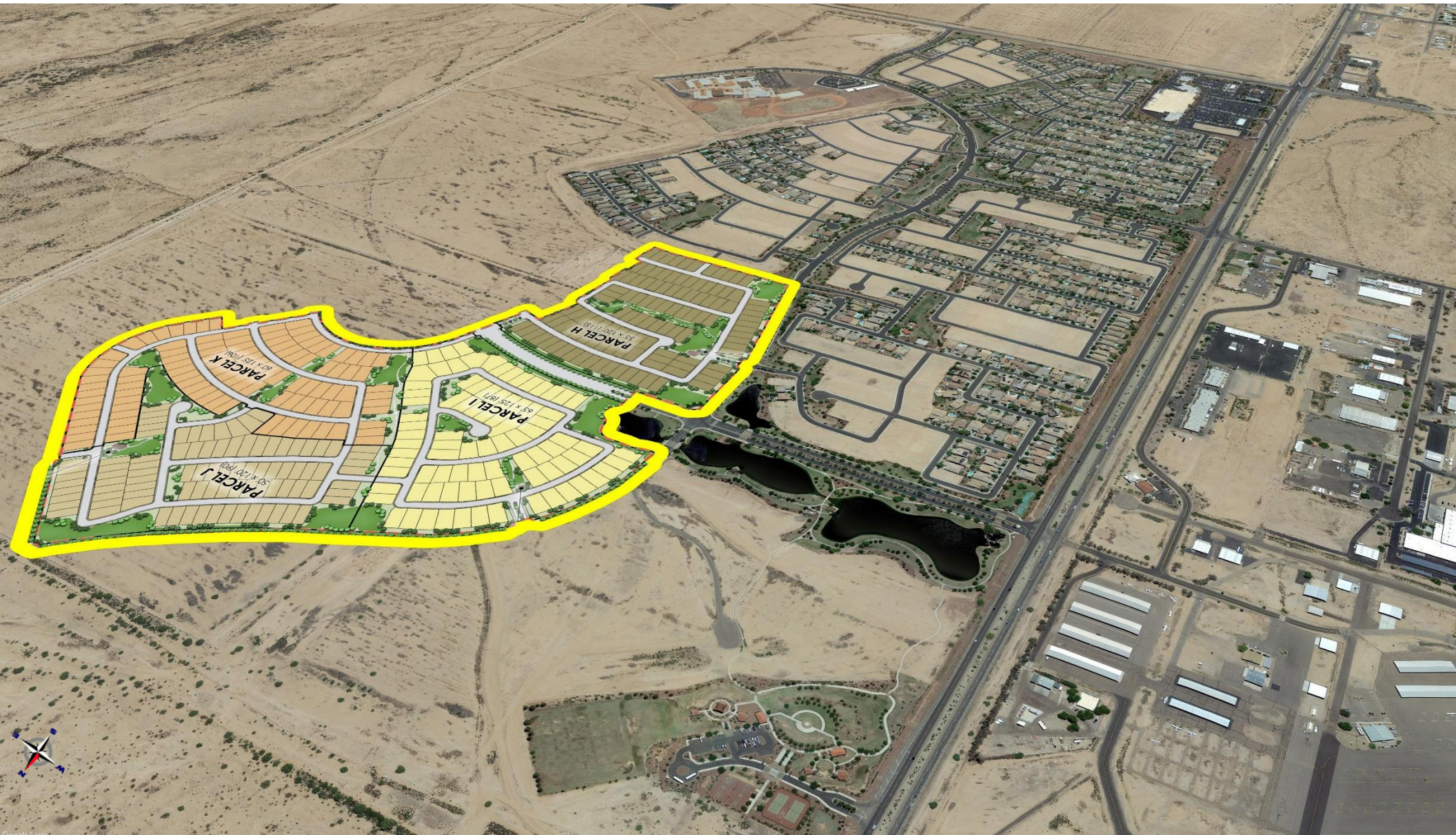


# Villago Phase 2A | Casa Grande, AZ

The Hogan Group  
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Suite 400  
Scottsdale, AZ 85251  
(602) 553-4117



