


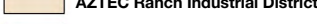
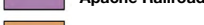




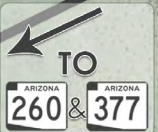
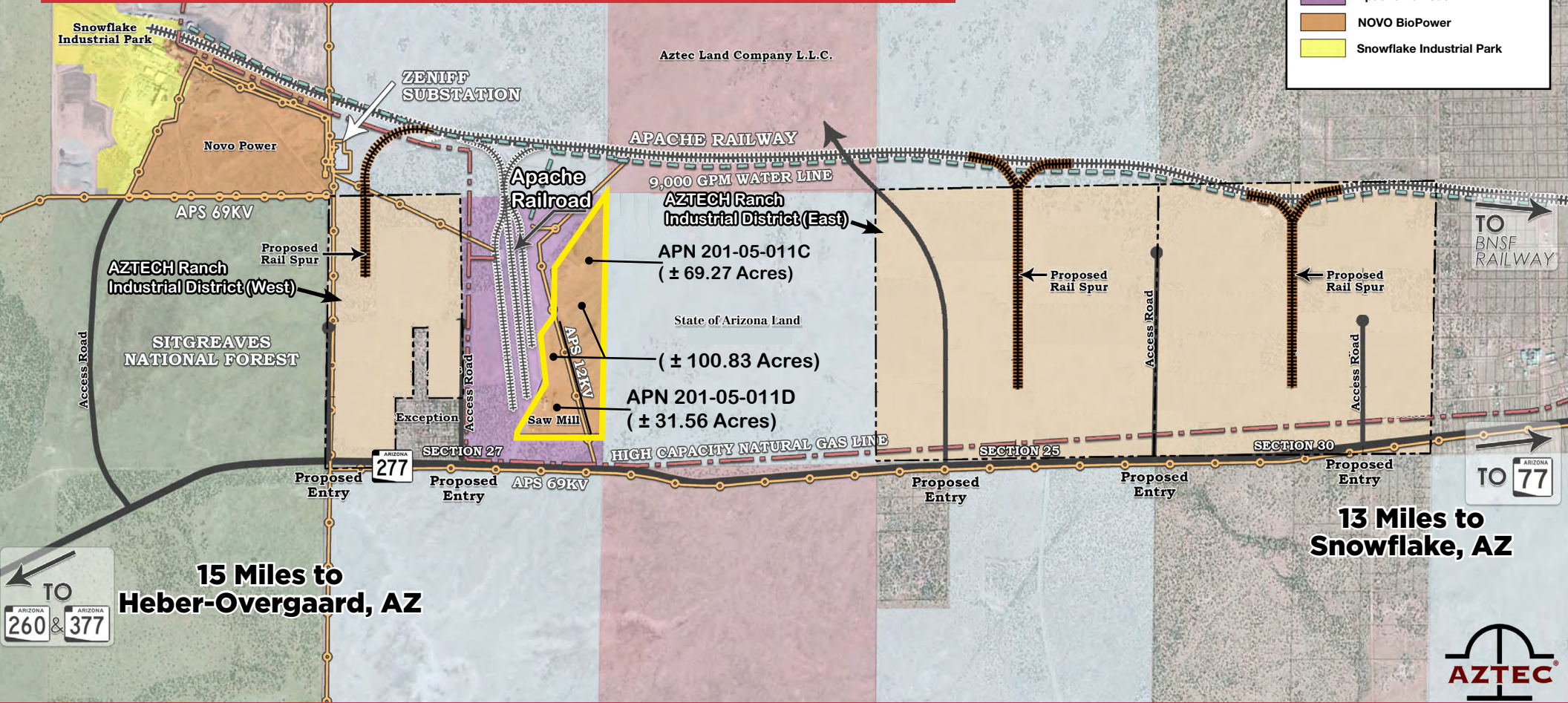
Investment Overview

