



WATCH FULL VIDEO
OF PROPERTY

Scottsdale Gateway II Investment Partnership Opportunity

Partial Ownership in 8901 E Mountain View Rd



Investment Opportunity

We are offering partial ownership in 8901 E Mountain View Rd., an estimated \$25,000,000 Class A office building in the heart of Scottsdale with exceptional highway visibility, ample parking, and strong and growing tenancy.

This opportunity offers a partnership with a publicly traded, sophisticated commercial real estate investor, with partial ownership in their Headquarters.



8.4 Acres

Zoned C-3, PCD

107,895 SF

Substantial Parking
5.5/1,000

Excellent Visibility with
Highway Signage

Loop 101 Access
1 Mile

This investment opportunity offers:

- » Minimum 7% annual return
- » Flexible Investment Structure (Negotiable Equity Investment)
- » No OPEX passthroughs for investor over life of holding
- » Value Add Opportunity with Capital Improvements and Increasing Tenancy
- » Partnership with a Sophisticated and Successful Commercial Real Estate Investment Manager and Investor



Investment Structure

Caliber is looking for an investor partner to help fund TI's and other expenses at 8901 E Mountain View Road.

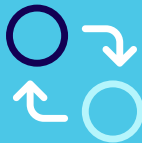
We estimate the property's current value at \$25,000,000 based upon recent comps, improved occupancy at the property, and expectation of future cash flows. The following example highlights the benefit of this offering to an investor.

INVESTMENT EXAMPLE ↴



Equity Investment

- 20% Equity investment
- \$5,000,000



Annual Return

A minimum of 7% or \$350,000 annually (Investor receives more than 7% if NOI is above 7% threshold). Please note interest will be paid annually and held in a reserve account throughout holding period.



Exit Strategy

If property is sold above \$25,000,000, investor receives 20% of the capital gains.

For instance, if NOI at exit is \$1,900,000, the property would sell at \$27,142,857 at a 7% cap. The 20% equity holder would receive \$5,428,571 at closing (\$5,000,000 initial investment + \$428,571 capital gains).

Assuming only 7% annual return each year, and a sale price at \$27,142,857 in year 5, the IRR for this transaction would be 7.27%.

Investment Partnership

Caliber is a publicly traded alternative asset manager that focuses on identifying and executing strategic real estate investments across the Western US. As a public sponsor of private real estate investment strategies, Caliber creates tailored funds for accredited investors seeking access to alternative assets, including distressed properties, opportunity zones, and other opportunistic real estate plays. Following their IPO in May 2023, Caliber is now listed on Nasdaq under the ticker symbol CWD.

16
Years in Business

\$2.9B+
Managed Assets

2,000
Customers

90+
Employees



Experienced & Aligned Leadership

- » Broad expertise spanning strategy, capital raising, new product development, real estate investment and development, strategic partnerships, operations, capital markets, and sales & marketing
- » Entrepreneurial, growth mindset coupled with a contrarian approach
- » Aligned with shareholders - ~50% stock ownership, including Co-Founders

Focused Expertise & Multi-Sector Adeptness

Caliber has established critical relationships throughout our target markets, which positions us to take advantage of low-cost, off-market transactions in a region experiencing outsized growth.

MULTI-SECTOR SOLD ASSETS

- 23.6% IRR*
Northsight Crossing | 01/2022-10/2023
- 38.2% IRR*
South Mountain Square Apartments | 12/2012 - 02/2019
- 12.6% IRR*
Fiesta Tech Office Complex | 04/2016 - 06/2021

Why Caliber?