Jeff Beach (602) 553-4120  
Kevin Hogan (602) 553-4115  
Jim Tipton (602) 553-4110

jbeach@hogangroupaz.com  
khogan@hogangroupaz.com  
jtipton@hogangroupaz.com

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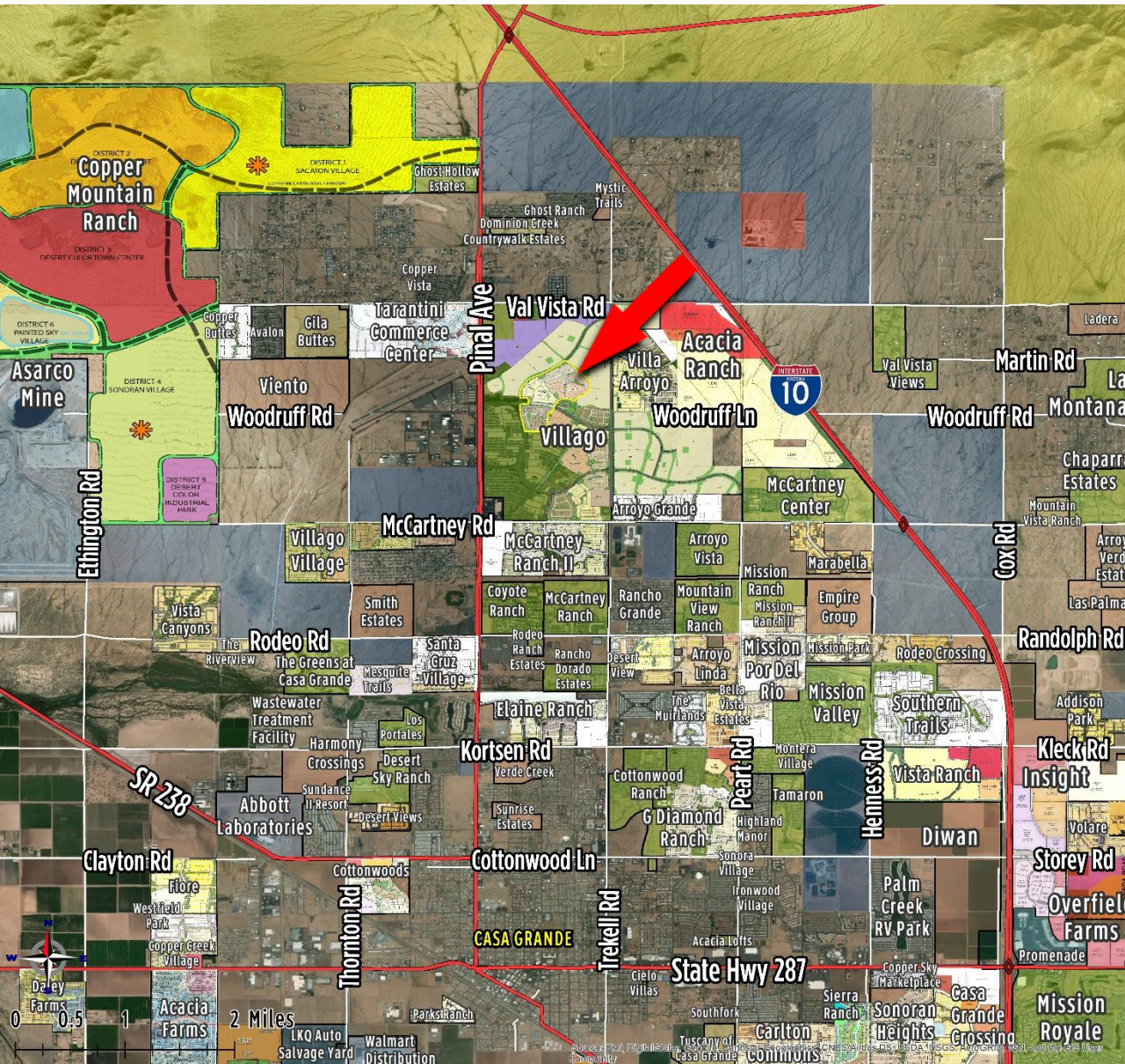
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Location: NE of McCartney Rd & Pinal Ave,  
Casa Grande, AZ

