

Making a future in Southeast Idaho.

Growth

By the year 2040 Boise is expected to grow by more than 440,000 and the Wasatch Front is expected to grow by more than 789,000. This regional growth is pushing those markets away from affordability, and into expensive redevelopment cycles and other urban challenges including poor air quality, traffic congestion, and sprawl.

Northgate, at the center of an interstate corridor connecting the booming Salt Lake Valley's business market with the largest and most prestigious intermountain universities, is strategically situated to capture this growth. With its modern and human-friendly design, Northgate has created the perfect environment for accommodating this growth while enhancing the Portneuf Valley's already-excellent quality of life.

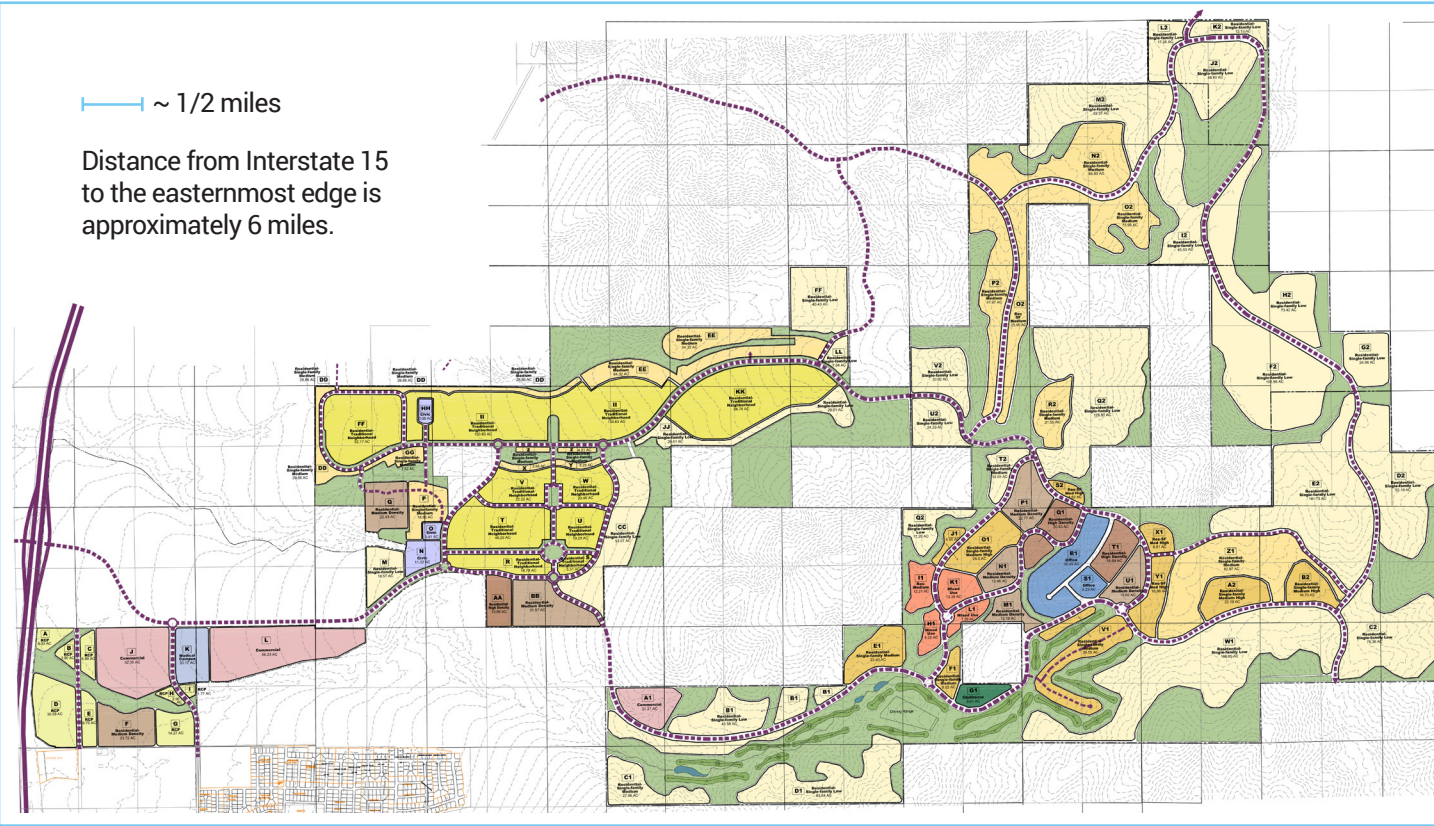
Local Business Economy

- Pocatello has been recognized by Forbes as a "Best Small Place for Business" 6 years in a row.
- Pocatello was ranked 2nd on Forbes Cost of Doing Business index.
- Pocatello has been ranked 1 of the top 10 small places to move and raise a family according to Primary Relocation and World ERC.
- Pocatello has also been ranked by the AARP as one of the top cities in the U.S. to retire and one of the Best Small Cities in America by NerdWallet.

