

## TOP 10 AK-CHIN ADVANTAGES

<b>ADVANTAGE #1</b> <b>Certified Site</b>	Santa Cruz Commerce Center (SCCC) is an Arizona Gold shovel-ready site certified by the Arizona Commerce Authority.
<b>ADVANTAGE #2</b> <b>Speed to Market</b>	Ak-Chin has its own Planning & Zoning Commission and has an expedited process for permitting, zoning and design approvals. In addition, it has a track record for completing projects as large as \$50 million, including design, permitting and construction, in just 10 months.
<b>ADVANTAGE #3</b> <b>Tax Savings</b>	Many local taxes may not apply and many Native American incentives do.
<b>ADVANTAGE #4</b> <b>Customized Leasing Solutions</b>	Qualified lessees have the opportunity to enter into a build-to-suit project where construction costs are rolled into a long-term lease. These arrangements eliminate the initial capital outlay and Ak-Chin acts as the bank so there is no need to acquire outside financing.
<b>ADVANTAGE #5</b> <b>Utility Savings</b>	Ak-Chin owns its own electric, water and sewer utilities. Many taxes & adders do not apply on the Reservation.
<b>ADVANTAGE #6</b> <b>Water Availability</b>	Ak-Chin has completed their water rights settlement and has a guaranteed allocation. SCCC has multiple wells on site and nearly 500,000 gallons of storage capacity. Additional improvements are planned based on demand.
<b>ADVANTAGE #7</b> <b>Growth Corridor</b>	SCCC sits in a growth corridor between metro Phoenix and Tucson, just 18 miles from I-10, 13.5 miles to I-8 and less than 5 minutes to the general aviation airport, Ak-Chin Regional Airport.
<b>ADVANTAGE #8</b> <b>Workforce Availability</b>	Ak-Chin Indian Community lies directly adjacent to the City of Maricopa, 18 miles from the City of Casa Grande and just 23 miles south of Phoenix/Chandler.
<b>ADVANTAGE #9</b> <b>Skilled Workforce</b>	SCCC is two miles from the Central Arizona College-Maricopa Campus and is located between the state's two largest universities. The adjacent City of Maricopa has a higher concentration of engineers per capita than metro Phoenix.
<b>ADVANTAGE #10</b> <b>Growing Environment</b>	SCCC sits on the southern tip of the Greater Phoenix area in the state's agricultural heartland. It is home to Hickman's Family Farms, an egg processing facility; and M & S Equipment, an IH Case farm equipment dealership. Area neighbors include R & G Potato, Frito Lay, Abbott Nutrition, Tractor Supply, and the University of Arizona's research farm at the Maricopa Agricultural Center.

