



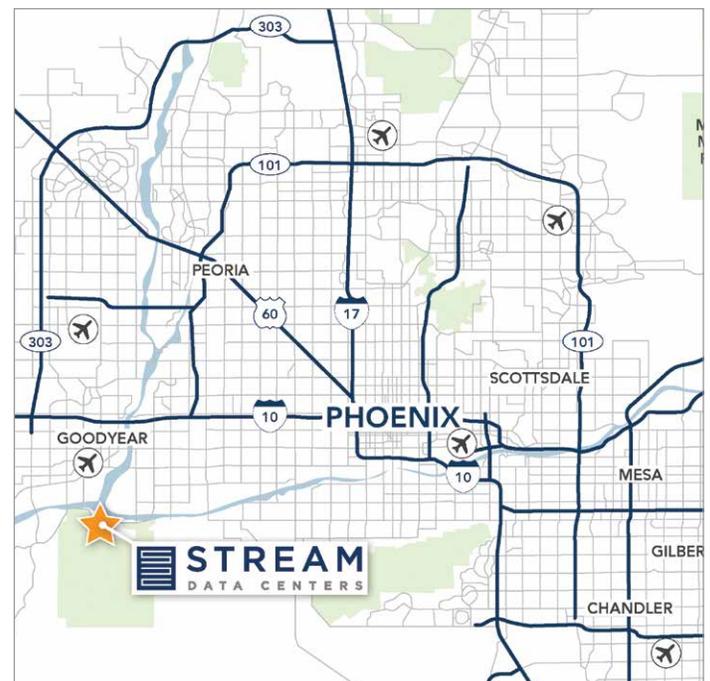
## Stream Data Centers Phoenix I – V

Stream’s Phoenix campus in Goodyear, AZ includes the first of five planned facilities, beginning with a 418,200-square-foot hyperscale data center on 157 acres of land. Stream’s Phoenix data center development establishes an expansive data center campus for hyperscale and enterprise customers with excellent fiber connectivity and optimized latency to all major markets. The phase I facility will support 40+ MW of critical load, now available with an initial 4.5 MW of capacity.

At full build, the entire campus will support up to 2 million square feet of data center facilities and 200 MW of critical load, establishing its place as the largest hyperscale campus development in the Greater Phoenix area.

### HIGHLIGHTS

- Phase I, 418,200 SF facility with 40.5 MW critical load at full build.
- 157 acres includes ample availability for additional build-to-suit or custom data center developments on one of the largest data center campuses in the region.
- Onsite Arizona Public Service Electric Company (APS) substation with ultimate power capacity of 350 MW.
- Arizona data center sales tax exemptions provide compelling benefits to customers.
- Excellent fiber connectivity with optimum network latency to other markets.
- Goodyear, AZ is notable for its business-friendly environment, in close proximity to local amenities and Phoenix-area airports.



**UTILITY  
POWER**

- Dedicated Arizona Public Service Electric Company (APS) on-site substation with ultimate power capacity of 350 MW.
- Nearly half of APS's energy mix is carbon free. Renewable resources include solar, wind, biomass, biogas, and geothermal power.
- APS is experienced working with large data center users, and developments of on-site utility substations, and has large-scale utility power available fed from multiple 230 kV lines.

**LOCATION**

- Less than 20 minutes from downtown Phoenix.
- 27-minute drive (23 miles) to Phoenix Sky Harbor International Airport.
- Goodyear offers availability of large-scale developable land sites, as well as a pro-business, development-friendly local government.
- Goodyear is ranked by the U.S. Census Bureau as one of the fastest growing cities in the U.S.
- U.S. 24/7 Wall Street ranked Goodyear as one of America's Top 10 Best Cities to Live.

**Why Stream Data Centers Phoenix?**

Greater Phoenix is a top data center market with among the lowest total cost of occupancy. That's due to generous tax incentives and relatively low-cost power. There are other benefits enticing enterprises and hyperscale service providers as well, including low risk and a strong but low-cost labor market.

**Low cost**

Arizona is well-regarded as one of the most business-friendly states in the country. True to form, in 2013 the state legislature eliminated sales tax on equipment purchases by qualifying data center providers and their tenants. That's 8.8% you can add to your bottom line.

- The sales tax exemption (called the "Computer Data Center Program") is available to all Stream Data Centers tenants leasing 500 kW of capacity or more for at least three years.
- Because Stream's Phoenix data center is a qualified Sustainable Redevelopment Project, tenants get the tax exemption for 20 years (instead of 10).
- Another incentive, which enhances Arizona's additional depreciation allowance for property tax, provides additional savings.

**Learn more about these tax incentives – and calculate how much you can save, [here](#).**

Additional savings come from the low cost of electricity in Greater Phoenix. At \$0.060 to \$0.069 per kilowatt hour, it's half of what you'd spend in most California markets. Given that power is typically the largest component of colocation OpEx, the bottom-line impact can be quite significant.

**Low risk**

When it comes to natural disasters, Greater Phoenix is one of the lowest risk metro areas in the country.

**Top talent**

Greater Phoenix has a robust, still relatively low-cost, high-skill labor market. It's continuously refreshed by graduates from the #1 most innovative university in the country (ASU) as well as other top sources of talent, including the largest community college system in the country.

**Lowest TCO**

Phoenix continues to provide one of the lowest total cost of occupancy markets for data center operations. The cost of electricity across Greater Phoenix is \$0.060 to \$0.069 per kilowatt hour. With the power rates in Silicon Valley, California ranging from \$0.11 to \$0.15 per kilowatt hour, Arizona can potentially provide over 50% in power cost savings.