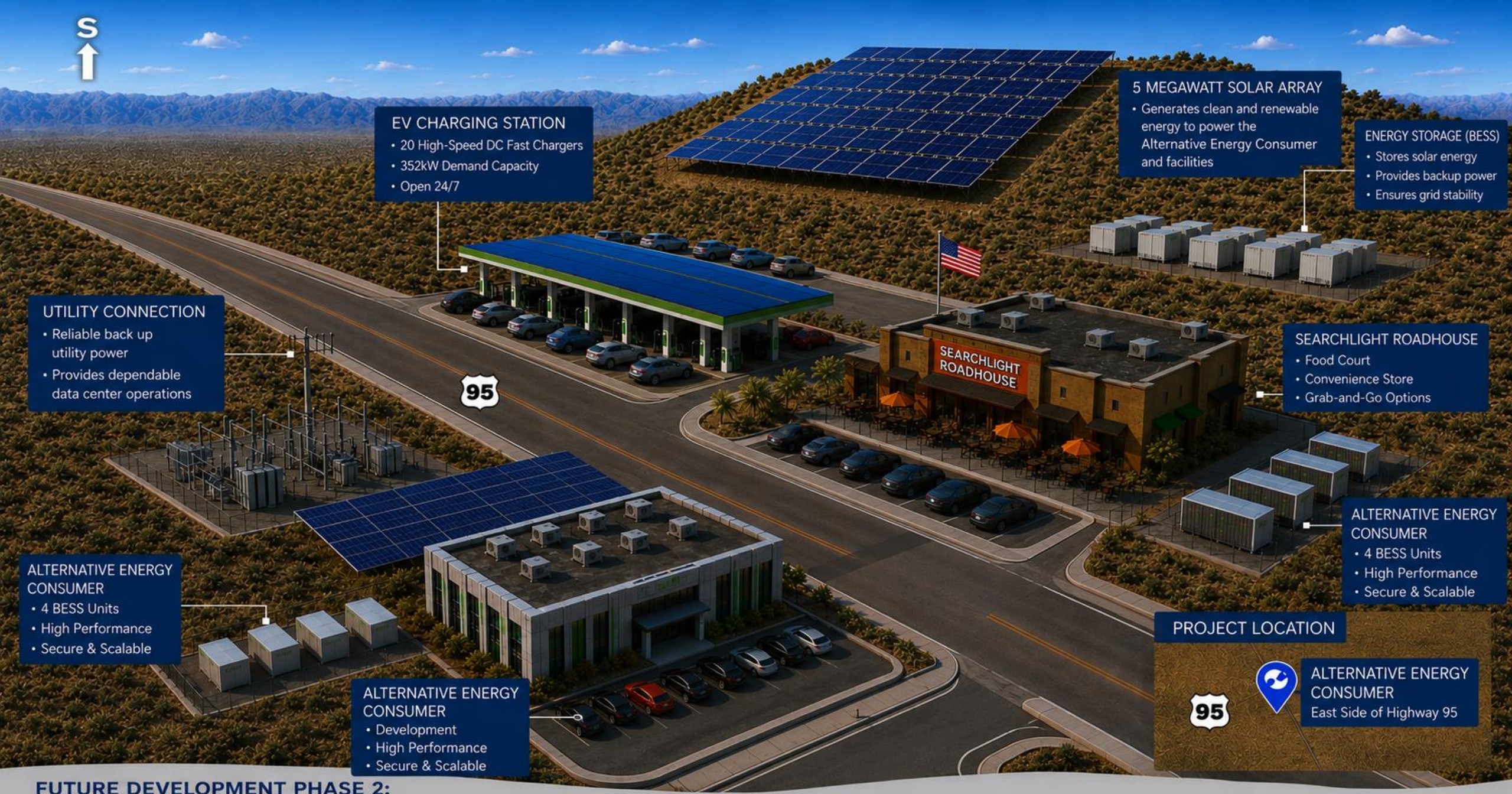
SEARCHLIGHT

STATION

WHERE CLEAN ENERGY MEETS THE OPEN ROAD

- A Renewable Energy Powered Destination for Travelers, EV Drivers, and Future Energy Consumers
- 5 MW Solar Generation • 5 MWh Battery Energy Storage • 20 DC Fast Chargers • Alternative Energy Consumer • Food Court & Retail