Purchase Price: Submit Offers

Description:	Parcel	# of Lots	Lot Sizes
	J	90	50'x120'
	H	115	55'x120'
	K	106	60'x125'
	I	87	65'x125'
		Total 398	

Setbacks: Front Setback - 15'-23'  
Rear Setbacks - 20'  
Side Setbacks - 5' & 5' for the 50' & 55' lots,  
5' & 10' for the 60' & 65' lots as well as all  
two-story homes

Utilities: Water - Arizona Water Company  
Sewer - City of Casa Grande  
Electricity - APS  
Gas - Southwest Gas

Comments: Pre-Plat approved 12/17. Final plat approval expected in '19. Property is subject to CFD. K Hov acquired 323 lots in Villago's 1<sup>st</sup> phase in '18 & had 80 sales in their 1<sup>st</sup> year. A Community Center with a pool complex surrounded by landscaped green space and recreational facilities is planned central to Phase 2 and will be developed in phases. The first phase pool complex will be funded through reimbursement of water facilities fees. Arizona Water Company fees are reimbursed to the developer.



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Villago has resale data parallel to North Maricopa Communities.

	Sold Price/SF	Avg SF	Avg Sale Price	Sale Price/List	Cumulative DOM
Villago	\$107	2,135	\$223,743	0.99	54
Duke at Rancho El Dorado	\$113	2,002	\$222,827	0.99	63
Village at Rancho El Dorado	\$110	2,103	\$229,235	0.99	64
Lakes at Rancho El Dorado	\$106	2,096	\$218,086	1.00	52
Glennwilde	\$110	1,990	\$211,975	1.00	60
Homestead	\$109	2,008	\$214,078	0.99	52
Rancho Mirage	\$101	2,247	\$223,259	0.98	63
Sorrento	\$113	1,833	\$204,350	1.00	73
Tortosa	\$106	1,955	\$200,480	1.00	57

