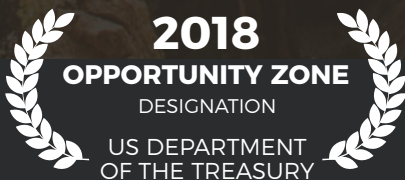




DEVELOPMENT

MONTROSE, COLORADO

**PLAY WHERE YOU WORK,
WORK WHERE YOU PLAY.**



COLORADOOUTDOORS.CO



Black Canyon Of The Gunnison National Park - Photo Credit: VisitMontrose.com



The mission of the Colorado Outdoors project is to transform Montrose into a compelling destination for business.

The focus is on the revitalization of the famed Uncompahgre river corridor in Montrose, Colorado. Our goal is to provide the region with three things:

- 1) A desirable location for business relocation and commercial enterprise, bringing skilled jobs;
- 2) A restored and enhanced river for the benefit of our community;
- 3) Quality, workforce housing for local residents.

COMMUNITY

Montrose enjoys world-class outdoor activities and community amenities. The development is a close 1.25 miles from the Montrose Regional Airport, with daily, year-round service to Denver and Dallas. Additionally, Montrose is home to the new Community Recreation Center, which offers over 82,000 square feet of indoor workout, basketball, climbing and swimming facilities.

MONTROSE vs. DENVER

MEDIAN HOME PRICE - 48% LOWER

AVERAGE WORK COMMUTE - 68% LESS





CONSERVATION

Colorado Outdoors commitment to conservation starts with the central feature:
The Uncompahgre River

The river corridor will be transformed into *Gold Medal* waters for recreational fly fishing.



164 ACRES OF HIGH-END COMMERCIAL, RESIDENTIAL AND INDUSTRIAL DEVELOPMENT LAND NOW AVAILABLE IN MONTROSE, COLORADO.

Mayfly Outdoors, a leading manufacturer of the high-performance, precision fishing tackle brands Abel® and Ross Reels®, is one of the first occupants of this outdoor industry and enthusiast center and the first to break ground with its state-of-the-art, 41,000 square foot headquarters now under construction.



WITH BUSINESSES RANGING FROM START-UPS TO MATURE ENTERPRISES, COLORADO OUTDOORS BRINGS TOGETHER THE SYNERGIES OF BEING TOGETHER—WORKING & OPERATING IN CLOSE PROXIMITY.