Novo BioPower, LLC Land

±13 Miles West of Snowflake, Arizona

LEGEND

-  State Of Arizona
-  Sitgreaves National Forest
-  AZTEC Land Company L.L.C
-  AZTEC Ranch Industrial District
-  Apache Railroad
-  NOVO BioPower
-  Snowflake Industrial Park



For Sale: \$10,000/Acre

±100.83 Acres of Agriculturally Zoned Land Located in an Opportunity Zone

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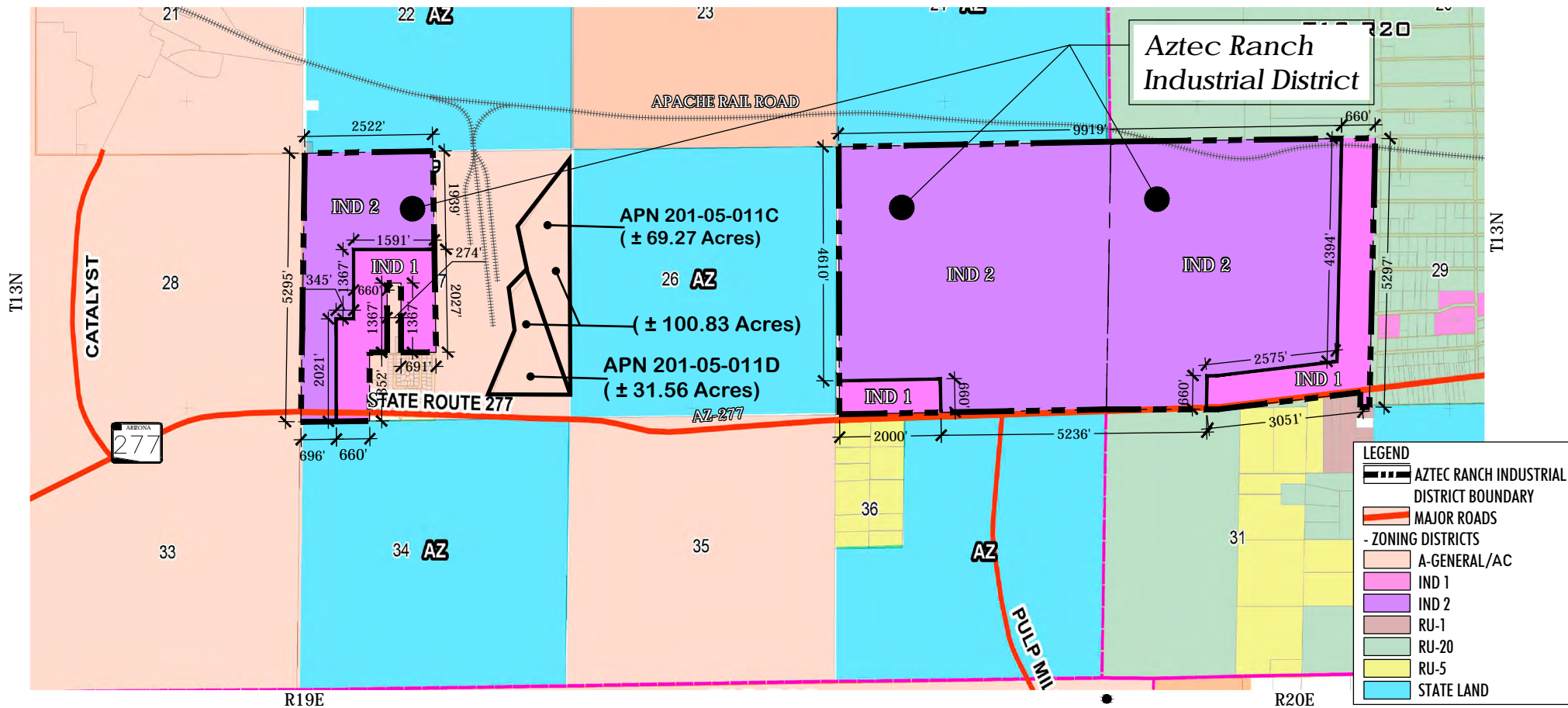
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Zoning

Novo BioPower Site

- The Novo BioPower Site is zoned agricultural.
- All lots (other than the ±100.83 acre Novo BioPower, LLC site) and proposed entries and exit spurs are conceptual.



