

I-956F APPROVED - RURAL PROJECT



Presents a Rural EB-5 investment opportunity

305 Prosperity Parkway National Road Business Park



305 Prosperity Parkway is a state-of-the-art industrial warehouse and manufacturing space being constructed in rural Muskingum County, Ohio. Muskingum County lacks inventory of this product.

The project site is situated along one of the busiest interstates in the U.S., where 41,800+ vehicles pass daily, and notably, the Site is within 500 miles of 60% of the U.S. Population. The site is ideal for this type of development and should be quickly absorbed by the marketplace.

**Will be seeking six EB-5
Investors at USD 800K each**

Highlights

- EXPERIENCED DEVELOPER/BUILDER
- LEASING MANAGED BY JLL, A WORLD-RENOWNED BROKERAGE
- FULFILLS A LACK OF THIS TYPE OF PRODUCT IN MARKET AREA
- SUBSTANTIAL FINANCIAL AND INCENTIVE INVESTMENT IN PROJECT FROM STATE OF OHIO AND LOCAL GOVERNMENTS

LOCATION: Rural Muskingum County (outside Zanesville, Ohio city limits)

USE TYPE: Warehouse/Industrial

PROJECT AND DEVELOPER SUMMARY:



About the Developer: Marker Development and Marker Construction ("Marker") has nearly 70 years of experience serving the Ohio real estate development and construction industry, and has developed and constructed facilities of all asset classes, from private development to buildings for government agencies. Together, Marker Development and Marker Construction form a vertically integrated real estate development and construction firm with dedicated in-house teams responsible for all phases of the real estate process, including design, development, and construction. Marker's vertically integrated platform enables them to maintain a streamlined decision-making process by quickly analyzing and evaluating opportunities, quantifying risks, and committing the resources necessary to immediately capitalize on opportunities.

305 Prosperity Parkway: The Project is located in the National Road Business Park (the "Park"), which is located off of US Highway 40 just east of Zanesville, Ohio. The Park is pad-ready, meaning that all utilities, stormwater, and roadway infrastructure are completed. This Class A Project will consist of 201,600 square feet of new light manufacturing/warehouse space on 11.15 acres, complete with 20 dock doors, two drive-in doors, 32' clear height, precast concrete walls, and the ability to expand trailer parking. This will be the first project completed in the Park.

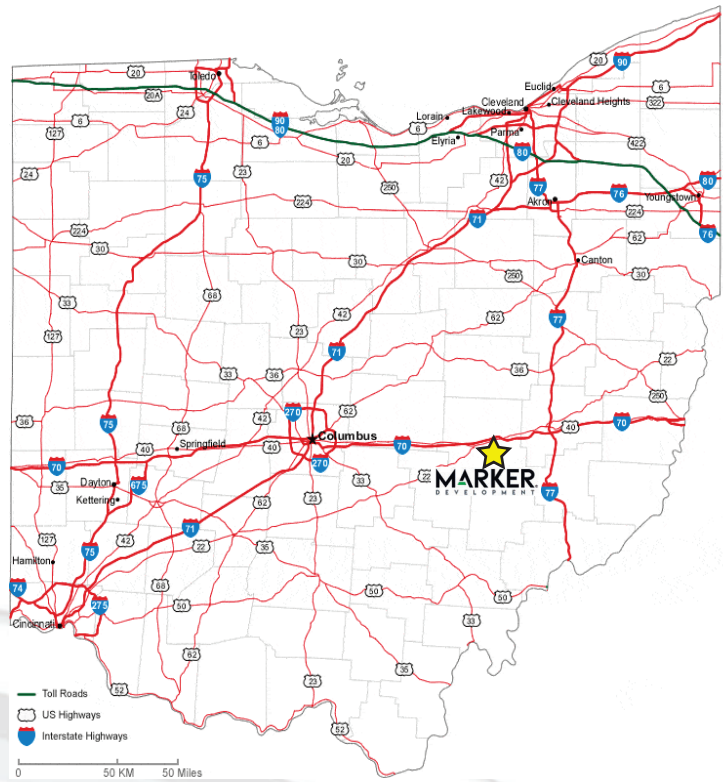
Many favorable site and economic factors led Marker to pursue this Project. The Zanesville market contains strong labor demographics, and is proximate to major employment centers and distribution corridors. The market lacked comparable product, and the lack of supply supported high rents comparable to like-product found closer to the City of Columbus. The location of this Project is extremely advantageous from a logistics and transportation standpoint, and is located less than an hour from the \$20 billion Intel Semiconductor site in New Albany, which is well within range for Intel's vast supplier network.