\*COE 1/1/19 - 7/1/19 | 1,300 SF - 2,900 SF | 2015 or older construction



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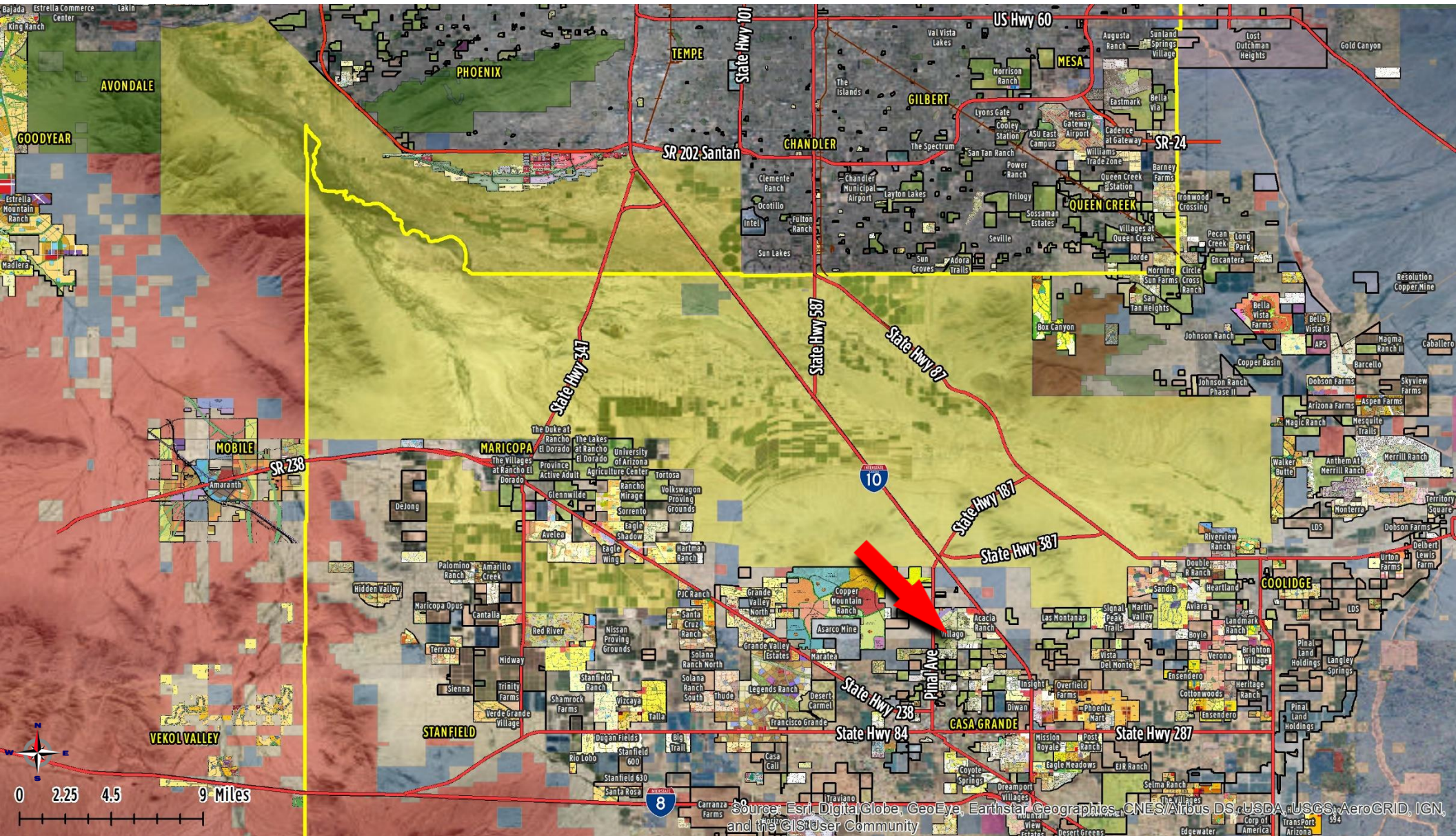
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**Villago** is well-located in Northern Casa Grande, providing quick access to both Pinal Avenue/State Hwy 387 and McCartney Road I-10 interchanges.

**Villago Marketplace** is a Fry's-anchored retail center adjacent to the community at the NEC of McCartney Road and Pinal Avenue. Other tenants include Chase Bank, McDonald's, ACE Hardware, Subway, Barro's Pizza, State Farm, a UPS Store, H&R Block, Taco Bell, Panda Express, and Great Clips.

**Villago Village Retail** - Walgreen's and AutoZone are located at the SWC of McCartney Road and Pinal Avenue.

**Promenade at Casa Grande** is a  $\pm 1,000,000$ -square foot shopping mall located approximately eight miles southeast.

**Intel Plant** and the I-10 Employment Corridor in Chandler are  $\pm 25$  miles north.

**Lucid Motors** announced their plan to develop a \$700M assembly plant on 500 acres approximately five miles south. The plant will bring up to 2,000 jobs with an average pay of \$65K over the next five years with a target date of December 2020.

