



4010

N. 3RD STREET, PHOENIX, AZ

- Move-in ready
- High density capabilities
- Low PUE (1.0)
- Highly compliant to meet the needs of financial service providers, IT or SaaS providers

Established,
highly connected
data center campus



LANDMARK
DIVIDEND



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4010 N. 3rd Street

The site is composed of three data center buildings (PHX01, PHX02, and PHX04) as well as an office area (PHX03). 4010 N 3rd Street is an established highly connected Phoenix Data Center campus with the opportunity to build out new space and/or lease up to 9MW of existing Tier II and Tier III capacity with PUE's as low as 1.0 in one of the United States premier data center markets. The site includes a top notch telecommunications infrastructure completely redundant (Tier IV) with over 10 carriers and access to more.

PHX02 has 6,000 kW of critical load available. The building contains 2 floors and a roof which includes a 7,883 SF storage warehouse, a 1,979 SF office, as well as 10,034 SF of critical space. The roof can hold 1,400,000 pounds (12-14 stories of steel). PHX02 was built in 2010 and renovated in 2012.

PHX04 has 4,800 kW of critical load available and contains 5,328 SF in critical space and 1,618 SF of MPE Support. PHX04 was built in 2014. It has a redundancy level N+1 and a tier rating of 3.

Power

The Property is served by two substations, Country Club (CC) - 1 feeder, and Metro (MET) - 3 feeders. Country Club feeder supports PHX04 (rated at 7 MW), PHX 02 has 1 feed from Metro (rated at 11.2 MW).

Current power	Expansion ability
Country Club (CC) currently service 7 MW	Country Club (CC) able to serve additional 10 MW's
Metro (MET) currently serving 11.2 MW	Metro (MET) able to serve additional 7 MW's





LANDMARK
DIVIDEND

Landmark Dividend LLC (“Landmark”), an industry leader in the acquisition and development of telecom real estate and digital infrastructure, offers turnkey data center platform with the ability to service virtually any data center deal structure. The company is delivering turnkey data center services via facility management solutions that include service-level guarantees and marketing of excess capacity for lease to service new customers.

Landmark has acquired 16 data center facilities over the past 18 months, each of which had been self-operated by the tenant to serve as a powered shell data center. Current and future customers can leverage access to a more institutional buyer that targets fair cash flow yields while offering the flexibility of a true outsourced data center provider. These opportunities and advantages continue to be backed by Landmark’s industry-leading platform and management team.

“Our approach to investments is unique within the data center sector. We have competitor buyers who strictly chase cash flow and yield and look for little risk, as well as those who chase value-add and upside transactions, but at a significant discount when it comes to in-place property value. Our capital is more flexible and we’re able to offer core-type value on in-place cash flow while underwriting future upside via a value-add approach. This often means higher proceeds in a sale and more flexibility to the seller and end-user down the road.”

Christof Hammerli, EVP of Digital Infrastructure and Group Founder.



Facility Specs

Heating and Cooling

- PHX02 (2) 1200 Ton York Chillers
- PHX04 MDC's use Adiabatic Cooling (Evaporative Cooling)

Property Quality

- The property has been awarded LEED Silver in 2014 (PHX02)

Telecommunications

- XO, CenturyLink/Qwest, Level3, Verizon, Cox, ZAYO, AT&T, SRP, Sprint
- 2 meet me rooms - Tier IV complaint

Utilities

- Water - each building is sourced from two water feeds from the City of Phoenix
- Electricity - Arizona Public Services (APS) has two substation feeds

