
PHOENIX INVESTORS
Opportunity.Execution.Value Creation

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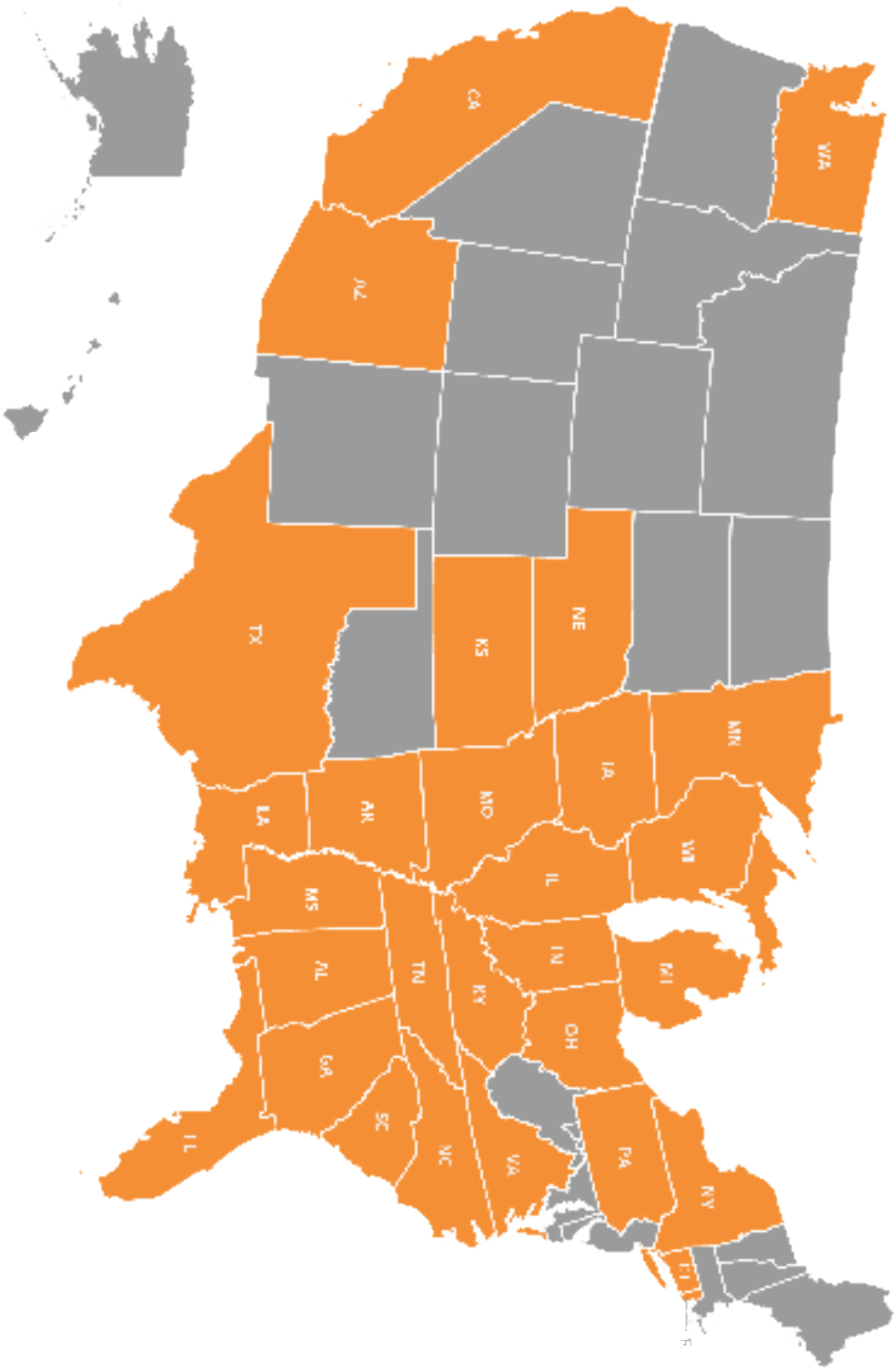
Phoenix Investors is a national commercial real estate firm based in Milwaukee, WI whose core business is the revitalization of former manufacturing facilities throughout the United States. This strategy leads to positively transforming communities and restarting the economic engine in the communities we serve.