Property Details

Novo BioPower Site

Highlights

- Located in Navajo County, AZ, 13 miles west of Snowflake.
- Adjacent to State Route 277.
- Served by the Apache Railway, a shortline railroad that connects Snowflake & the site to the BNSF line at Holbrook.



Photo: John Ireland



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Area Overview

Novo BioPower Site

Infrastructure

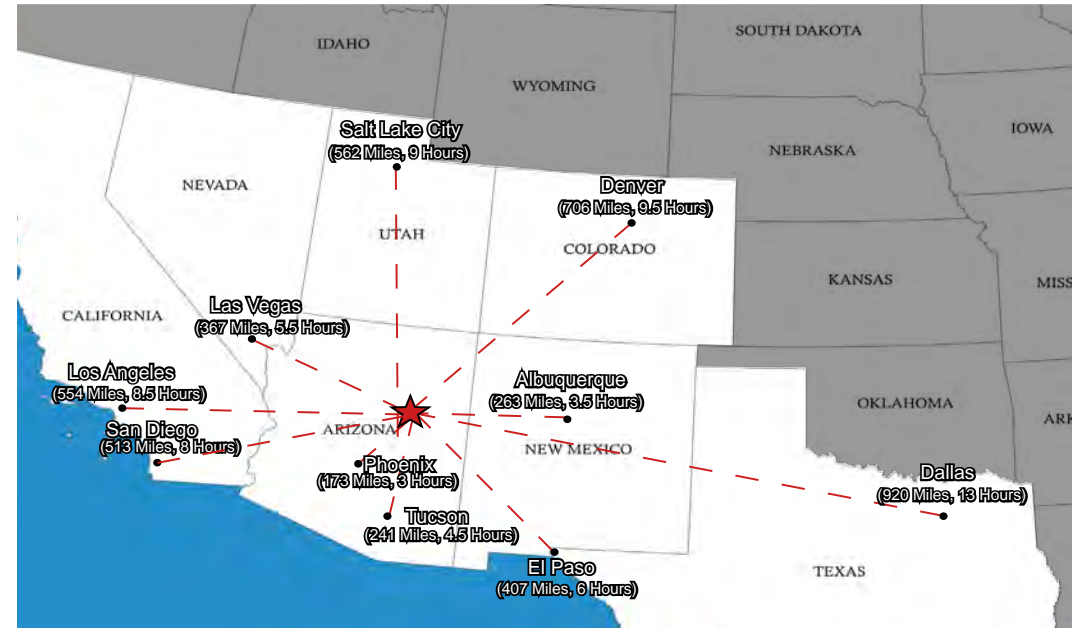
- Serviced by the Apache Railway with access to BNSF at Holbrook.
- Ready access to:
 - Electrical power via adjacent 12kV and 69kV power lines, and a large electrical substation (Zeniff) with capacity.
 - Natural gas via an adjacent 8" high-capacity pipeline.
 - Water via 9,000 gallon per minute (15,000 acre feet per year) pipeline.

Location

- I-40 (4-lane, east-west interstate) is located 40 miles to the north.
- I-17 (4-lane, north-south interstate) is located 120 miles to the west.
- 24-hour average yearly temperature is 57 degrees; 270+ sunny or partly sunny days per year.