1. Large and growing addressable market opportunity - alternative asset management
2. Unique focus on attractive and overlooked middle-market real estate investment opportunities
3. In-house fundraising drives growth with non-dilutive capital
4. Multiple revenue streams and value creation at each step in real estate investment process
5. Demonstrated ability to drive revenue and EBITDA
6. Aligned, experienced management team and board members

For additional details on Caliber's cycled assets, contact your Caliber Representative or call 480.295.7600

8901 E Mountain View Rd

Property Performance & Expectations

EXISTING PERFORMANCE

80%

Leased

43%

of Leases have Terms Longer than 9 Years

\$1,208,542

2024 NOI

PERFORMANCE EXPECTATIONS

\$1,527,028

Estimated 2025 NOI

95%

Occupancy by the End of 2026

100%

of Tenants Expected to Renew



Investment Opportunity and Value Creation

EXECUTIVE SUMMARY

Scottsdale Gateway II (“SGII”) is a suburban office property located in the Central Scottsdale submarket. The property is **Caliber’s headquarters** and was recently acquired off-market in 2023.

The property features a 5.5+ year weighted average lease term remaining. Average in-place rents are approximately \$25.75/rsf and current asking rents are \$27.00/rsf. The tenant expiration schedule is staggered between 2025 and 2036, providing stability in rent roll while still offering opportunities to mark rents to market.

PROPERTY ACQUISITION & RECENT HISTORY

Acquired at below-market pricing (\$19,500,000) via an off-market transaction through lease ROFR in January 2023.

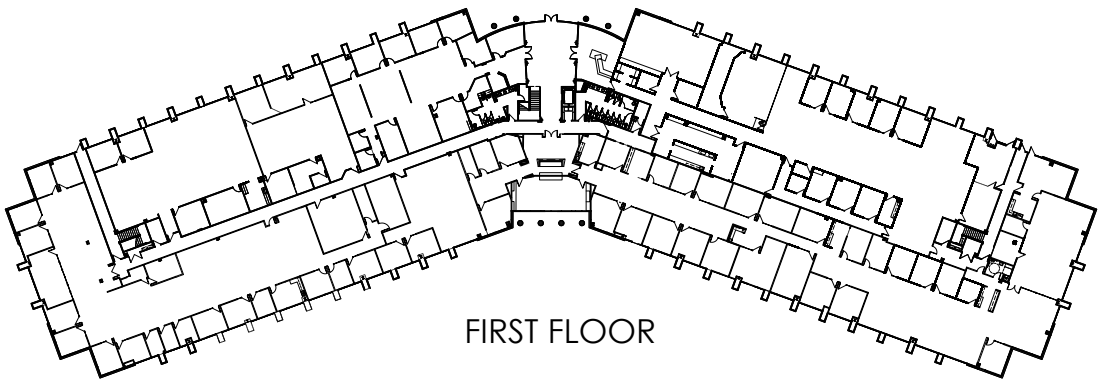
- In-place financing at attractive 4.30% interest rate through Nov-2029.
- Over 29,000 square feet of space and 6 new lease commitments since the start of 2024.
- Created diverse tenant-base with mix of medical office, financial services, law office, and sports users.

VALUE ADD PROPOSITION

- Vacant space in the building is consistently being marketed for lease by a team with a historically high success rate, evidenced by improved occupancy at Scottsdale Gateway II over the past two years.
 - » Caliber’s leasing team has over 40 years experience leasing office and medical space. This group has completed roughly 30 projects and hundreds of TI’s with extensive knowledge of cost of construction, lease negotiations and has a significant network of contacts in the business.
- In addition to \$2,200,000 of money set aside for building improvements, proceeds from this investment partnership will be used for upgrades to the lobby, bathrooms, corridors, and TI’s.

