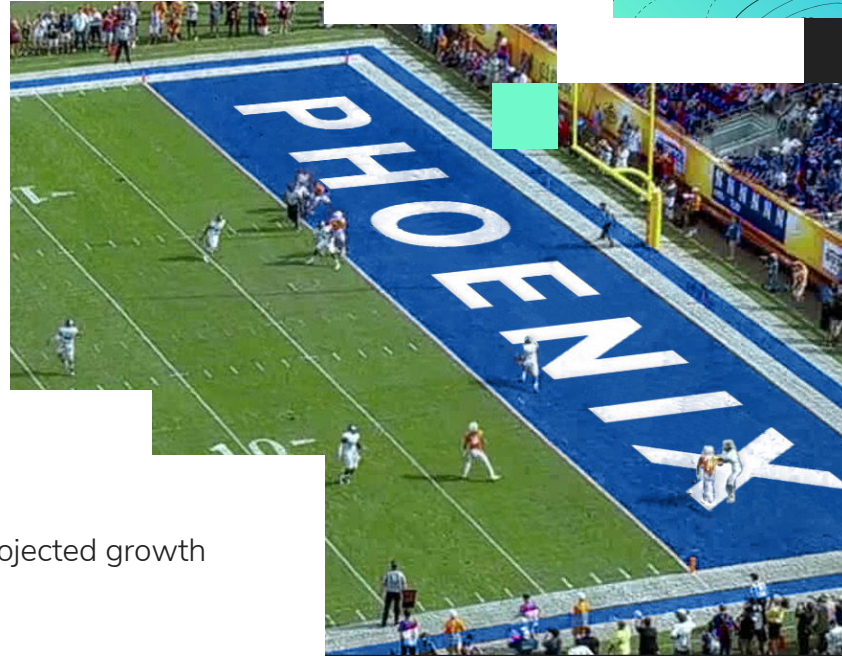


# BIG GAME LOCATION DATA SHEET: PHOENIX, AZ



## Market category:

Super Sun Belt



## Population:

**5.12M** with **1.6%** projected growth



## Top 2 market advantages:

- Growth-demographic
- Business-friendly environment



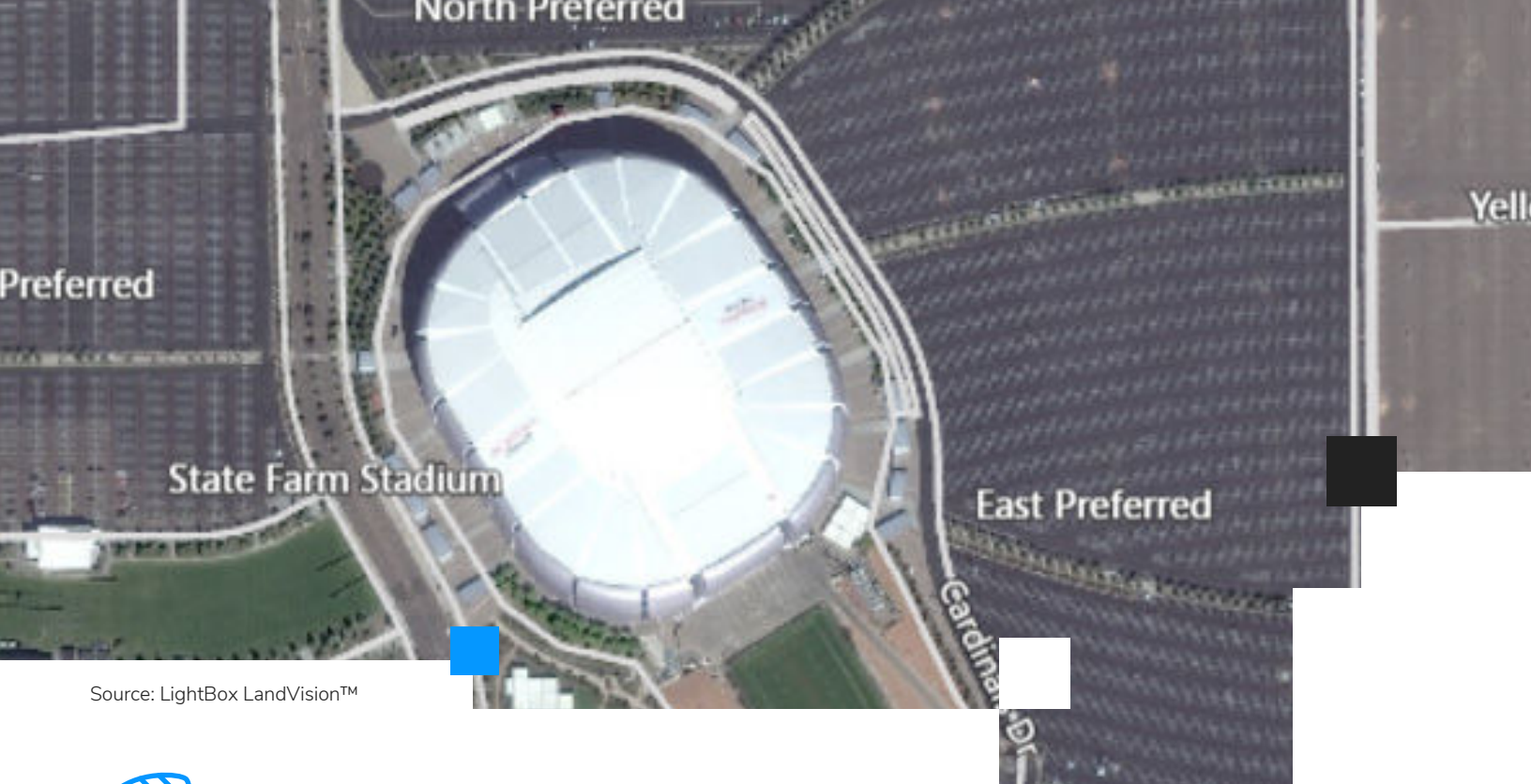
## Top 2 concerns:

