PHX02

PHX04

Established, highly connected data center campus

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

LANDMARK DIVIDEND

JLL®

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.

The Digital Infrastructure Division has teamed up with BCS Data Center Operations as the Landmark's preferred facilities management partner to provide exceptional services to our Enterprise or Wholesale data center users who are seeking to enter a sale / leaseback or sale / partial-leaseback on an as needed basis. We will work with any other qualified facilities management partners if our tenants have a pre-existing relationship.

The monetization of the real estate component of a data center allows our partners to reinvest this stranded capital into their core business and run their data center operations more efficiently and effectively, while benefiting our investors who seek real estate investments.

BCS
DATA CENTER OPERATIONS

BCS is a national, enterprise-level critical facilities operations company that focuses exclusively on data centers. BCS is the nation's only independent, dedicated, data center operations provider. Their solutions portfolio includes: **facility management, IT services, physical security,** and a range of value-added **professional services**.

BCS's advanced data center operations approach helps data center owners achieve their business goals at a scale and level of capability that is unmatched in the industry.

BCS customers can consolidate data center operations with a single, unifying, trusted partner. This approach eliminates the need for multiple providers, which mitigates risk, creates clear lines of accountability and decreases cost of ownership.

BCS by the numbers

28 Data center locations	**6.8 million SF** under contract	**1.8 million SF** of white space
150 MW of data center critical power	**100%** uptime performance	**80%** self-performance solution model

BCS customers achieve a 20% reduction in operating expenses

Advanced Data Center Operations

Facility Management: BCS serves the needs of Fortune 500 companies in national and global financial services, technology, healthcare, and manufacturing. Their on-site, fully integrated model can be customized to meet the most complex, regulated and compliant requirements and SLAs.

IT Services: BCS is staffed by highly skilled, certified professionals who provide best-in-class hardware, connectivity, deployment, maintenance, and ongoing IT service support. BCS's expert team can customize solutions that are compliant with any audit requirements and hardware specifications to deliver maximum efficiency and performance.

Physical Security: BCS offers manned, 7x24x365 site security to meet industry, customer and site-specific legal, compliance, and governance requirements. Their staffing augmentation solution can scale up and down to meet any need.

Professional Services: BCS advanced planning, audit and assessment capabilities provide an independent, third-party perspective that allows customers to make mission critical facility decisions with confidence. The BCS leasing solution features a range of marketing and sales functions that are designed to deliver incremental facility tenants where and when you need them.

The BCS Difference: BCS is differentiated by their trusted people, proven processes, and industry leading performance. The BCS single-source solution model is the foundation of their approach. Over 80% of BCS operations are performed in-house by BCS trained engineers, technicians and security personnel. This approach delivers a fully integrated, turn-key solution, scalable to meet changing customer needs and requirements. The result: greater visibility, accountability, efficiency and control.

Interior Module - PHX04

Facility Specs

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

Back-up Storage Water Tank
- 2205 Ton Hour Thermal Energy Storage Tank, 440,000 Gallons