Floor Plans | 107,895 SF

53,947 SF per floor

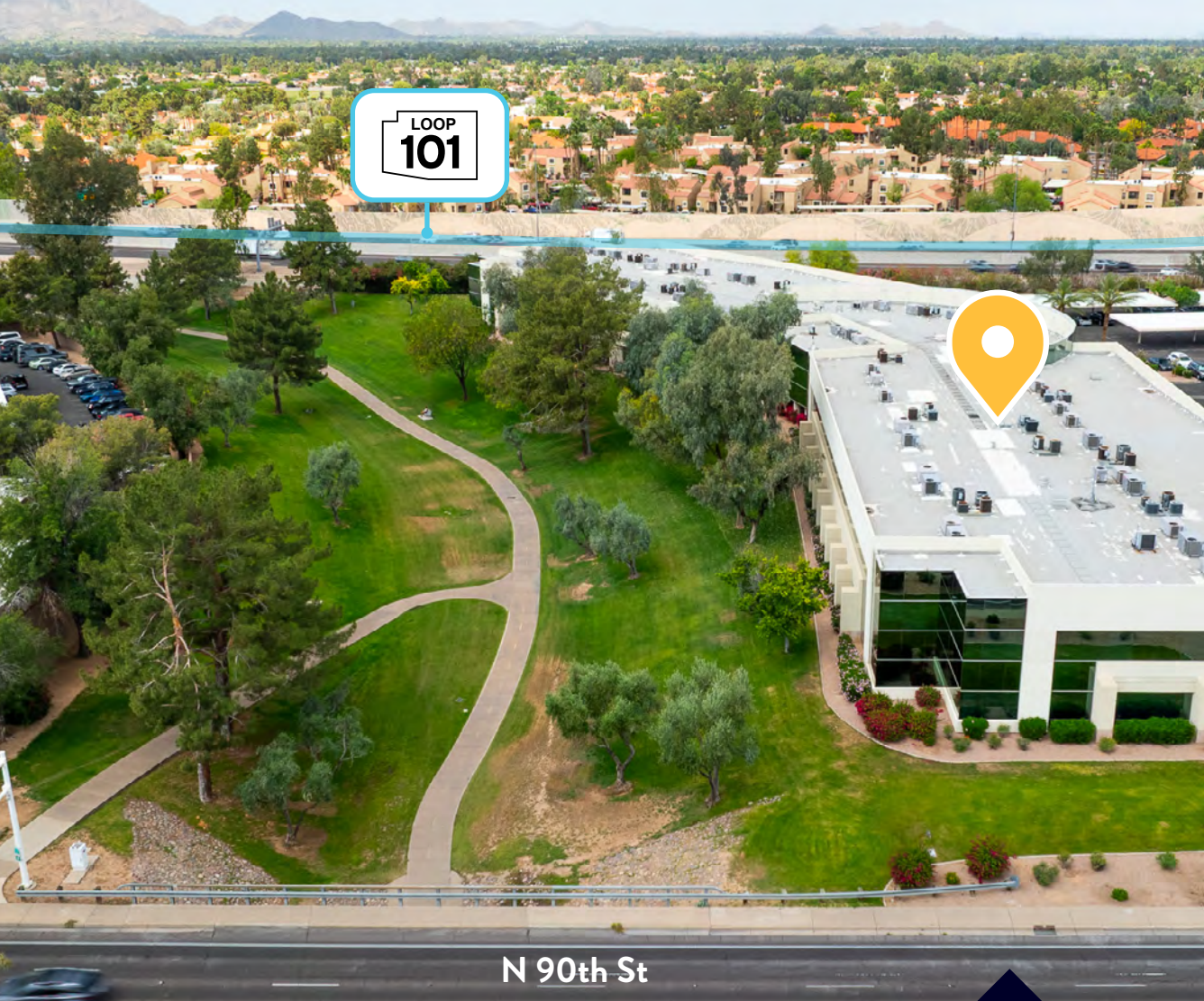


FIRST FLOOR



SECOND FLOOR

Please note; the East Wing of the 2nd Floor is currently being built-out for new tenants.