27 STATES

83 MILLION FT^2

SINCE 1994

PHOENIX'S NATIONAL FOOTPRINT



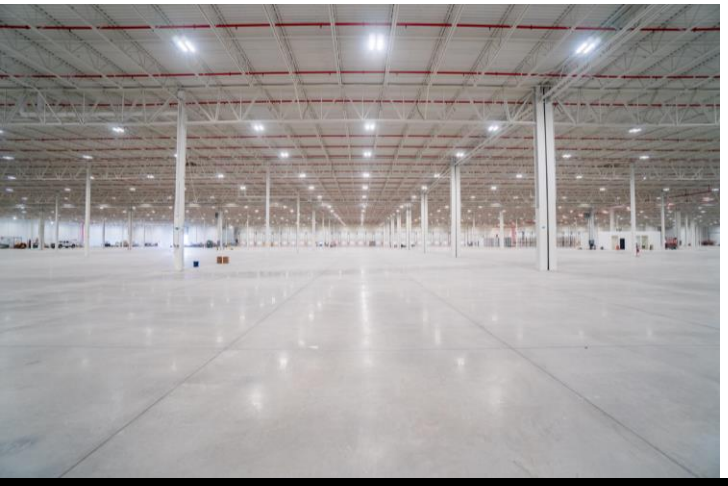
CORE INDUSTRIAL REDEVELOPMENTS

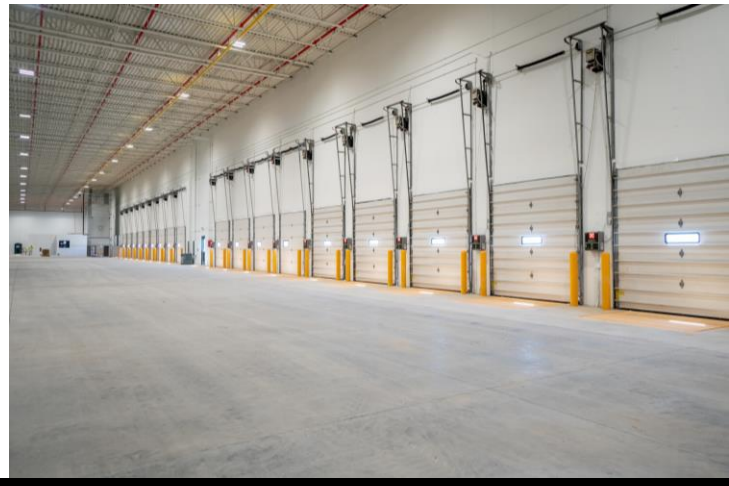
PRE-ACQUISITION | 301 W KERRICK RD; NORMAL, IL