Community

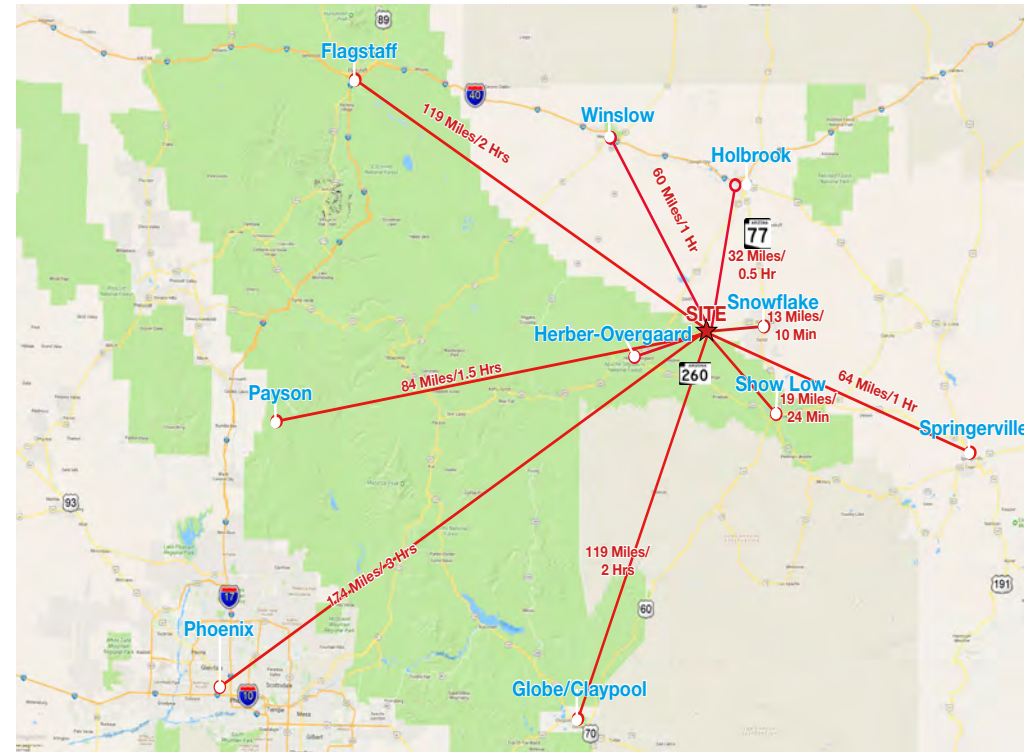
- Business friendly, expedient and supportive local government.
- The nearby communities of Show Low, Snowflake and Taylor are ideal for families and have excellent schools, quality medical institutions and a strong local college system.
- Northland Pioneer College (NPC), an accredited college offering associate degrees and technical training, has four campuses in the nearby area.
- NPC has active employer-focused job training programs and will adapt its programs to suit the needs of new employers.



Area Overview (con't)

Labor

- Navajo County Unemployment Rate: 6.8%.
- Apache County Unemployment Rate: 10.4%.
- Apache County + Navajo County Labor Force: 63,000+.
- Major Local Employers:
 - Novo Biopower: 60 skilled employees.
 - Tri-Star Logging: 50+ employees; receives 5+ skilled applicants for every opening.
 - Walmart: Opened Spring 2016.
 - Smithfield (hog raising and pork production facility): 150 employees.
- High job demand.
- Local employment resource, NE AZ Innovative Workforce Solutions, is available to assist with screening applicants and subsidizing on-the-job training.
- Arizona is a right-to-work state with few unions.