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)
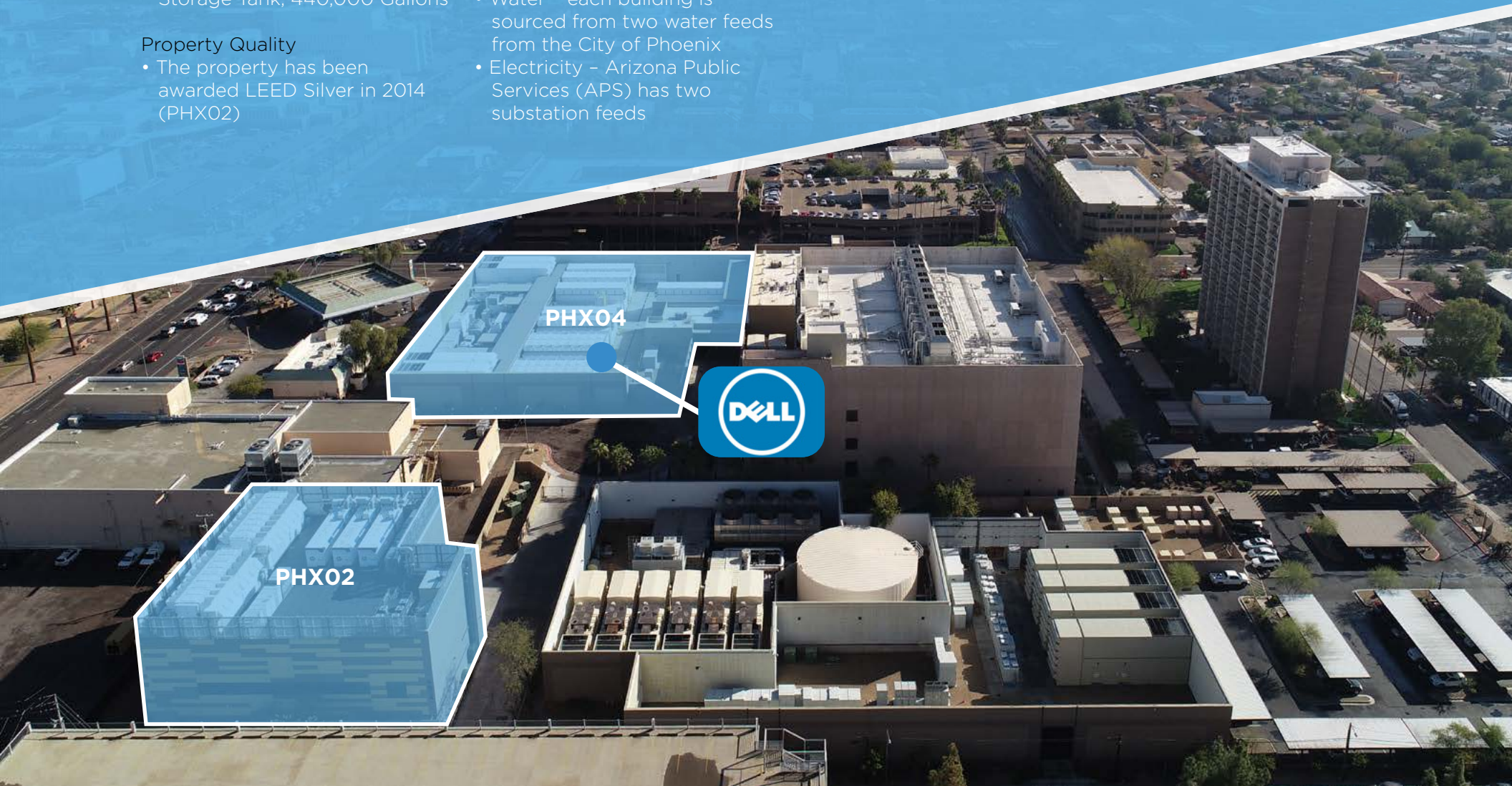
4010 N 3rd St

4010 N. 3rd Street is within close proximity to major freeways, Downtown Phoenix and Phoenix Sky Harbor. The site is also not under a flight path.

51

10

202

17

Downtown Phoenix

Phoenix Sky Harbor

143

10

NORTH

PHX01

PHX03

PHX04

N. 3rd Street

Indian School Road

Midtown Substation
Newly constructed,
Complete June 2020

Midtown Phoenix

Central Avenue

PHX02

CenturyLink (CO)