BEFORE | 301 W KERRICK RD; NORMAL, IL





AFTER | 301 W KERRICK RD; NORMAL, IL

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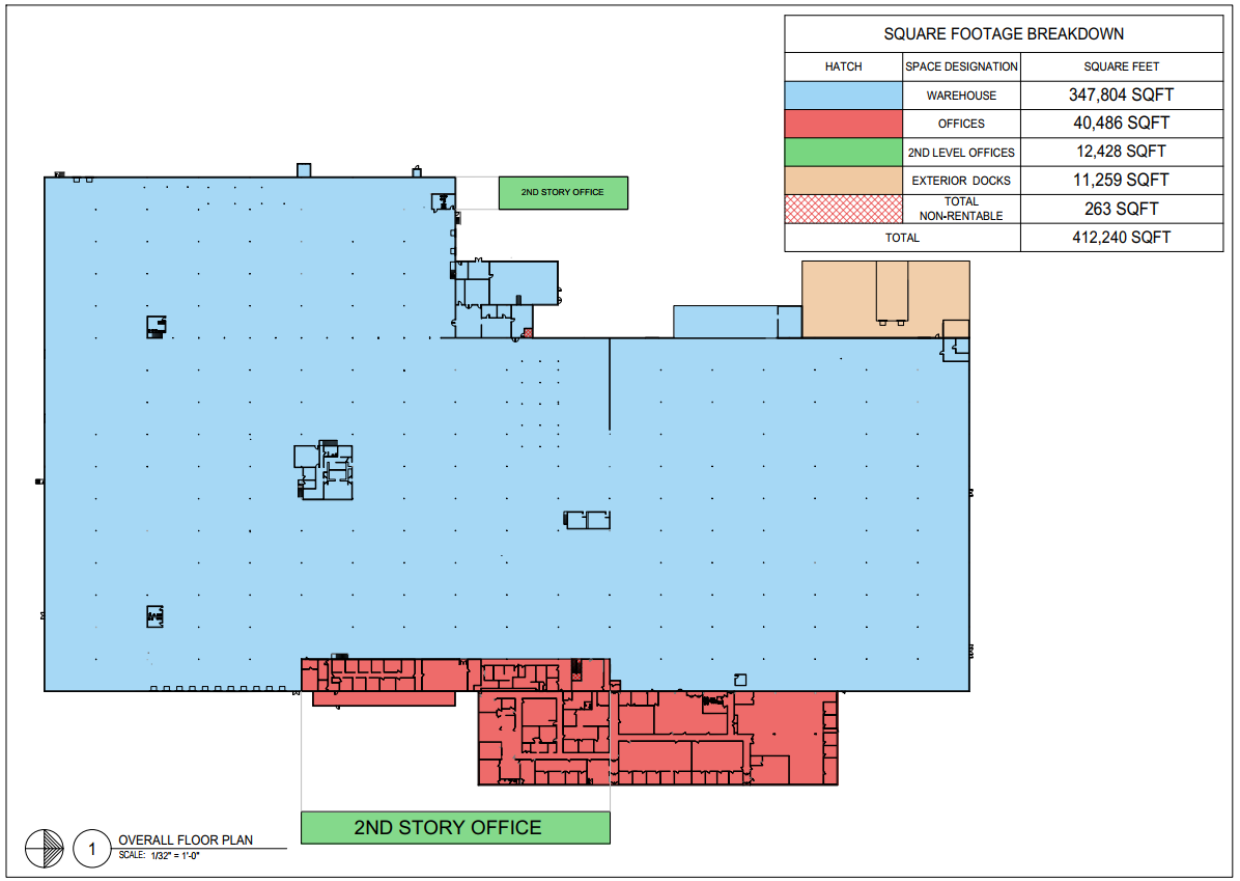
402 ROYAL ROAD | MICHIGAN CITY, IN

SITE OVERVIEW

- **Acquisition Date**
  - December 29, 2022
- **Former User**
  - Federal Mogul Corporation
  - Been sitting vacant for over 15 years
- **Building Size**
  - 380,000-400,000 SF
- **Year Built**
  - 1960
- **Zoned M-1 Industrial**
  - Data Center as an allowed use
- **Building limitations**
  - Clear height in the ceiling 16’-0”
  - Under docked



