNITS
 **PHOENIX, AZ**

2026
Projected Completion

21%-23%
IRR

1.6-1.8x
Equity Multiple



PEORIA GATEWAY

MULTIFAMILY INVESTMENT OPPORTUNITY

OPEN TO ACCREDITED INVESTORS



EXECUTIVE TEAM



Vikram Raya
CEO, Co-Founder



Ravi Gupta
COO, Co-Founder



Nimesh Patel
Principal, Founder



Judah Fuld
VP of Acquisitions



Ed Monarchik
Director of
Asset Management



Ashley Penrod
Director of Marketing



Chris Parrinello
Director of
Investor Relations



Taurean Chambers-Hunter
Operations Manager



Nathan Loy
Senior Acquisitions
Associate



Amir Nassar
Investor Relations
Manager



Amber Butler
Investor
Concierge



Charitee Boyd
Asset Management
Analyst



INVEST IN PEORIA GATEWAY

A P A R T M E N T S

CONTACT US

✉ nimeshpatel@lionparkcap.com

🌐 www.lionparkcap.com

📞 (303) 330 6788