Pocatello Economic Profile

Key Economic Indicators and Differentiators:

- Approximately 1,500 white-collar jobs expected in the next 24 months.
- No Class-A space or premium lots; Northgate will provide the exclusive supply.
- Exceptionally talented workforce that functions as an extension of the Wasatch Front/Silicon Slopes market.
- Unmatched housing affordability, 25-50% lower than Salt Lake City and Boise markets.
- Nationally recognized training and talent in Energy Technology, Robotics, and Automation.



Planning makes the difference.

A Smart Community

Cities are working to improve, through technological automation, their livability, sustainability, safety, and workability.

Northgate goes even further. We understand that the New Economic Development is building a talent ecosystem that can attract, develop, and maintain.

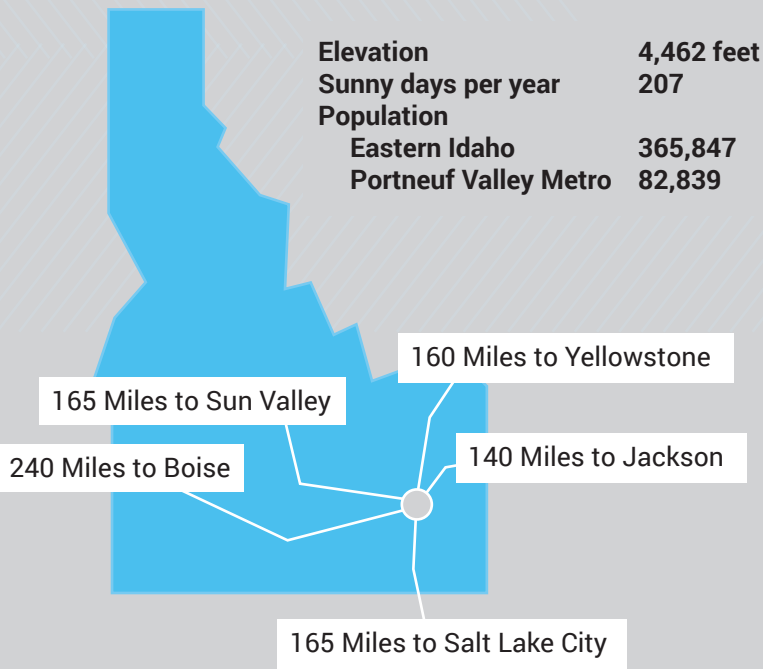
Knowledge Workers

The Northgate District, through placemaking and technological vision, will provide that ecosystem for Eastern Idaho. Ours is a place where the next generation thrives and grows roots, and where talent wants to be.



Master Plan.

- 4,500** total acres
- 10,000** residential lots
- 1,000,000** commercial square feet
- 7,000** in-demand tech jobs



Master Planned Community

Work. Live. Play.