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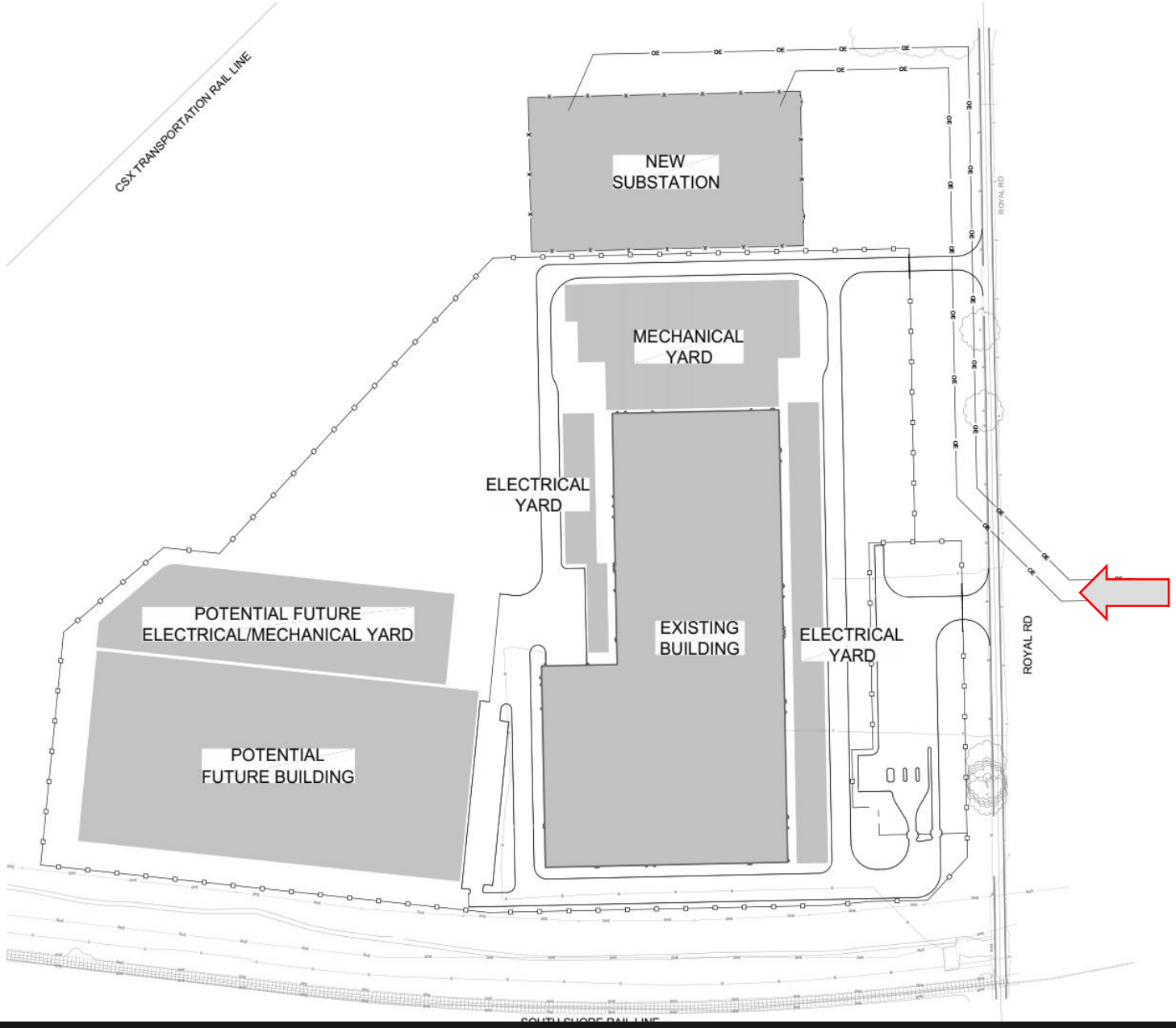
PROPOSED SITE PLAN



- Existing building
- New customer owned substation
- Electrical yards
- Potential future data hall
- Proposed future mechanical/ electrical yard
- New feed from the NIPSCO substation

402 ROYAL ROAD | MICHIGAN CITY, IN

WHAT IS A DATA CENTER?

We rely on Data Centers every day when we:

- Look at a map
- Store pictures or videos
- Search for information
- Order online groceries or other essentials

Data Centers are the heart of services that we use every day all over the world to keep us connected.