NORTH

Floorplan - PHX02

First Floor

Critical | MPE Support | Floor common | Vertical Penetration
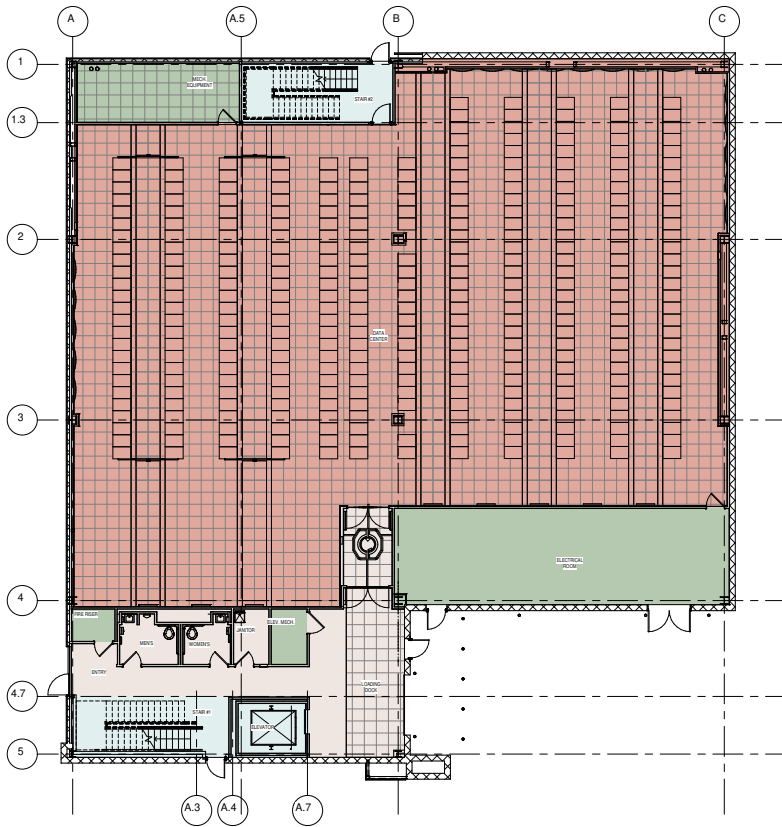
Second Floor

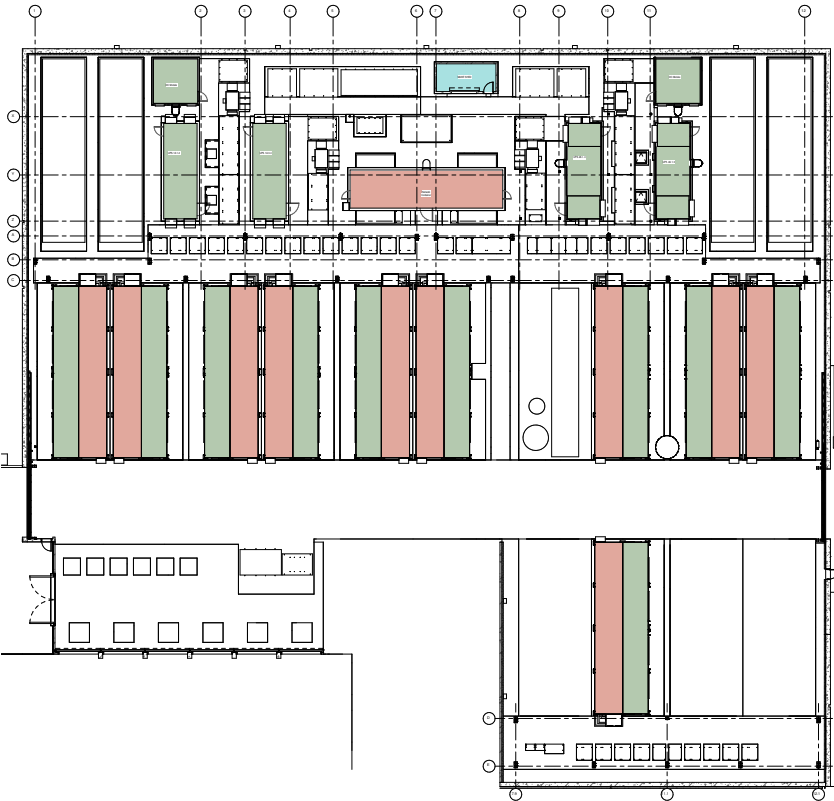Floor commons | MPE Support | Office | Storage | Vertical Penetration
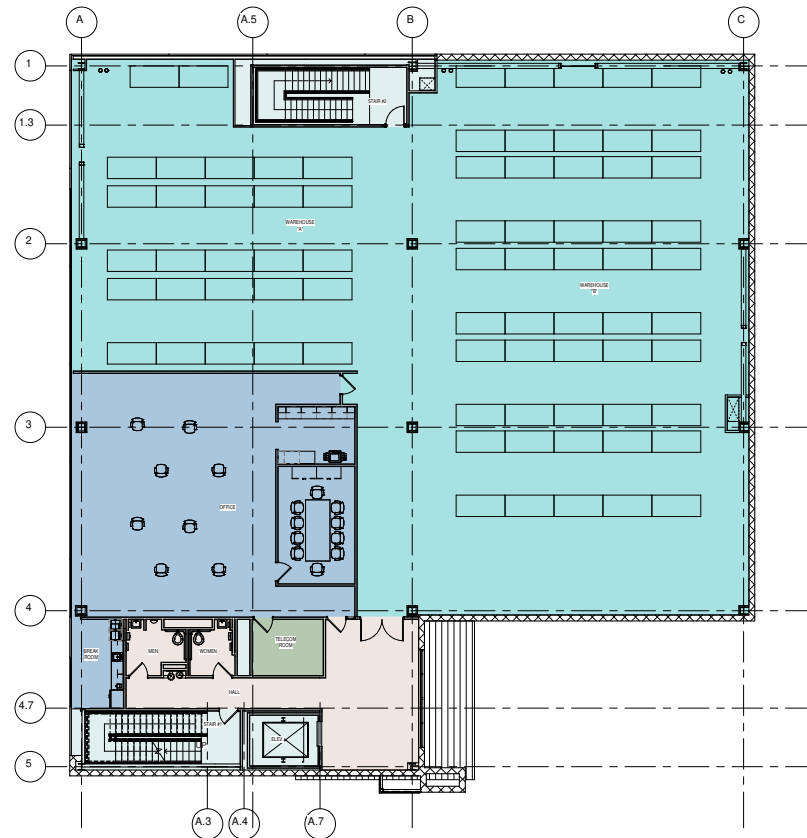
~ 11,500 SF Floorplates