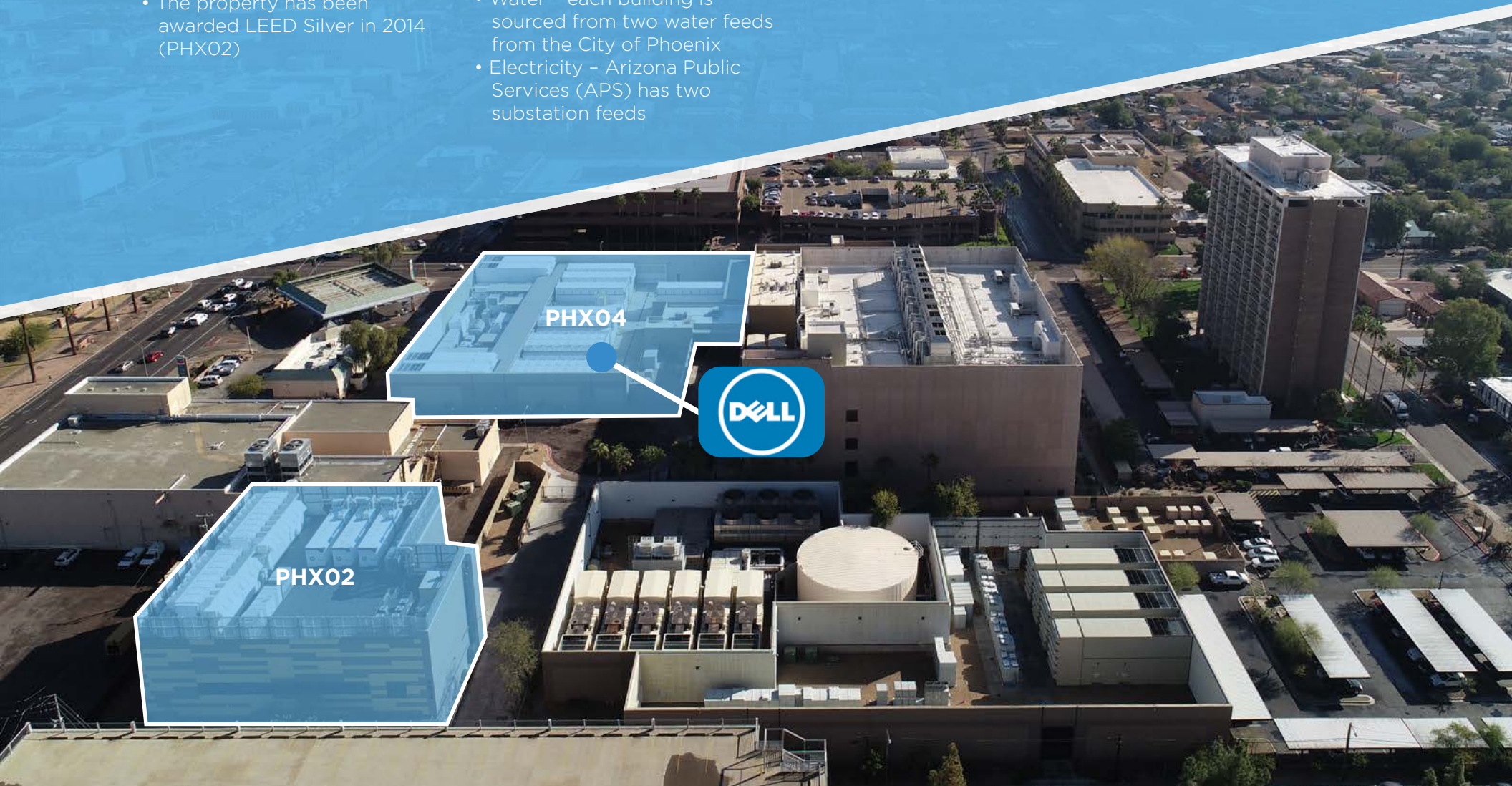
Emergency Power

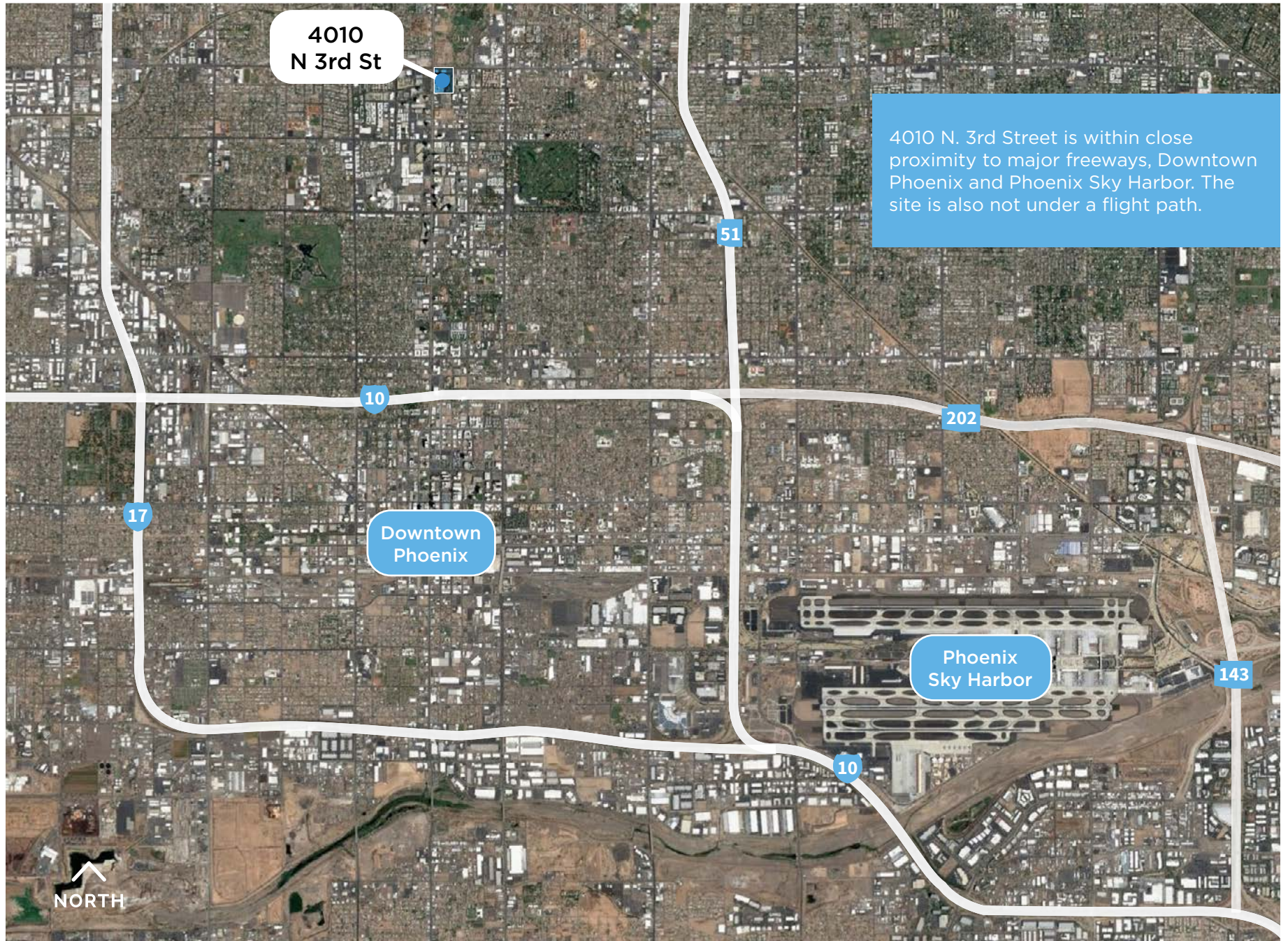
PHX02

- 4 - 12.47kv 3MW Caterpillar Generators
- Individually belly fuel storage - 6000 gallons each
- Estimated 24-hour run time (full load)

PHX04

- 4 - 12.47kv 3MW Caterpillar Generators
- Individual belly fuel storage - 6000 gallons each
- Estimated 24-hour run time (full load)