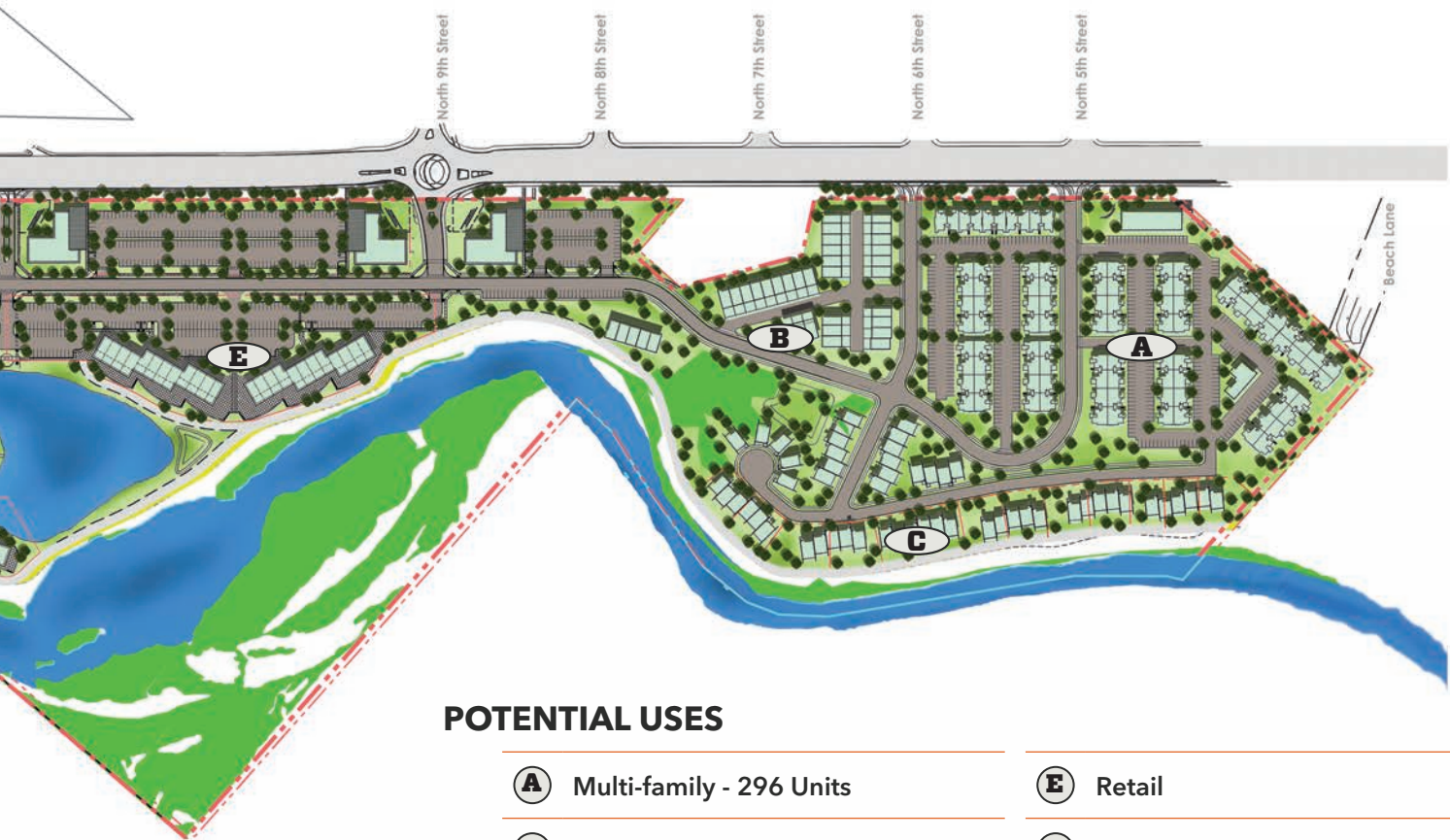
PLAY WHERE YOU WORK

WORK WHERE YOU PLAY



MASTER PLAN

The master plan is a highly divisible yet flexible campus composed of approximately 670,000 square feet of development. An estimated \$83 million is proposed for site work, infrastructure improvements, river restoration and open space enhancements. The northern section is comprised of hotel and restaurant sites, with retail spanning Grand Avenue along the east end. Modern, quality housing units comprise the southern end, with abundant open space and trail access adjoining the properties.



POTENTIAL USES

A Multi-family - 296 Units

B Live-work - 36 Units

C Riverfront Townhomes - 54 Units

D Calistoga Townhomes - 33 Units

E Retail

F Hotel

G Commercial

H Light manufacturing

— Trail for walking, biking, & fishing





Montrose Regional Airport

DEVELOPMENT OVERVIEW

N. Grand Avenue

N. San Juan Avenue

N. 9th Street

N. 9th Street

N. Townsend Avenue

N. Grand Avenue

W. Main Street / Hwy 90

N. 2nd Street

E. Main Street



For more information on incentives, please contact:

Sandy Head, *Executive Director*
Montrose Economic Development Corporation
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OPPORTUNITY ZONE DESIGNATION

FEDERAL TAX CREDITS

First approved zone in Montrose County as part of US Census Tract 9663

The project is approved as an official Opportunity Zone by the US Department of the Treasury. This federally-approved designation allows for:

- 1 NO LONG TERM CAPITAL GAINS TAXES:** For an investment held for 10 years within the Zone. Investments include those made for operating businesses, equipment, and real property (both real estate or infrastructure).*
- 2 36% HIGHER RETURNS:** For investments within the zone, when compared to an alternative investment with an 8% annualized return.*



* Source: Economic Innovation Group | EIG.org

12 BUSINESS INCENTIVES FOR COMING TO COLORADO OUTDOORS

All incentives are subject to government approvals and successful applications.