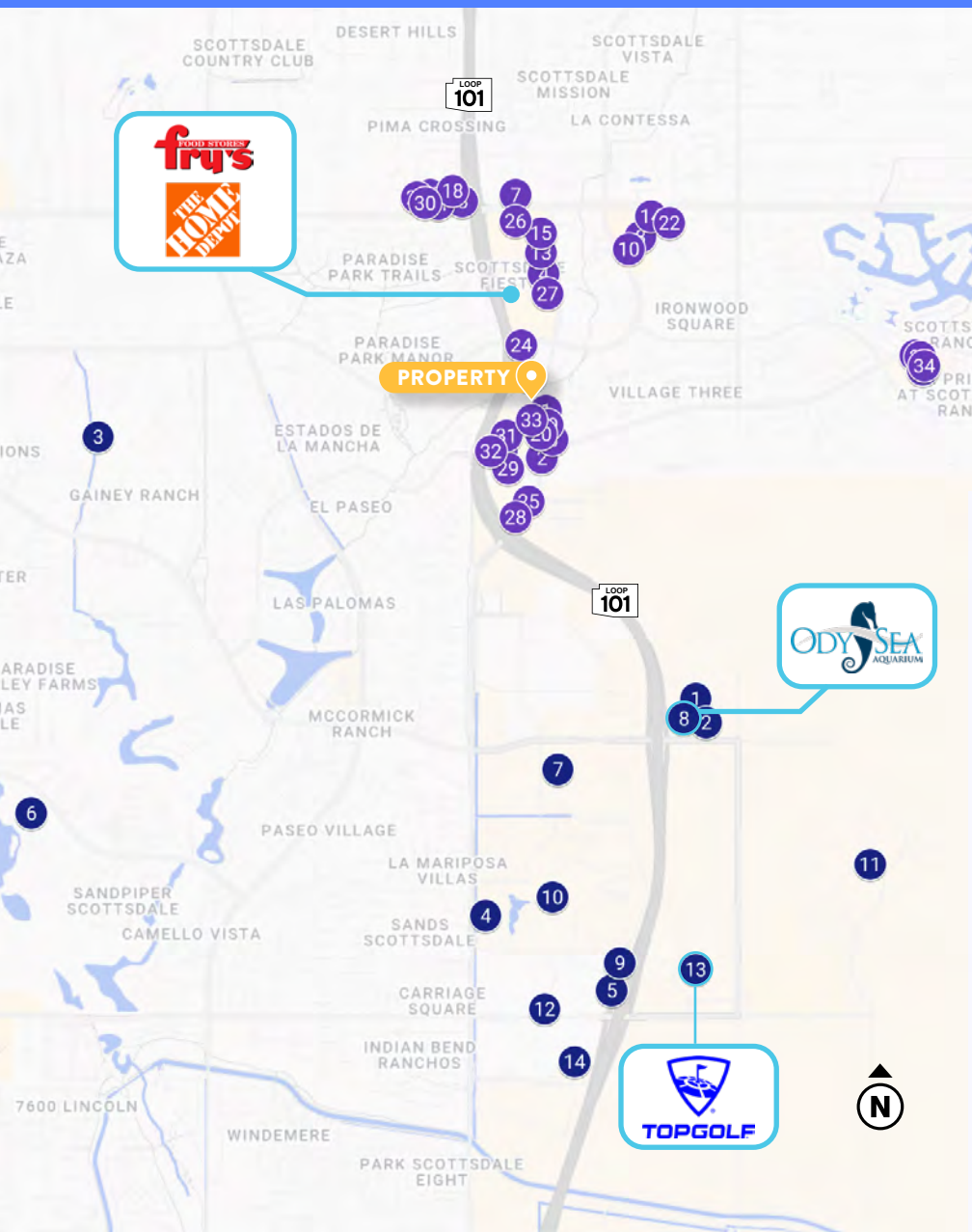
Indian Bend Wash Greenbelt

MIXED-USE TRAIL

Indian Bend Wash Greenbelt is a scenic, paved trail that offers an easy and enjoyable urban hiking experience in the McCormick Ranch area. Surrounded by landscaped paths and conveniently located near major roads, the trail is accessible and well-maintained. It's a popular spot for walking, jogging, and biking, with several nearby dining options and public amenities just a short distance away.