NORTHGATE

DISTRICT

work.

Master-planned jobs

Northgate's Office and Technology spaces will house over a million square feet of office space for more than 7,000 employees. Fiber-fed Class-A shell space will be available to customize quickly for your company's convenience, or as an alternative, pads will be available for complete custom construction.

All commercial buildings will maintain Class-A quality and architecture, and can be built to ensure SCIF compliance.

Talentshed

One way employers evaluate locations is based on the number of students in higher education within the nearby "talentshed." There are more than 188,000 students within the 200-mile talentshed surrounding eastern Idaho. Compare this with the 44,000 students in the Boise talentshed and it's easy to see why eastern Idaho is special.

Nearby universities include: BYU; BYU-Idaho; College of Eastern Idaho; College of Southern Idaho; Idaho State University; Utah State University; Utah Valley University; University of Utah; Weber State University; Westminster College; and others.



Earning a profit

Recognizing that jobs are the backbone, Southeast Idaho was specifically chosen for Northgate. With a reasonable cost of living and a high-quality of life, the Pocatello area makes perfect sense for businesses to be able to pay good wages and retain workers, while earning a profit.



Savings projections in facilities per sq. foot

\$30-40	\$25	Savings of
Utah	Idaho	\$750-2,250
based on 150 sq. ft. per employee		per employee

Tech job average salary

\$108,000	\$75,000	Savings of
Utah	Idaho	\$33,000
		per employee

Median home cost

\$410,000	\$240,000
Utah	Idaho

live.

Master-planned environment

At its heart: New Urbanism, idealistic design that allows you to walk or bike to work and wander to grocery stores, retail shops, restaurants, concerts, events, and parks.

Northgate's spaces will be alive with buzz, full of interaction and commerce, and activated socially. The community will provide over 1 million square feet of office space, capable of housing thousands of jobs, integrated with Eastern Idaho's finest destination retail center. Wherever you are in Northgate, you'll connect easily to our parks, miles of dedicated paths and trails, and look out of balconies onto open spaces. Sycamore trees will grace the parkways, iron lamps will light your way, and unique colors and textures will invite you home.

Northgate features a live, work, and play environment, delivering Idaho's first truly walkable, bikeable community experience, and will be designed and built to green neighborhood standards with full Smart Home automation for every unit. Residential development in Northgate will include single family homes, estates, condos, apartments, and everything in between.



Sticking around

We want you to hire great employees and we want them to stay with you. Knowing that personnel expenses are often the highest for a business, our covenant housing is designed to keep costs down so that your workforce is paid well and stay with your business. Builders will profit via volume. Inflation is intended to be minimal. With those two in mind, Northgate is trying to help you keep the people you hire. People at all levels will be able to live in high-, medium- and low-density housing.

play.

Master-planned lifestyle

Eastern Idaho is an all-season outdoor mecca above all else. There are 35,245 square miles of public land, including more than 20 miles of trails and walkways. Popular recreation areas like Sun Valley, the Tetons, Grand Targhee, Yellowstone National Park, Island Park and the many access points of the Snake River are a short drive away.

Healthy workforce

Portneuf Medical Campus

Portneuf Medical Center (PMC) will anchor the Northgate District with a new 20-acre medical campus, which is currently under design. PMC is a regional Level II trauma center with state-of-the-art cardiology and neurosurgery programs, and has earned a five-star ranking in three cardiology and cardiac surgery programs. The Portneuf Cancer Center provides radiation and medical oncology services and has received commendations for clinical trial accrual, cancer registrar education, nursing care and data submission. Portneuf was designated a Blue Center of Distinction by Blue Cross for knee and hip replacement and spine surgery. The urology program is nationally recognized, and the Center has a Level II neonatal intensive care unit.



Shopping and social gathering district | Class-A outdoor mall | Walker friendly | Movie complex | Fitness center | Fountain | Lifestyle shopping and office