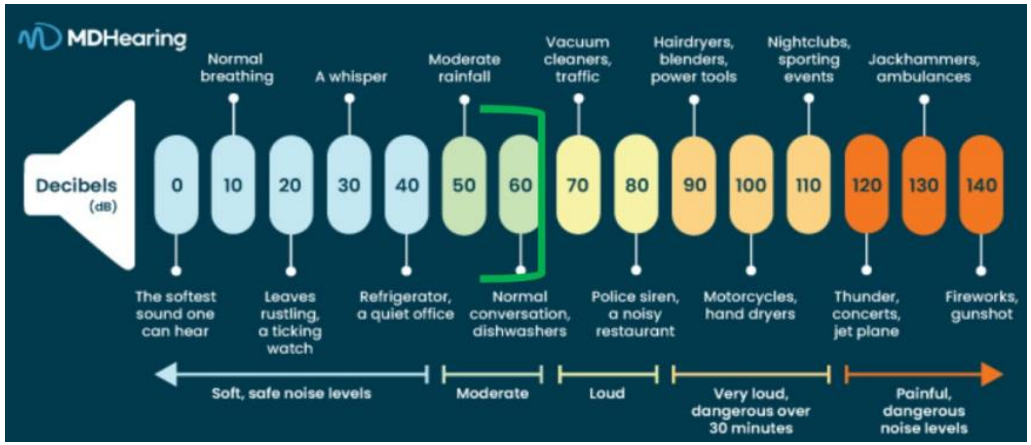
WHY BUILD A DATA CENTER HERE?

- Using a sustainable approach with the adaptive re-use of an existing structure in an M-1 zoning district where this use is permitted.
- Existing campus with supporting utility scale infrastructure adjacent to a NIPSCO substation.
- Existing and available capacity of both water supply and sanitary discharge to support the facility.
- Pro-development community

NOISE

Main sources of noise from the site include:

- Cooling Equipment
- Electrical Switching/Substation
- Emergency Generators



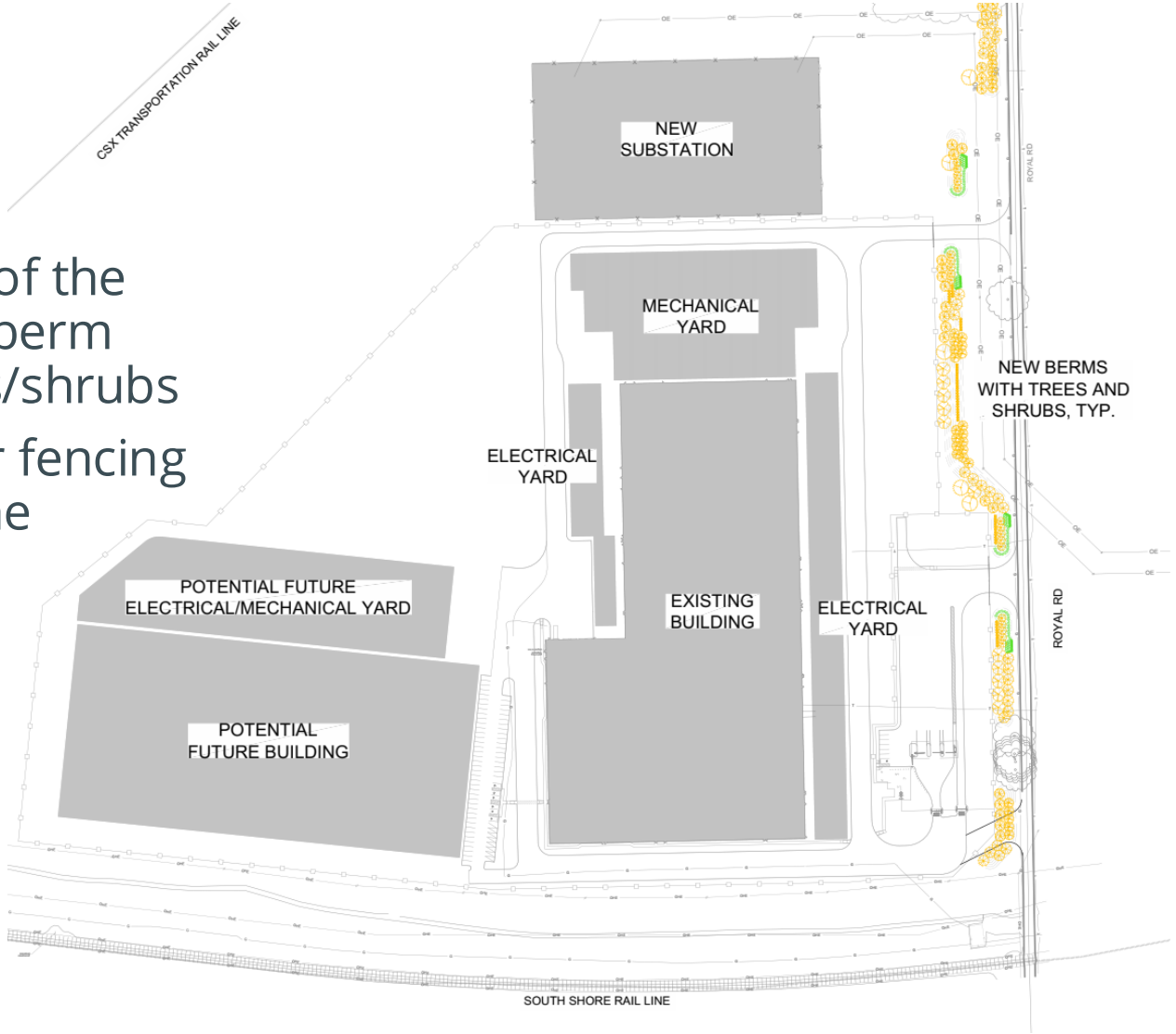
- The Data Center and engineering team will meet the 60-65 dba at the property line per local code.
- Emergency generators are tested one at a time every month for approximately 45-60 minutes.
- The end user will be implementing the highest technology equipment as their standard design.