Local Amenities

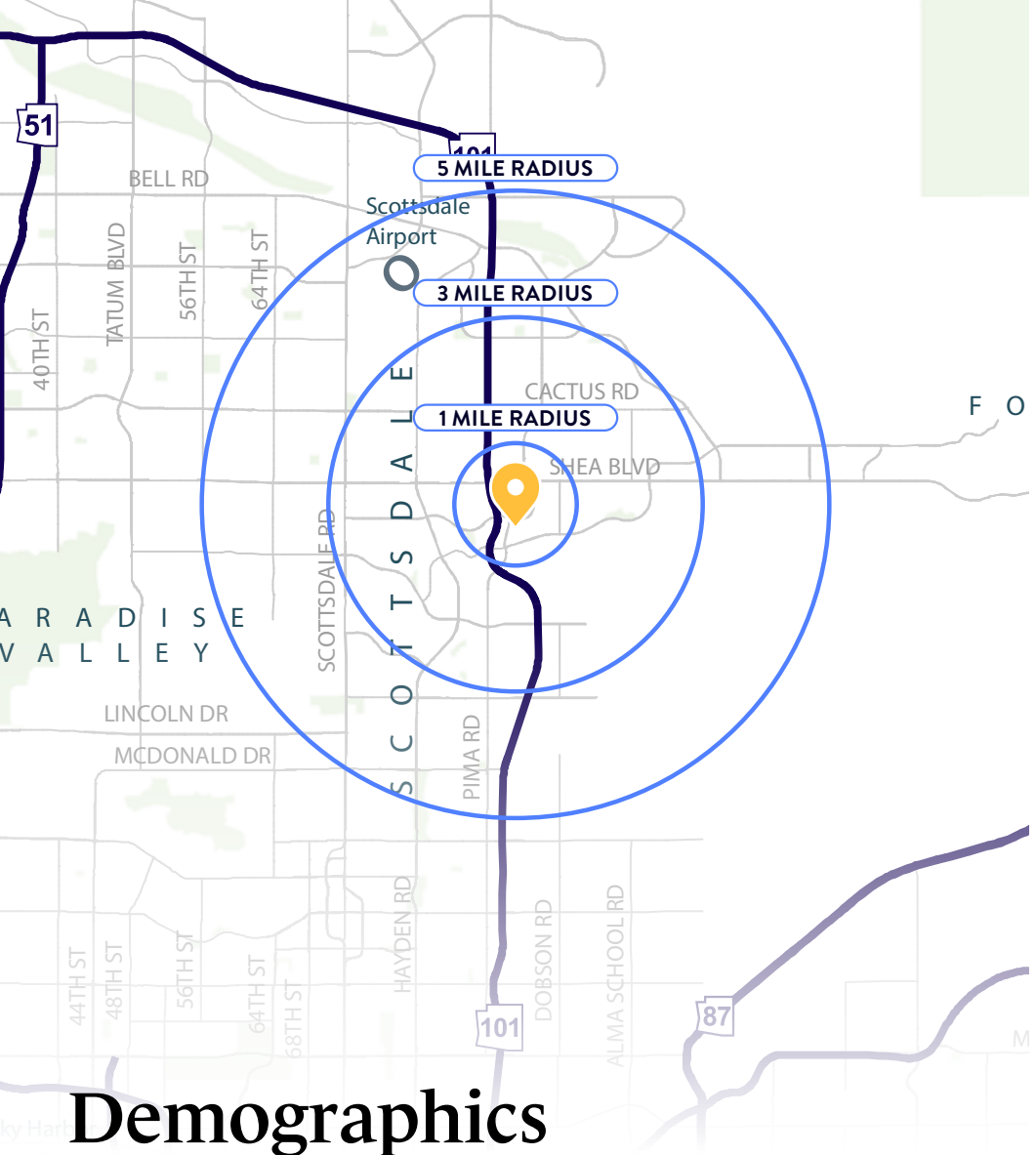


RESTAURANTS (WITHIN 5-MIN DRIVE)