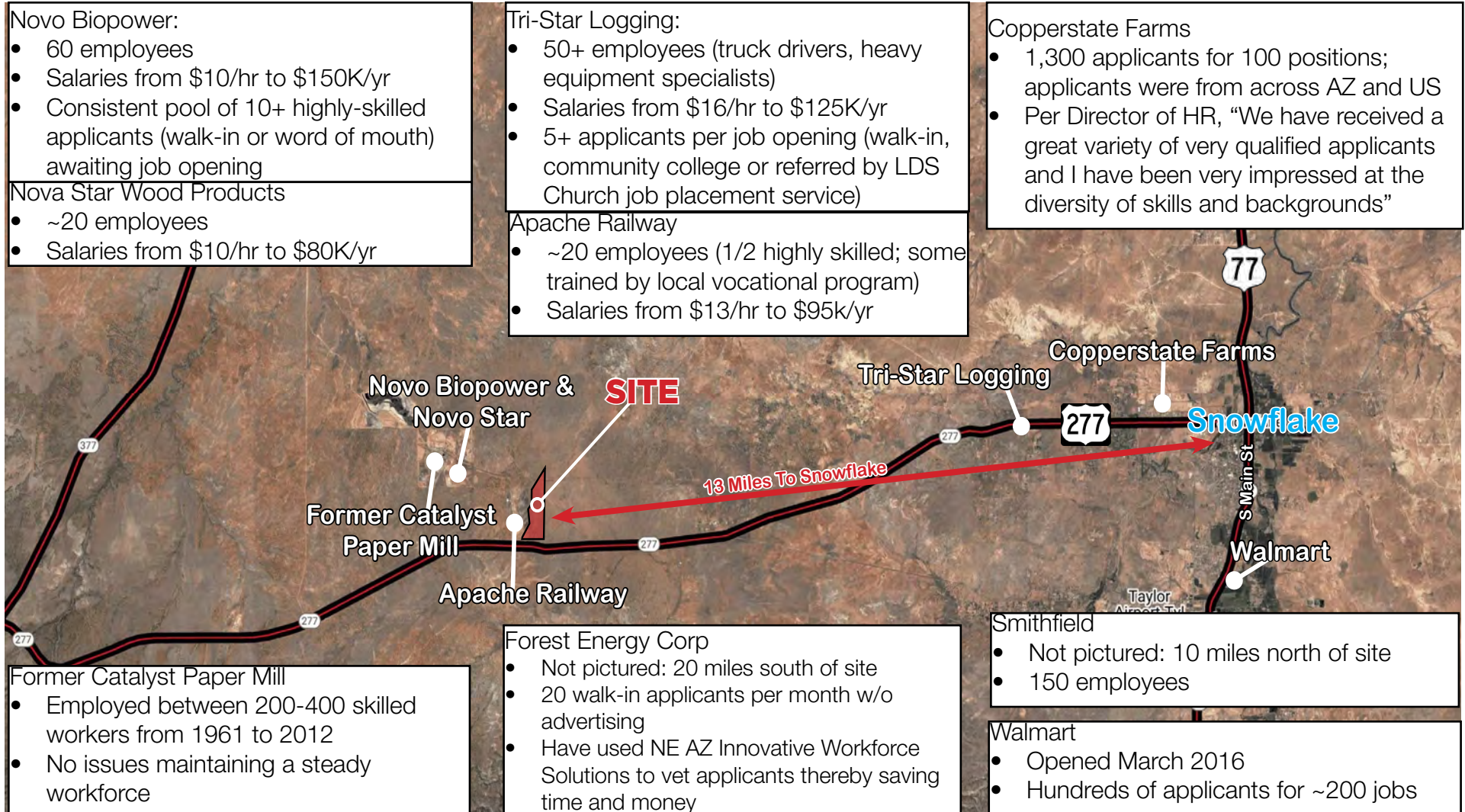


Novo Biopower Plant



Tri-Star Logging

Major Local Employers Map



Major Local Employers

General Comments

- Hundreds of skilled and semi-skilled workers, many with large local families and deep ties to the area, have left in search of employment. Some, and perhaps the majority, would return if given the opportunity to work.
- As evidenced by testimonials from major local employers, there is little need to advertise for jobs.
- For employers that need assistance, NE AZ Innovative Workforce Solutions, a local resource for statewide ARIZONA@WORK program, will:
 1. Vet applicants and pair them with potential employers based on skill level and job description; and
 2. Subsidize on-the-job training by reimbursing the employer 50% of an employee's wages during training.

Contact for NE AZ Innovative Workforce Solutions: Stephanie Goodman-Ray

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