CENTENNIAL ADVISERS

CENTENNIAL'S

GOLDEN OPPORTUNITY ZONE STRATEGY



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WHO WE ARE

Centennial Advisers and the Golden OZ Strategy



The Centennial Advisers team

What we do

We help investors with large capital gains buy Opportunity Zone real estate they own directly: new retail and industrial properties leased to corporate tenants.

How it's different

No syndication or pooled fund. Clients keep control, collect cash flow right away, and can capture 100% bonus depreciation.

Coast to coast

OZ closings every year from 2022 through 2025, for business owners, attorneys, and family offices.

IN THE OZ COMMUNITY

On stage, in print, and in the room since 2022







Live events

2022	Novogradac OZ Conference · Long Beach, CA	Attendee
2023	Novogradac OZ Conference · Washington, DC	Attendee
2024	Novogradac OZ Conference · Washington, DC	Panelist
2024	OZ Pitch Day · OpportunityZones.com	Presenter
2025	Novogradac OZ Conference · Las Vegas, NV	Sponsor
2025	OZ Pitch Day · OpportunityZones.com	Presenter
2026	HUD OZ 2.0 Workshop · Sacramento, CA	Speaker
2026	HUD OZ 2.0 Workshop · Phoenix, AZ	Speaker
2026	HUD OZ 2.0 Workshop · Los Angeles, CA	Speaker
2026	Novogradac OZ Conference · Washington, DC	Panelist
2026	OZ Pitch Day · OpportunityZones.com	Presenter



BYLINE · MAR 2025

“Emerging Breakthrough in Opportunity Zones”

Read it



PROFILE · JUL 2026

Novogradac “Rising Stars”: Axel Adler

Read it

CLIENT STORY: THE BUSINESS TAX ATTORNEY

After 50+ years in law, he built a $27M OZ portfolio



19,000 SF Industrial: CMC Metals

NYSE-listed tenant in the 107,000-acre Tahoe-Reno Industrial Center, alongside Tesla, Google, Microsoft, and Walmart.

Storey County: 4,140 people · $93,409 median income · $426,400 home value



40,000 SF: Padel Pals

Part of a new 195,000 SF industrial park, built out with 8 padel courts and 1 pickleball court.

Demographics: [Add once the property's location is confirmed]



18,000 SF Medical: Hunt County

Across from Hunt Regional Medical Center in Greenville, TX, on a 10-year lease to Hunt County.

Greenville: 31,222 people · $62,781 median income · $219,400 home value

CLIENT STORY

A family business turned a $45M gain into two new 7-Elevens

The situation

Family-owned for generations, the business sold a stake and partnered with a private equity firm, creating $45M in gains.

A separate project

Their first project is 148 units on a brownfield site, also earning tax credits.

The Golden OZ move

With the remaining capital, they bought two new OZ 7-Elevens on 15-year leases.