OEDIT* CREDITS

*Colorado Office of Economic Development & International Trade

- 1 Up to \$10,000 Cash Job Incentive creation:**
Cash payments per net new job created and maintained for one year. Up to \$5,000 from the Strategic Fund / up to \$5,000 from the City of Montrose.
- 2 8 year exemption from BOTH Business and Employee State income taxes:**
The Rural-Jump Start program provides tax relief for companies & their employees relocating or expanding.
- 3 Manufacturing Exemptions for Sales and Use Tax:**
Exemption from State sales & use tax on purchases of manufacturing machinery, machine tools & parts.
- 4 Colorado First Job Training Incentive - \$1,200 per full-time employee:**
For companies that are relocating or expanding in Colorado & provide funds only to net new hires.
- 5 Job Growth Incentive - Tax Credit:**
Provides state income tax credit to businesses involved in job creation projects.

STATE TAX CREDITS

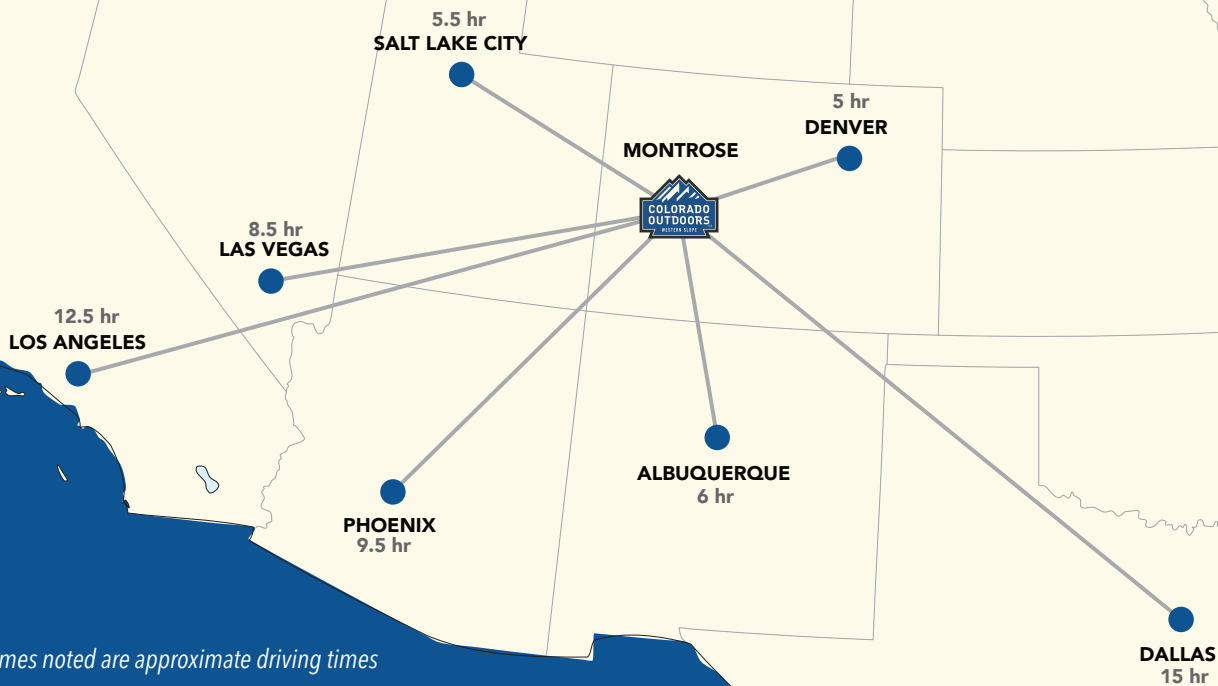
- 6 New Enhanced Rural Areas Job Tax Credit - \$2,000/Job:**
Additional credit per new job located in Montrose County's Enhanced Rural Enterprise Zone.
- 7 New Employer Health Insurance Tax Credit - \$1,000/Covered Employee:**
2 years for each employee insured under a qualified employer-sponsored health insurance program.
- 8 Job Training Tax Credit - 12% of Eligible Training Costs:**
Employers who carry out a qualified job training program for their enterprise zone employees.
- 9 Investment Tax Credit of Equipment Purchases - 3% of Equipment Purchases Cost:**
Excess credits may be carried back 3 years & forward 12 years.
- 10 Commercial Vehicle Investment Tax Credit - 1.5% of Qualifying Vehicle Purchases**