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 tailed 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 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.

1980   2020

Population ▮▮▮▮▮▮▮▮▮▮ **3ˣ**

Employees ▮▮▮▮▮▮▮▮▮▮ **4ˣ**
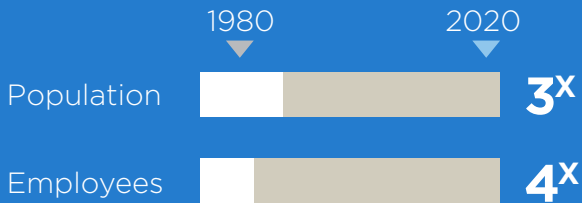
Costs of doing business in Phoenix are 3.8 percent lower than the U.S. baseline of 100, which reflects average business costs of New York City, Los Angeles, Chicago and Dallas-Fort Worth.

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

4.8
million current residents

42%
projected growth over the next 15 years

12th
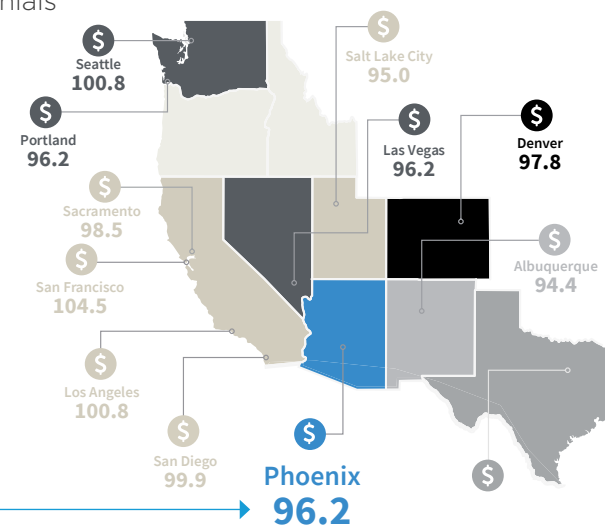largest metropolitan area in the U.S.

6.5
million+ residents projected by 2030

20%
of the total population are Millennials

#8
Highest performing city in the U.S. for future job growth

Seattle **100.8**

Salt Lake City **95.0**

Portland **96.2**

Las Vegas **96.2**

Denver **97.8**

Sacramento **98.5**

San Francisco **104.5**

Albuquerque **94.4**

Los Angeles **100.8**

San Diego **99.9**

Phoenix **96.2**

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

$261K
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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