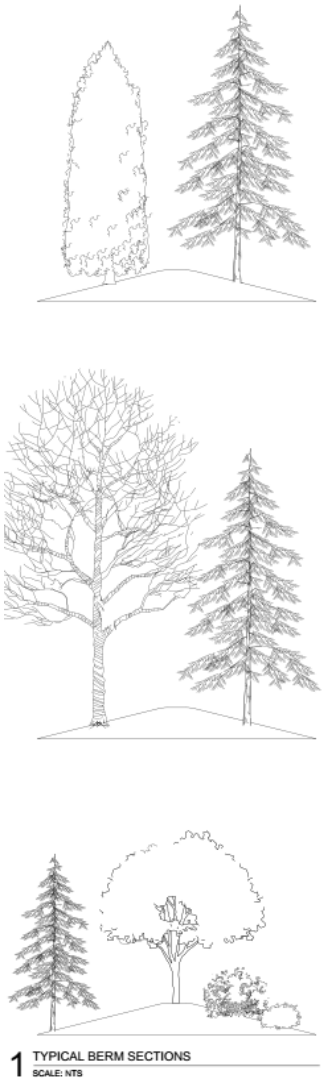
SITE LIGHTING AND PROJECT BUFFERING

- A licensed electrical engineer has been contracted to do a photometric analysis of the site.
- The project will meet the local requirements for footcandles per Michigan City code.
- Proper fixtures with shielding will be installed as required.
- An existing tree buffer will remain, and the project will endeavor to maintain screening and buffering to the extent possible subject to design (including the need to remove existing vegetation due to safety concerns).
- Along the East side of the site bordering Royal Road is a projected 3-5’ high berm with approximately 150-175 mixed trees averaging a 2” caliper and ranging from 6-12’ in height.
- In these landscape buffers an additional 140-160 shrubs are planned to be installed

SITE FEATURES

- East side of the property berm with trees/shrubs
- Perimeter fencing around the property





402 ROYAL ROAD | MICHIGAN CITY, IN

ENVIRONMENTAL CONSIDERATION

- Electromagnetic
  - Data Centers run on fiber optic and ethernet, not on radiation. This site will comply with all local, state, and federal requirements and does not pose a health risk to the community. Electrical infrastructure developed in support of the Data Center site is the same that is used throughout NIPSCO's territory which includes the existing substation across Royal Road from the site.
- Wetland/Streams
  - When designing a data center, sites are optimized to avoid or minimize impacts to existing land features and natural resources including wetlands and streams.
- Emergency Generators
  - Only used in the event of a natural disaster, power outage, or testing and maintenance.
  - Air permits will be acquired per the EPA and IDEM

FIRE AND LIFE SAFTEY

- This project will include 24/7 onsite security.
- A new fire suppression/fire alarm system with a new fire pump will be designed and installed to meet all applicable code requirements.
- The project team will be working closely with the fire marshall to meet all applicable code requirements and ordinances (both inside and outside the facility).
- The future onsite system does not include adding chemicals to the fire suppression system.