REGIONAL & LOCAL INCENTIVES

- 11 Personal Property Tax Abatement:**
Abatement of the County portion of the taxable personal property up to 35 years.
- 12 Sales and Use Tax Abatement:**
Abatement from City 3.3% sales & use tax on manufacturing equipment brought in for the first 3 years.

CENTRALIZED IN THE ROCKY MOUNTAIN REGION

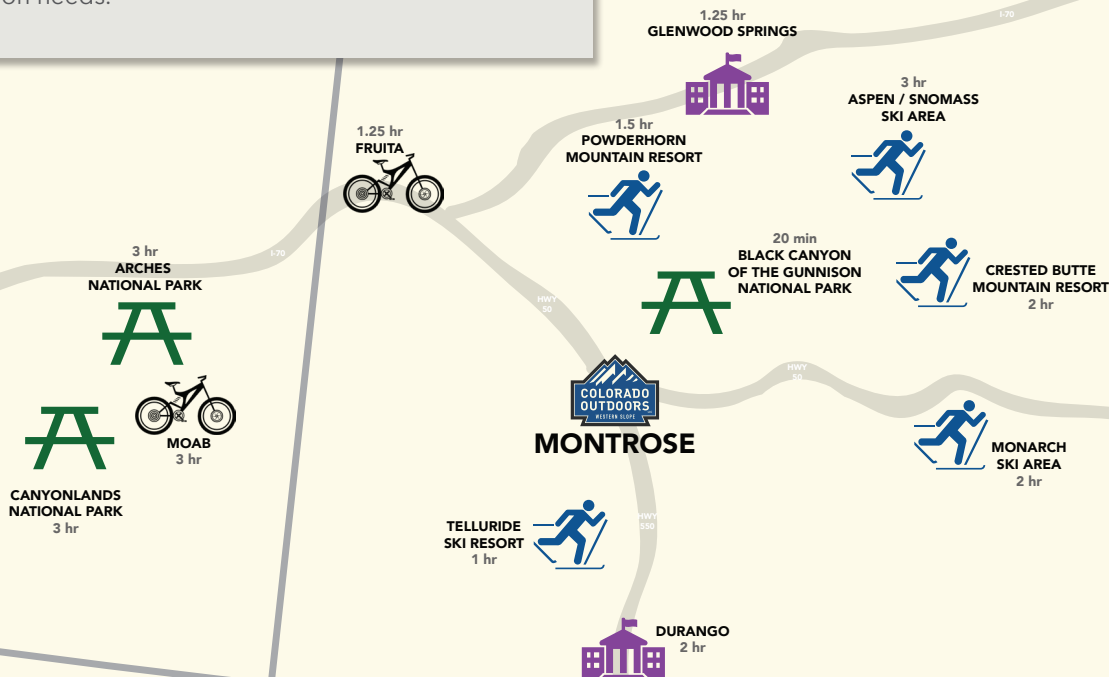
The project is easily accessible to two major metropolitan areas, Salt Lake City and Denver. It is also located minutes from a regional airport with daily year-round service to Denver and Dallas.



* All times noted are approximate driving times

World-Class Outdoor Recreation

Colorado Outdoors intersects two highways, U.S. Route 50 and U.S. Route 550. The project is close to three national parks (Black Canyon of the Gunnison, Arches, and Canyonlands) as well as five ski areas to meet all your recreation needs.



LIVE. WORK. PLAY. MONTROSE, COLORADO

ADVENTURE

Discover all that Montrose has to offer for you and your business.



Blue Mesa Reservoir - Photo Credit: Stephen Alcorn



Buzzard Gulch



Photo Credit: VisitMontrose.com

MONTROSE, COLORADO



Follow the progress at ColoradoOutdoors.CO



FOR MORE INFORMATION CONTACT:



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