N. 3rd Street

PHX03

PHX04

PHX01

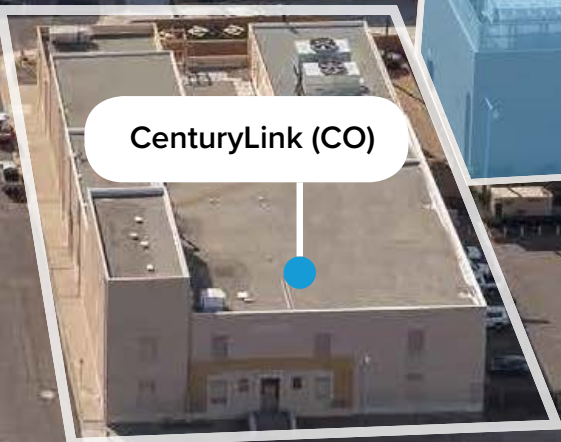
Indian School Road



Central Avenue

Midtown Substation
Newly constructed,
Complete June 2020

Midtown Phoenix



⬇
NORTH

Floorplan - PHX02

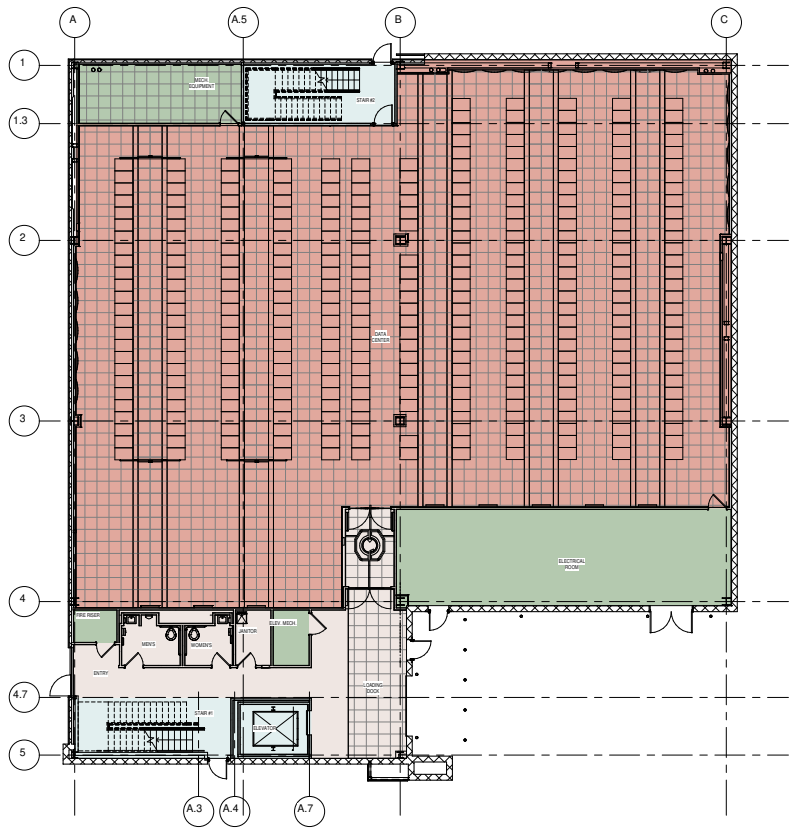
First Floor

Critical

MPE Support

Floor common

Vertical Penetration



Second Floor

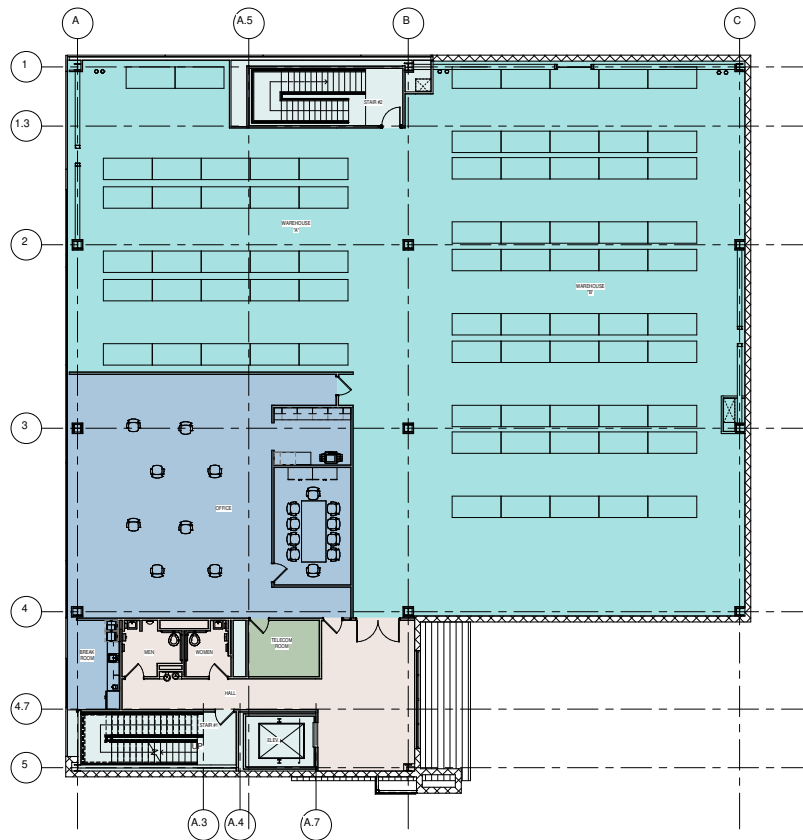
Floor commons

MPE Support

Office

Storage

Vertical Penetration



~ 11,500 SF Floorplates

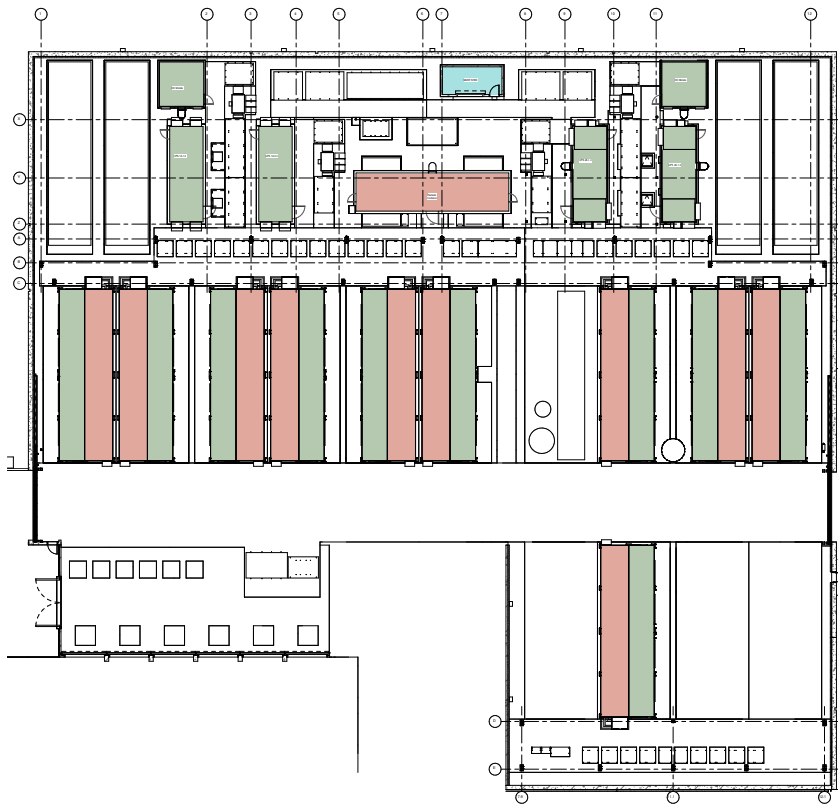
Floorplan - PHX04

Yard Plan

Critical

MPE Support

Storage



~ 7,000 SF Floorplate



Dell Containers - PHX04

PHX04 Dell Containers

Transforming infrastructure at the edge

Purpose built for edge

- A small, nimble data center designed to enable edge computing
- Provides rapid installation and speeds the storage, processing and analyzing of nearby data

Customizable

- MDCs can be tailored to a variety of configurations and workloads based on customer needs
- Options include low to high density formats
- Supports rack scale infrastructure (Like the Dell EMD DSS 9000)

Monitor and manage

- MDCi monitors key functions from a single source, including power and cooling, security and IT
- Alerts and analysts empower optional performance and decision making

Immediate impact

- Put data closer to the user so information can be accessed faster
- See massive performance improvements while creating new service and revenue opportunities