- **High inflation** - 12.3% year-over-year price growth in June (compared to national rate of 9.1%)
- **Climate change** – Reduce “Heat Island Effect”



## Noteworthy Phoenix Rankings

- **Top 10 ranked real estate market:**  
9<sup>th</sup> for Overall Real Estate Prospects in the US in 2023
- **Top 5 fastest-growing market for Phase I ESAs:**  
5<sup>th</sup> fastest-growing market for environmental due diligence in the US (26% growth over two years)
- **Top 20 rate for retail investment:**  
16<sup>th</sup> for retail investment
- **Top 10 largest market for Phase I ESA:**  
10<sup>th</sup> largest market for Phase I environmental site assessments in 2022 alone
- **Top 20 for homebuilding prospects:**  
13<sup>th</sup> for homebuilding prospects
- **5,000+ Phoenix properties underwent Phase I ESAs in 2022**



Source: LightBox LandVision™




## Property-level data


**State Farm Stadium Home of the Arizona Cardinals and annual Fiesta Bowl**

<b>MSA:</b>	Phoenix-Mesa-Scottsdale
<b>Location/City:</b>	<b>Glendale, AZ (9 miles NW of Downtown Phoenix)</b>
<b>Address:</b>	1 Cardinals Drive
<b>Coordinates:</b>	33.528°N 112.263°W
<b>Property Owner:</b>	AZ Tourism and Sports Authority (AZSTA)
<b>Last Market Sale:</b>	2003
<b>Year Built:</b>	2005
<b>Total Ass'd Value:</b>	\$108M+
<b>Acres:</b>	25+ acres
<b>Stadium Capacity:</b>	63,400 (extended to 73,000+ for Super Bowl)

Source: LightBox LandVision™

## Commercial real estate data

 Loans coming due in next 12 months within 3-mile radius of stadium: **800+** real estate loans

 Commercial properties sold in last 12 months within 3-mile radius of stadium: **850+** properties totaling over 1.8MSF

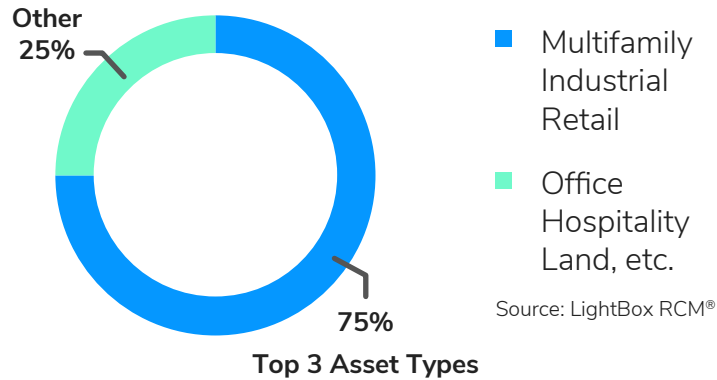
Source: LightBox LandVision™

# Number of commercial properties listed in LightBox RCM database by Phoenix MSA



- Top 5 MSA in RCM based on # of CAs executed by investors (**36K+**) in 2022
- Nearly **500** projects listed in RCM in 2022
- Number of Investors/Buyers for MSA: **±20,000 Principals**

## 2022 LightBox RCM Projects by Asset Type Phoenix MSA



Nearly **1 out of 4** investors are interested in Phoenix MSA (part of acquisition criteria)

## Commercial real estate appraisals YTD

YTD (1/1/23 - 1/21/23) + YoY



**-60%**

\$ Appraisal Fees Awarded



**54.2%**

# Awards

## Percentage of appraisal awards by property type



**-2.3%**

Industrial



**-13.8%**

Office



**-7.2%**

Retail-Commercial



**+7%**

Shopping



**+15.5%**

Multifamily

Source: LightBox Collateral360

LightBox is the world's leading commercial real estate information and technology platform. We empower decision-makers by providing authoritative data, integrated workflows and unmatched industry connections. Our customers include commercial and government agencies requiring definitive real estate data and powerful workflow solutions, including brokers, developers, investors, lenders, insurers, technology providers, environmental consultants, and valuation professionals.

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