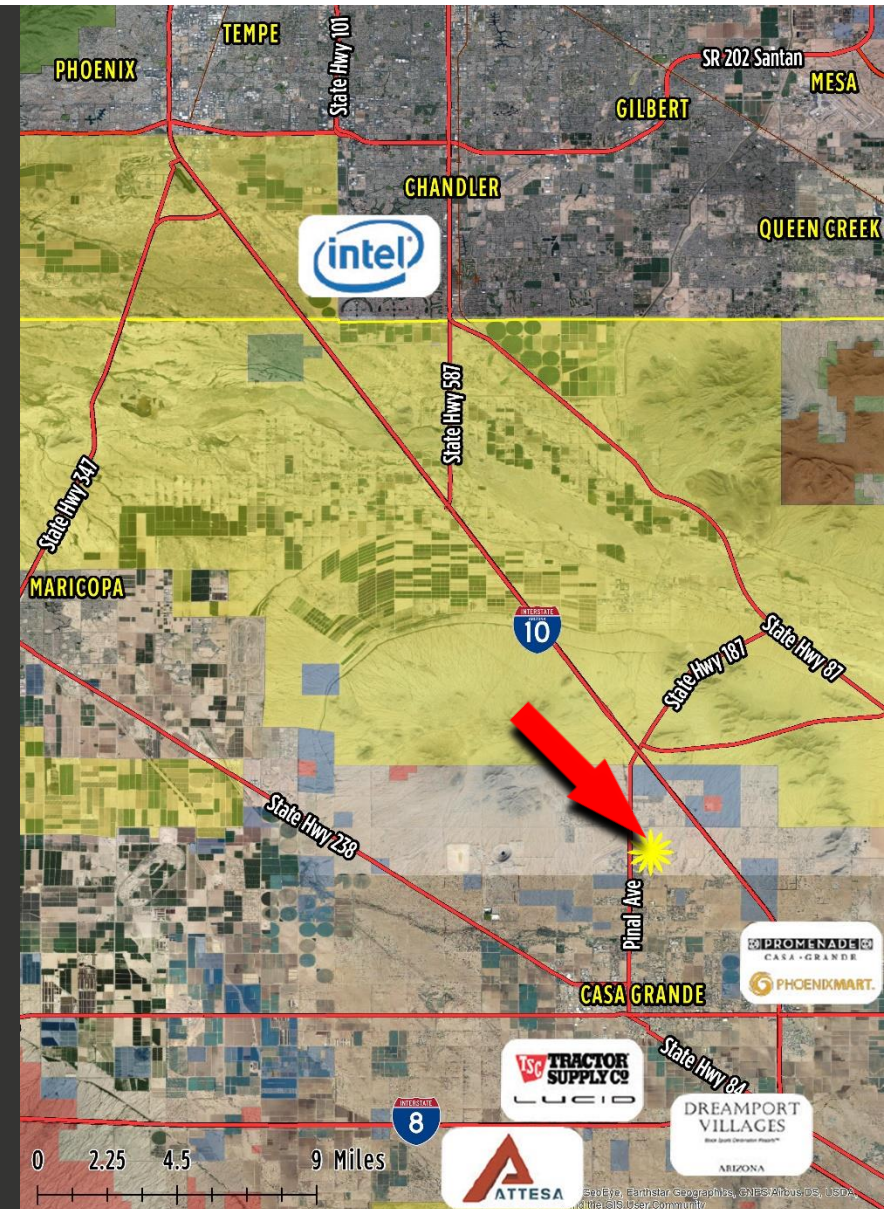
**Nikola Corp.** purchased approx. 400 acres in Coolidge near Eloy to develop their 1,000,000-square foot manufacturing plant for hybrid semi-trucks. This plant will break ground shortly with mobilization late '19 or early '20 with \$1B in capital investment. The plant will ramp up to around 2,000 jobs by 2024 with an average pay of \$80K.

**Tractor Supply Company's** 650,000-square foot distribution center is under construction approximately five miles to the south. It's expected to create  $\pm 300$  jobs.

**Attesa** is a proposed  $\pm 2,360$ -acre \$1.1B motorsports complex located  $\pm 12$  miles southwest. It's breaking ground in August and expected to create  $\pm 13,000$  jobs.

**Dreamport Villages** is a proposed  $\pm 1,500$ -acre, \$4B "world class entertainment" amusement park that is planned for a site  $\pm 10$  miles southeast. It's expected to create  $\pm 15,000$  jobs.

**PhoenixMart** is located  $\pm 10$  miles southeast. It is a  $\pm 1,580,000$ -square foot Global Expo Commerce Center that is currently under construction, with flooring in place and shell completed. The total buildout for all phases is estimated at \$5B and is expected to generate 7,000 to 9,000 jobs.



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