

CASE STUDY

REAL ESTATE/DEVELOPMENT

RIVULON

Nationwide Realty Investors, Ltd. is developing a 250-acre-plus premier project in Gilbert that will provide millions of square-feet of Class A office space at the corner of Gilbert Road and the Loop 202 freeway. The master plan for the Rivulon project calls for 3.1 million square feet of office space, 500,000 square feet of retail space, at least 250 hotel rooms, and will result in more than a \$750 million investment. The development has delivered a 40,000 square-foot LA Fitness, 240,000 square-feet of speculative Class A office space, 17,000-square-feet of retail, 44,000-square-feet for two new car dealerships and the 150,000 square-foot Corporate Headquarters for Isagenix.

The Gilbert Town Council approved a development agreement with NRI in which they would be eligible for \$35 million in maximum reimbursement from site-generated sales taxes to cover the cost of specific public infrastructure improvements to be completed as part of the project. Based on the fiscal and economic impact analysis, it is estimated that the project will generate \$1.4 million per year in sales and occupancy tax revenues to Gilbert once construction is complete and approximately \$2.6 million per year once the maximum reimbursement is reached.

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| \$750M CAP X | 3.1M SF OFFICE | 500,000 SF RETAIL | 125,000 SF HOTEL (250 ROOMS) |
|-----------------|-------------------|----------------------|------------------------------------|

\$35M

GILBERT SUPPORT