Leasing Broker: Jones Lang Lasalle (JLL) is the broker representing the project. JLL is an international brokerage, and is known to be highly selective when evaluating properties and clients to represent. JLL is presently and actively marketing the facility for lease.

JLL has enlisted five agents specializing in industrial and commercial leasing--these five agents have a combined experience of over 65 years serving this market.



Site Characteristics: The Project is minutes from an exit on Interstate 70, and is 20 minutes from the I-70 interchange with Interstate 77--which is a key north-south interstate connecting the Southern United States with the primary centers of industry in the MidAtlantic, Northeastern United States, and Ohio. The Park is also 60 miles east of Columbus Ohio, the primary economic hub in the State of Ohio, and Interstate 71--another major interstate corridor connecting Ohio to the border with Mexico. For these reasons, the Zanesville market is a strategic location for any industry requiring interstate commerce and transit via road. Furthermore, the Project is situated adjacent to Zanesville Municipal Airport, a public general-aviation airport.



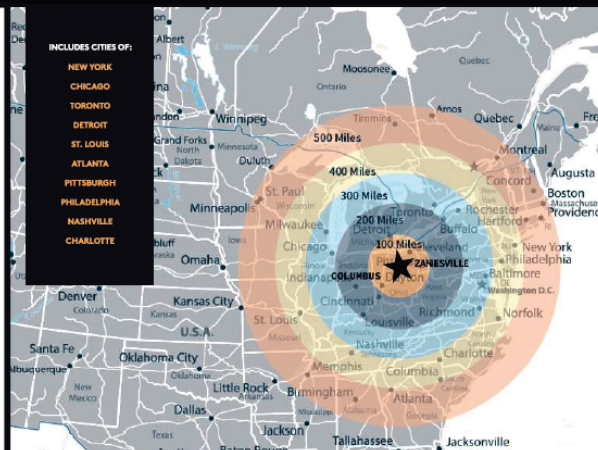
LOCATED WITHIN 500 MILES OF 60% OF THE U.S. POPULATION

I-70 and I-71 transport **65.3%** of combination truck miles on urban interstates, freeways, and expressways in Columbus.

I-70 runs through/near many major cities, including Denver, Topeka, Kansas City, St. Louis, Indianapolis, Columbus, Pittsburgh, and Baltimore.

I-70 is a vital piece of the supply chain, with over **41,800+** vehicles per day passing through Zanesville.

- INCLUDES CITIES OF:**
- NEW YORK
 - CHICAGO
 - TORONTO
 - DETROIT
 - ST. LOUIS
 - ATLANTA
 - PITTSBURGH
 - PHILADELPHIA
 - NASHVILLE
 - CHARLOTTE



Labor: 25% of the labor pool in Muskingum County travels from outside of the County, while 52% of the employed County residents travel to other counties for work. Notwithstanding, the unemployment rate of County Residents travel to other counties for work. Notwithstanding, the unemployment rate of County residents is high for the region, at 23.2%. As for wages, Muskingum County residents that work in warehouse and industrial industries earn 91.33% of what employees in the Columbus market earn. These factors are compelling to companies, and by leasing space from the Project, these companies will be able to access pent-up labor demand at a lower cost per hour than competition in adjacent labor markets.

This Project is expected to create 24.12 direct and indirect jobs per EB-5 investor, well above the 10 jobs per investor requirement from USCIS.

Incentives: The Project has attracted substantial public support from various agencies, both local and statewide. This support has translated to a public incentive component. From a tax incentive standpoint, the project will receive a 10-year 75% tax abatement on improved value through construction, via the Ohio Enterprise Zone program. Additionally, 30.55% of the total project will be funded via grants and forgivable loans offered through the State of Ohio and through JobsOhio (*an Economic Development agency which aggressively pursues businesses to relocate to Ohio*).

Marker finds that this level of public incentive support is not available in more established markets such as Columbus, Ohio--making this Project uniquely competitive. The Project incentives are supported by the Zanesville-Muskingum County Port Authority, Muskingum County, the Ohio Department of Development, and JobsOhio.



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