UTILITIES

- Water
  - Used for cooling the Data Center (air cooled chillers)
  - Michigan City Water Works has confirmed that it has ample amount of water to service this project.
  - The project will bear costs to any infrastructure upgrades needed to service this facility.
  - Rates will not increase as a result of this project.
- Sanitary Sewer
  - Used for typical domestic discharge and in the unlikely event of needing to drain the chilled water system.
  - Michigan City Sanitary District has confirmed that the existing infrastructure from the former manufacturer on the site is currently adequate for the facilities needs.
  - The project will bear costs to any infrastructure upgrades needed to service this facility.

  There will be no outages to the local community to service this facility.

UTILITIES

- Power
  - The end user has been working closely with NIPSCO to determine how much electrical power is needed to complete the power studies to ensure the site can be supplied.
  - Infrastructure improvements will be made to the adjacent NIPSCO substation to support the end user and will lead to increased capacity and improved reliability for all customers in the area.
  - The costs of the NIPSCO upgrades are not going to increase rates nor will the cost to supply power to the site by borne by the rate payers.
  - The facility will be operational only on grid power. There will be no temporary power generation on site other than back-up emergency generators.

  There will be no outages to the local community to service this facility.

TRAFFIC FOR THE SITE

- During construction, the site is expected to generate traffic during construction periods which is considered temporary.
- The project team will be utilizing on site storage/logistics along with selecting close by sites to stage to minimize congestion.
- Once the facility is operational, the site is expected be 80% less than a typical light industrial/manufacturing use like the previous company that operated the site.

RESIDENTIAL PROPERTY VALUES

- According to reports (CBRE Data Center Market Reports , Principal Real Estate) Data Center development generally leads to positive impact on property value.
- The reports show that the construction of a Data Center in a region can increase surrounding land values due to high demand for land with suitable infrastructure.
- Similarly, Data Centers have been shown to boost values for the surrounding residential homes, as a demand for housing increases with new job growth.
- Residential Property taxes may be lowered due to project size.

ECONOMIC BENEFIT TO THE CITY

- The Project would result in **$26.1M** to the city by way of the following:
  - **$1,000,000** to the Economic Development Corporation, Michigan City, Indiana to be used to support economic development in the City.
  - **$100,000** to the City to Michigan City Sanitary District to improve downstream infrastructure from our site,
  - **$5,500,000** as an EDI payment and $500,000 per year for the next 39 years.
- Current Real Property taxes collected = **$22k/yr** and the project would generate and estimated total real property of **$926k/yr (42x more)** for years 1-10 and **$1.5M/yr (68x more)** thereafter resulting in a decrease in tax levy for the community. The City's allocation is 48%of the amounts stated.
- Through the infrastructure, products, and services the end user provide, it helps grow businesses, careers and communities.
- The end user collaborates with each community to provide long-term support through grants, educational programs, and other initiatives.

ECONOMIC BENEFIT TO THE CITY (continued)

- This project is expected to create approximately 500-800 construction jobs.
- Once the facility is operational, this site will create 30+ high-skilled jobs, as well as facilities and maintenance support.
- The end user makes every effort to utilize a competitive bidding process open to both union and non-union in effort to support all workers, skilled tradesmen/tradeswomen, and contractors.
- The U.S. Chamber of Commerce estimates (source) a typical U.S. data center creates $32.5 million in local economic activity each year.
- A February 2025 study by PricewaterhouseCoopers (source) found that 1 data center job supports 6 jobs elsewhere in the economy

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