FUTURE DEVELOPMENT PHASE 2:

ALTERNATIVE ENERGY CONSUMER, C-STORE AND FOOD COURT

Executive Summary

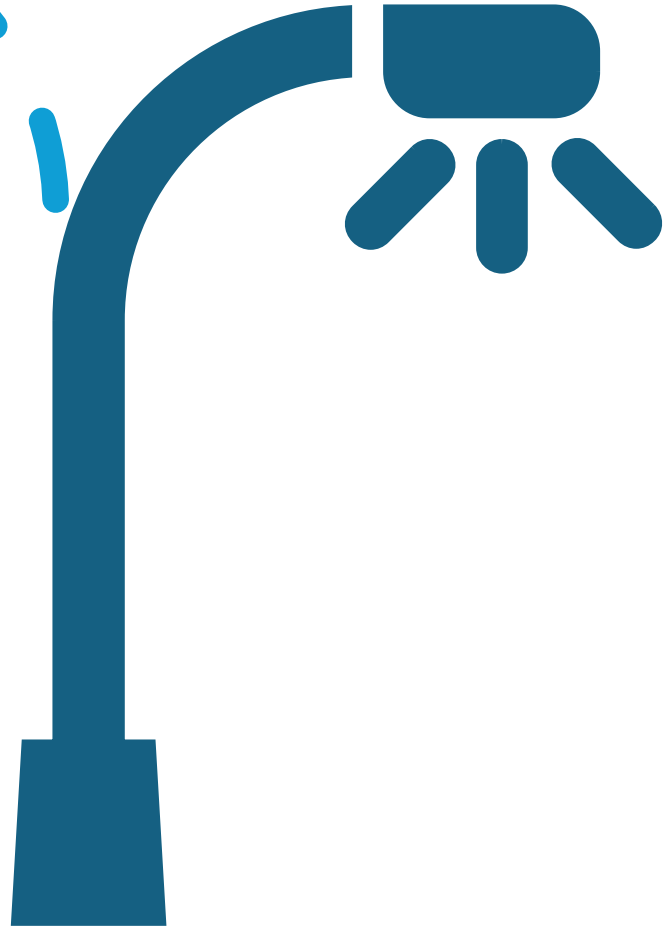
Transforming Searchlight Station into the Southwest's Next-Generation Energy and Mobility Hub

Searchlight Station is a 38.55 acre Opportunity Zone infrastructure campus project integrating EV charging, renewable energy, battery storage, and contracted alternative power sales.

Located one hour south of Las Vegas, the site captures ~10,000 vehicles/day and fills a 120–180 mile EV charging gap.

Key Highlights

- ⚡ 20 DC Fast Chargers (150–350 kW)
- 🌞 5 MW Solar + 5 MWh BESS
- 🖥️ 2.5 MW Alternative (long-term PPA)
- 📍 38.44 Acres with 70 MW grid capacity



Phase 2: 🏢 7,000 sq ft 24/7 NNN Travel Center

Market Opportunity

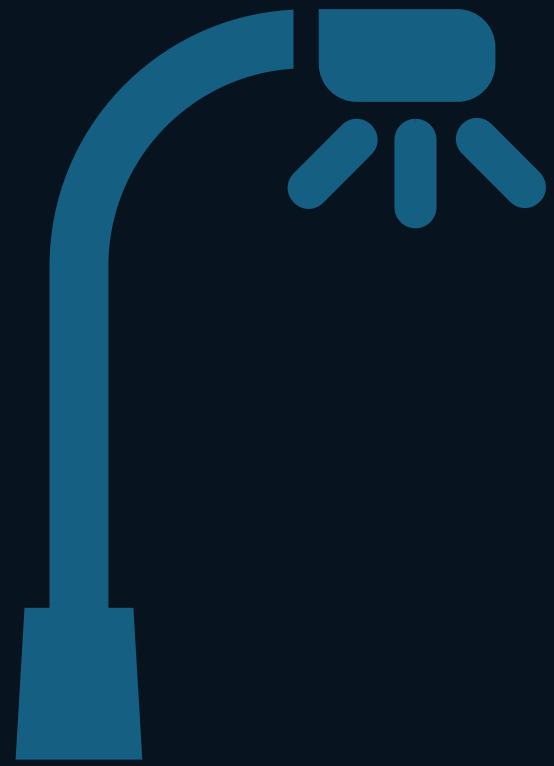
A Critical EV & Energy Gap on US-95

Stats

- ~10,000 vehicles/day
- 120–180 mile charging gap
- 1 hour south of Las Vegas
- Gateway to Laughlin, Lake Mojave, SoCal, Arizona