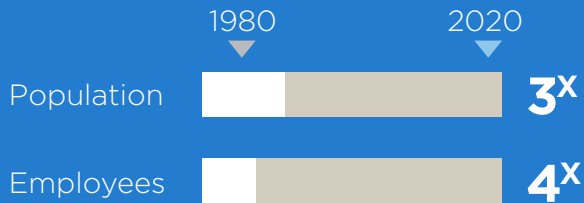
Monolithic

Rack Capacity	< = 24
IT Density	Med - High
IT Workload (avg)	400-800 kW
Power Feed	Single or Dual
Cooling Options	Multiple
Outside/Evaporative	X
Chilled Water	X
Direct Expansion (DX)	
Operation Location	Outside/Inside
Systems MGMT Interface	MDCi options

An ever-growing city

Over the last 35 years, the population of Metro Phoenix has nearly tripled, growing from 1.6 million people in 1980 to over 4.8 million residents today. People from around the world continue to be drawn to the area for its exceptional quality of life including warm weather, quality higher education opportunities, outstanding employment opportunities and affordable cost of living.

The employment base in Phoenix more than quadrupled over the last 40 years from 430,100 employees in 1974 to 2,240,950 employees by mid-year 2020.



Costs of doing business in Phoenix are 3.8 percent lower than the U.S. baseline of 100, which reflects average business costs of New York City, Los Angeles, Chicago and Dallas-Fort Worth.

Known as “The Valley of the Sun,” Phoenix has consistently outpaced the U.S. population growth.

4.8

million current residents

12th

largest metropolitan area in the U.S.

20%

of the total population are Millennials

42%

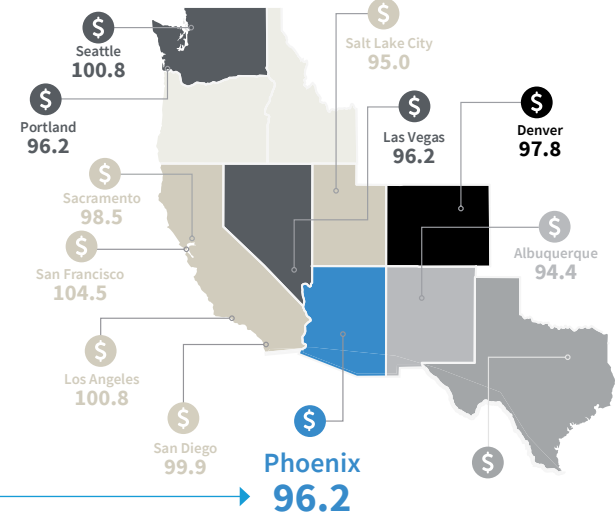
projected growth over the next 15 years

6.5

million+ residents projected by 2030

#8

Highest performing city in the U.S. for future job growth



U.S. baseline of 100 points

Traveling

25.4



minute average commute time

11th



busiest airport in the U.S.
Phoenix Sky Harbor International Airport
(U.S. Bureau of Transportation Statistics)

26



mile — Phoenix Metro Light Rail
(57 miles planned by 2032)



3

major freeways and 3 beltways with
easy access throughout Metro Phoenix



10

interstate railroads and 2
transcontinental



8

hour drive to the ports of
California and Mexico

Learning

300K⁺



college students in Metro Phoenix

No.1



most Innovative School in America —
Arizona State University
(U.S. News & World Report, 2015-2019)



30

acre Phoenix Biomedical Campus
at the University of Arizona and
Northern Arizona



No.7

Thunderbird School of Global
Management No. 7 International
best Business School (US News.
com, 2018)

Living

\$261^K



single family median home price

\$1,052



Median rent (2-bedroom)

300



days of sunshine per year

7

professional teams:

Phoenix Suns
Arizona Cardinals
Arizona Coyotes
Arizona Diamondbacks
Phoenix Mercury
Arizona Rattlers,
Phoenix Rising FC

\$1 Billion

Grand Canyon University – 10-year, \$1 billion expansion

PHX 02 Interior

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