- | | | |
|---|------------------------------|---------------------------------|
| 1. Ajo Al's Mexican Cafe | 11. Culvers | 24. Manuel's Mexican Restaurant |
| 2. Akita Sushi | 12. EGGstasy | 25. Playa Bowls |
| 3. Andreoli Italian Grocer | 13. Einstein Bros. Bagels | 26. Portillo's Scottsdale |
| 4. Canton Dragon Asian Grill & Bar Scottsdale | 14. First Watch | 27. Schlotzsky's |
| 5. Cheba Hut | 15. Flower Child | 28. Shake Shack Salt River |
| 6. Chef J Dim Sum & Chinese Bistro | 16. Giovanna's Pizza | 29. Simply Thai Kitchen |
| 7. Chick-fil-A | 17. Goldie's Sports Cafe | 30. Snooze |
| 8. Chompie's Restaurant | 18. Hello Vietnam Pho & Roll | 31. Sourdough & Co. |
| 9. Cold Beers & Cheeseburgers | 19. Hiro Sushi | 32. Tavern Grille Scottsdale |
| 10. Crazy Greek Kitchen | 20. KoKo Boba Tea House | 33. The Coffee Bean |
| | 21. La Fonda Del Sol | 34. Voila French Bistro |
| | 22. Ling & Louie's Asian Bar | AND MORE! |
| | 23. Macayo's Mexican Food | |

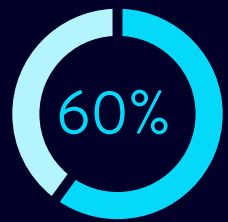
ENTERTAINMENT

- | | |
|--|--|
| 1. Arizona Boardwalk | 8. OdySea Aquarium |
| 2. Butterfly Wonderland | 9. PopStroke |
| 3. Gainey Ranch Golf Club | 10. Salt River Fields at Talking Stick |
| 4. Great Wolf Lodge Water Park Arizona | 11. Talking Stick Golf Club |
| 5. iFLY Indoor Skydiving - Phoenix | 12. The Pavilions at Talking Stick Shopping Center |
| 6. McCormick Ranch Golf Club | 13. Topgolf Scottsdale |
| 7. Medieval Times Dinner & Tournament | 14. Octane Raceway |



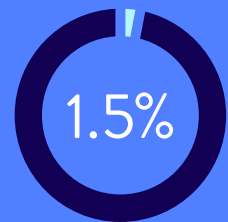
Demographics

The area surrounding the property is characterized by an affluent, well-educated population and a strong professional workforce. With consistent population and household growth, high average incomes, and a significant number of white-collar occupations, this location offers a stable and attractive environment for office tenants. The area’s demographic profile supports long-term demand for professional services and makes it a compelling opportunity for office investment.



Bachelor’s or Higher
Well-Educated Population
(Adults 25+, 3–5 mi radius)

\$796,599
Median Home Value
(5 mi radius)



Projected Population Growth
2024-2029
(3 mi radius)

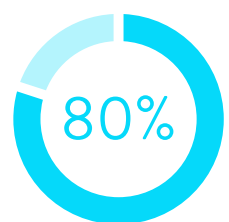


High Income Levels
Average Household Income:
\$177,746 – \$191,248
(3–5 mi radius)

\$9.14 B
Total Consumer Expenditure
Per Year
(5 mi radius)



Top Categories Include
Housing
Entertainment
Food



Workforce in Office Jobs
(3–5 mi radius)

26% of Households Earn
\$200,000+
Per Year
(3–5 mi radius)

7,800+ Businesses
Dense Business Environment
(3 mi radius)

Contact

BRIAN URETZKY

617.308.0458
buretzky@keyser.com

RICK OSSELAER

602.620.5471
rosselaer@keyser.com



Thank You

Keyser | Commercial Real Estate Advocates | [Keyser.com](https://www.keyser.com)

© 2025 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.