Why It Matters

- EV drivers require reliable corridor charging
- Tourism + long-distance travel = high dwell time
- Rural charging is federally prioritized
- Renewable-energy powered client demand is surging



Project Overview

A Fully Integrated Infrastructure Campus

A scalable, multi-pillar revenue platform built for long-term growth

- EV Charging Hub
- Solar PV Facility
- Battery Storage
- Phase 2 - 24/7 Travel Center
- Alternative Energy Consumer
- Truck/RV Parking

Charging Hub

20 High-Power DC Fast Chargers

Specs:

- 150–350 kW DCFC’s
- Station Utilization Rate 30% plus
- Solar canopy coverage
- Multi-network interoperability
- DCFC 95% uptime target
- State of the art equipment

Strategic Value:

- Captures long-distance EV traffic
- Fills major charging gap
- Eliminates EV owners range anxiety
- Supports 24/7 operations
- 30% plus station utilization expected

Renewable Energy System

5 MW Solar + 5 MWh Battery Storage

Solar Highlights

- Carbon free energy supply
- Zero fuel cost
- 30 Year asset life
- ~8.9 GWh annual production
- Powers EV + Alternative power loads

Battery Highlights

- Peak shaving
- Demand charge reduction
- Energy arbitrage
- Grid stabilization
- ~70 MW available grid capacity enables future expansion.

Possible Future Development

24/7 Retail Travel Center

Total Area

- 7,000 sq ft NNN Travel Center (Open 24/7)

Tenant Mix:

- 3,000 sq ft convenience store
- 2,500 sq/ft fast-casual restaurant
- 1,500 sq ft coffee/grab-and-go

Lease Structure:

- Triple Net (NNN)
- 10–20 year terms
- Annual escalations

Alternative Energy Campus

Modular Alternative Long-Term PPA

Key Metrics

- 2.5 Million excess kilowatts of production dedicated to an alternative annual PPA
- Contract price: $0.10/kWh

Annual revenue: $250,000

Expansion Potential:

- 50 acres zone
- Scalable from 5 to 10 MW+

Four High-Margin Revenue Streams

Revenue Pillars

- **EV Charging**
- **Solar + BESS Optimization**
- **Alternative Energy PPA**
- **NNN Retail** (Future Development)

Use of Proceeds

- Solar: $8.5M
- BESS: $3.5M
- EV Chargers: $2.0M
- Land: $3.0M
- Site Work: $1.5M
- Interconnection: $1.5K
- Soft Costs: $1M
- Contingency: $1M

Net Project Cost $22 M

Economic Impact

Strong Local Job Creation

Construction

- 39–40 peak jobs
- 75–100 job-years

Permanent Jobs

- 25–35 full-time positions

Capital Cost: $22M — Core EV charging, solar, BESS, site infrastructure, and alternative energy platform delivered in this phase.

High-Value Infrastructure Asset — Long-life, essential-service energy + compute hub with multiple durable revenue streams.

Immediate Cash-Flow Start — Revenue begins the moment operations go live; no ramp-up period.

Stabilized NOI (Year 10): $3.5M–$4.5M — Strong long-term operating income driven by EV charging, energy sales, and alternative energy tenancy.

Attractive Residual Value estimated to be **$40M** at year eleven.

Upside Optionality — Future food court and retail pad add incremental NOI and increase exit valuation.

Strategic Location Advantage — High-traffic US-95 corridor supporting EV adoption

Why Searchlight Station

Scalable, Future-Proofed Infrastructure Platform

Key Location Advantages

- In Rural Opportunity Zone
- Critical EV corridor location
- Short project approval times
- Renewable-energy focused anchor tenents
- 24/7 retail operations
- Multi-sector revenue diversification
- Strong long-term growth potential
- Direct access to US 95
- Nevada DOT designated speed limit 15 mph
- Revenue begins immediately upon commissioning
- No direct local competition

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