

A PITCH FOR OPPORTUNITY ZONE INVESTMENTS



Advantage Valley is a coordinated economic region in West Virginia with 13 designated Opportunity Zones in the cities of Charleston, Huntington and South Charleston as well as Boone, Jackson and Mason counties. See inside for info on how you can invest in 20 key growth sectors and dozens of real estate, development & business opportunities ready for investment.

Check out www.AdvantageValley.com/Pitchbook for more info on 20 showcase projects ready for Opportunity Fund investment.

OPPORTUNITY ZONE PROJECTS READY FOR INVESTMENT IN THE ADVANTAGE VALLEY

Among the 20 showcase projects and dozens of other opportunities in Advantage Valley, these handful demonstrate the potential waiting for Opportunity Fund managers in this vibrant region.



CHARLESTON

A regional, enclosed urban mall featuring 340,000 sq. ft. with anchor JC Penney, nearly 100 specialty stores, and 12 restaurants. Renovated in 2013, the center sits adjacent to parking garages providing 4,000 spaces. There is a separately owned, former 144,864 sq. ft. Macy's anchor store adjoining the center, as well as a recently acquired 180,000 sq. ft. former Sears parcel for possible hotel development. Owned by U.S. Bancorp and ready for sale/improvement to meet changing retail trends, the center's redevelopment for mixed-use retail, commercial office and hotel revitalization is supported by the City of Charleston, Charleston Urban Renewal Authority, and manager CBRE, Inc.



HUNTINGTON

Downtown Huntington's Opportunity Zone includes the planned Brad D. Smith Business Incubator at Marshall University, anchored by a \$25 million investment from hometown alum who is Board Chairman of Intuit and Chairman of Nordstrom. Invest in this hub for new biomedical, technology, manufacturing and innovation businesses.



SOUTH CHARLESTON

South Charleston's Thomas Memorial Hospital is a 206-bed facility on 15 acres with 1,100 parking spaces, for sale and expansion in a health and medical commercial district on Interstate 64.



BOONE COUNTY

Backed by the State of West Virginia, the 12,000-acre Rock Creek Development Park in Boone County is ready for Opportunity Zone investment, and master planned for 3,000 acres of catalyst sites seeking larger tracts, 350 acres of “seeds & starters” business enterprises, 115 acres for a gateway commercial center, a 50-acre rail hub, and 1,115 acres of neighborhood development. With one of the largest deposits of rare earth elements in the nation, Rock Creek can be a global center for advanced refining, manufacturing, design & commercialization of rare earth element technologies and innovation.



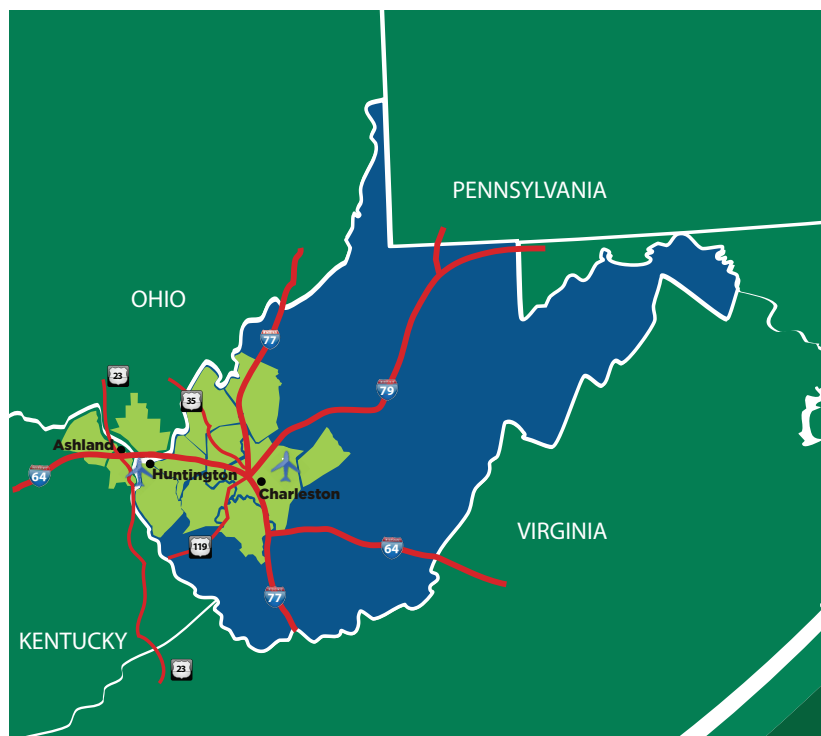
JACKSON COUNTY

Situated on the Ohio River with close access to Interstate 77, the Jackson County Maritime & Industrial Centre is anchored by the Constellium factory, one of the largest rolled aluminum plants in the world, employer of 1100, and a key supplier for aerospace, defense, transportation, marine and industrial uses. This business park is ready for Opportunity Zone investment in the medical, chemical, polymer, manufacturing, warehousing, distribution and other sectors.



MASON COUNTY

The Apple Grove Industrial Park in Mason County has approximately 1,370 acres on the Ohio River, with 90% out of the floodplain, served by CSX Rail on-site, and by all utilities except sewer which is now moving into engineering to serve the site. Opportunity Fund investors can take advantage of the shale-manufacturing boom in downstream petrochemical and polymer manufacturing and other business sectors.





Advantage Valley is a non-profit economic development organization working in partnership with the State of West Virginia, local governments, economic development organizations, sector and business leaders, education and training institutions and other partners.

Our team is ready to support local property owners and businesses to put Opportunity Zone initiatives into action, and to help Opportunity Fund investors get connected to these promising projects and take advantage of other incentives and support.

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