Additional site information

- Entry level customer service representative: $10.31
  - U.S. average: $10.54
- Other tenants in the area: Microsoft
- Proximity to roadways: 3 miles (I-80)
- Proximity to rail line: ±1 mile to the south
- Proximity to airports: Des Moines International Airport is 8 miles to the east

About Des Moines, IA

- 2010 Iowa population: 3,046,355
- Des Moines Metro population: 456,000
- Median household income: $38,408
- Largest employers: Principal Life Insurance Company, Iowa Health Systems, Communication Data Services, Qwest Corporation, Wells Fargo Financial

Entry level customer service representative: $10.31
  - U.S. average: $10.54
Other tenants in the area: Microsoft
Proximity to roadways: 3 miles (I-80)
Proximity to rail line: ±1 mile to the south
Proximity to airports: Des Moines International Airport is 8 miles to the east

Midwest Technology Park | West Des Moines, IA
57 acres located at S. 88th Street and Booneville Road
Mission Critical / Data Center Greenfield | Build to suit
Power

- Electrical service providers: MidAmerican Energy, a regulated utility
  - Unlike deregulated markets, regulated utilities are ideal for price stability and preventing drastic fluctuations
- Estimated cost of power ($/kWh) for a data center user: ~$0.04 / kWh

Generation mix:
- Coal: 52%
- Natural gas: 21%
- Nuclear: 7%
- Renewable (primarily wind): 20%
  - By 2012, wind is planned to increase in MidAmerican’s generation mix to 26%

- Power capacity: Capable of +25 megawatts
- Transmission lines from adjacent substation are on-site
- Nearest substations:
  - Substation 1: Immediately adjacent; less than 0.1 miles from site
  - Substation 2: Less than 2 miles from site
- On-site substation opportunity from MidAmerican Energy

Water and sewer

- Redundant sources on-site and available from the City of West Des Moines

Fiber and connectivity

- Multiple providers on-site and in immediate vicinity, with diverse routing capabilities, including:
  - Qwest, CenturyLink, AT&T, McLeod, Level 3 (Global Crossing), Sprint

Business and economic incentives

- LEGISLATED data center incentives: from city and state

Other data center information

- Favorable environmental location; safe from natural disasters and outside of any and all flood plains
- An existing mega data center (+60 megawatts) within 1 mile
- Favorable distance from highways, interstates, and busy roadways
- No rail in the immediate vicinity
- 8 miles from Des Moines International Airport
- No flight path concerns or issues

Current and projected demographics

<table>
<thead>
<tr>
<th>Demographics</th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>498,916</td>
<td>525,503</td>
<td>553,956</td>
</tr>
<tr>
<td>Total households</td>
<td>195,578</td>
<td>205,054</td>
<td>215,685</td>
</tr>
<tr>
<td>Female population</td>
<td>50.99%</td>
<td>50.91%</td>
<td>50.89%</td>
</tr>
<tr>
<td>Male population</td>
<td>49.01%</td>
<td>49.09%</td>
<td>49.11%</td>
</tr>
</tbody>
</table>

For additional information contact:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian Oley</td>
<td>+1 214 438 6242</td>
<td><a href="mailto:brian.oley@am.jll.com">brian.oley@am.jll.com</a></td>
</tr>
<tr>
<td>Tom Freeman</td>
<td>+1 214 438 6237</td>
<td><a href="mailto:thomas.freeman@am.jll.com">thomas.freeman@am.jll.com</a></td>
</tr>
<tr>
<td>Jackson Myers</td>
<td>+1 214 438 6391</td>
<td><a href="mailto:jackson.myers@am.jll.com">jackson.myers@am.jll.com</a></td>
</tr>
</tbody>
</table>
**Power**

- Electrical service providers: MidAmerican Energy, a regulated utility
  - Unlike deregulated markets, regulated utilities are ideal for price stability and preventing drastic fluctuations
- Estimated cost of power ($/kWh) for a data center user: ~$0.04 / kWh
- Generation mix:
  - Coal: 52%
  - Natural gas: 21%
  - Nuclear: 7%
  - Renewable (primarily wind): 20%
    - By 2012, wind is planned to increase in MidAmerican’s generation mix to 26%
- Power capacity: Capable of +25 megawatts
- Transmission lines from adjacent substation are on-site
- Nearest substations:
  - Substation 1: Immediately adjacent; less than 0.1 miles from site
  - Substation 2: Less than 2 miles from site
- On-site substation opportunity from MidAmerican Energy

**Water and sewer**

- Redundant sources on-site and available from the City of West Des Moines

**Fiber and connectivity**

- Multiple providers on-site and in immediate vicinity, with diverse routing capabilities, including:
  - Qwest, CenturyLink, AT&T, McLeod, Level 3 (Global Crossing), Sprint

**Business and economic incentives**

- LEGISLATED data center incentives: from city and state

**Other data center information**

- Favorable environmental location; safe from natural disasters and outside of any and all flood plains
- An existing mega data center (+60 megawatts) within 1 mile
- Favorable distance from highways, interstates, and busy roadways
- No rail in the immediate vicinity
- 8 miles from Des Moines International Airport
- No flight path concerns or issues

**Current and projected demographics**

<table>
<thead>
<tr>
<th>Demographics</th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>498,916</td>
<td>525,503</td>
<td>553,956</td>
</tr>
<tr>
<td>Total households</td>
<td>195,578</td>
<td>205,054</td>
<td>215,685</td>
</tr>
<tr>
<td>Female population</td>
<td>50.99%</td>
<td>50.91%</td>
<td>50.89%</td>
</tr>
<tr>
<td>Male population</td>
<td>49.01%</td>
<td>49.09%</td>
<td>49.11%</td>
</tr>
</tbody>
</table>

**For additional information contact:**

- Brian Oley: +1 214 438 6242  [brian.oley@am.jll.com](mailto:brian.oley@am.jll.com)
- Tom Freeman: +1 214 438 6237  [thomas.freeman@am.jll.com](mailto:thomas.freeman@am.jll.com)
- Jackson Myers: +1 214 438 6391  [jackson.myers@am.jll.com](mailto:jackson.myers@am.jll.com)
Additional site information

- Entry level customer service representative: $10.31
  - U.S. average: $10.54
- Other tenants in the area: Microsoft
- Proximity to roadways: 3 miles (I-80)
- Proximity to rail line: ±1 mile to the south
- Proximity to airports: Des Moines International Airport is 8 miles to the east

About Des Moines, IA

- 2010 Iowa population: 3,046,355
- Des Moines Metro population: 456,000
- Median household income: $38,408
- Largest employers: Principal Life Insurance Company, Iowa Health Systems, Communication Data Services, Qwest Corporation, Wells Fargo Financial

For additional information contact:

- Brian Oley
  +1 214 438 6242
  brian.oley@am.jll.com

- Jackson Myers
  +1 214 438 6391
  jackson.myers@am.jll.com

Midwest Technology Park | West Des Moines, IA

57 acres located at S. 88th Street and Booneville Road

Mission Critical / Data Center Greenfield | Build to suit