Deal Metrics

$17.8M purchase price
$921,646 annual NOI
$14.26M Year 1 depreciation

7-Eleven: Mesa, Arizona



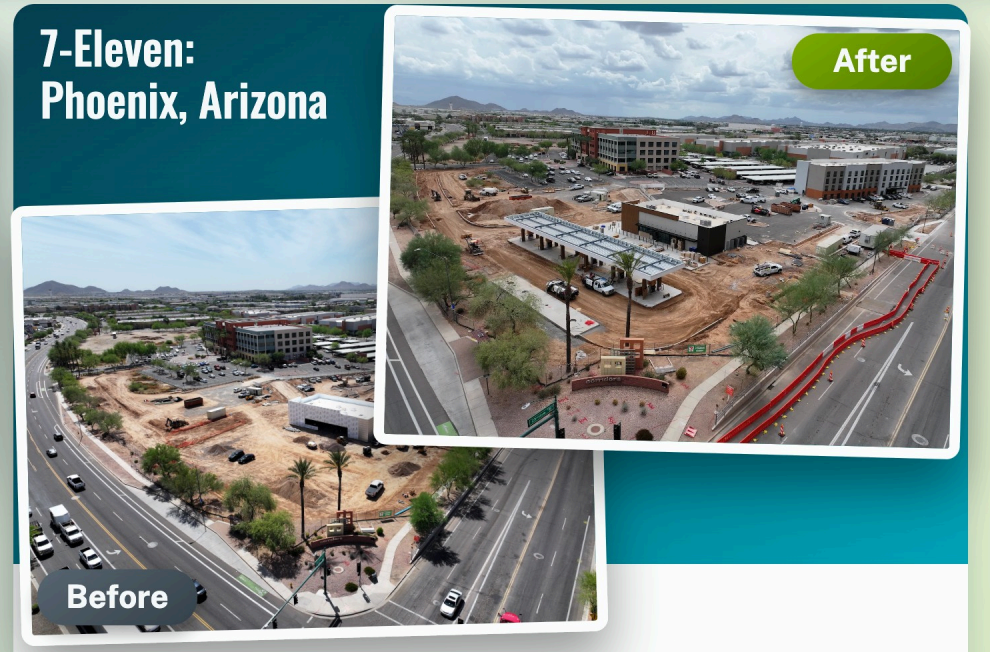
Price	Cap Rate	NOI
$9,248,368	**5.17%**	**$478,217**
Lease	Yr 1 Depreciation	Status
15 Yrs + 3 x 5 Yrs	**$7,398,695**	**Opened Q3 2026**

Location highlights

- 36,000+ VPD hard corner
- Near ALDI, EOS Fitness, and Gateway Airport
- Near Google's $1B Project Redhawk

511,764	$117,725	+14.9%
Population	Avg. income	Growth, 2010–20

7-Eleven: Phoenix, Arizona



Price	Cap Rate	NOI
$8,575,594	**5.17%**	**$443,429**
Lease	Yr 1 Depreciation	Status
15 Yrs + 3 x 5 Yrs	**$6,860,475**	**Opened Q3 2026**

Location highlights

- Deer Valley corridor, near the $165B TSMC campus
- 22,000+ VPD on W Pinnacle Peak Rd
- 135,000+ VPD on I-17

1.64M	$112,297	#1
Population	Avg. income	Big-city growth

Avg. income: Esri 2026 (Mesa), ACS 2024 (Phoenix). Growth: 2010–2020 U.S. Census · Centennial Advisers · 8

CASE STUDY: HIGH POPULATION GROWTH, UNIVERSITIES

Starbucks with drive thru in Bryan, Texas

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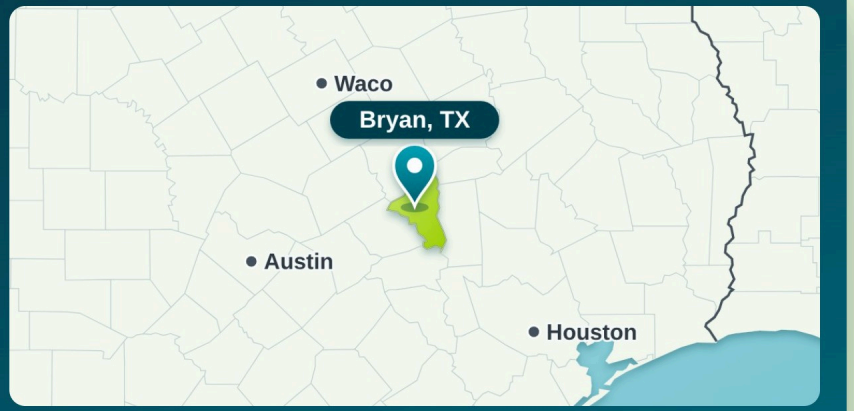
Purchase price	Cap rate	Net operating income	Lease
$2,339,130	5.75%	$134,500	NN+ 10 Years



Highlights

- Texas A&M University (4 miles): 74,000+ students
- Blinn Junior College (2 miles): 17,000+ students
- Number 8 fastest-growing college town in the country: population of 130,834 (5-mile radius), doubled since 2000



Bryan demographics

87,939
Population

$59,289
Median household income

$227,800
Median home value

32
Median age

Open in Google Maps

MEET THE TEAM

Let's talk about your OZ 1.0 and OZ 2.0 plans



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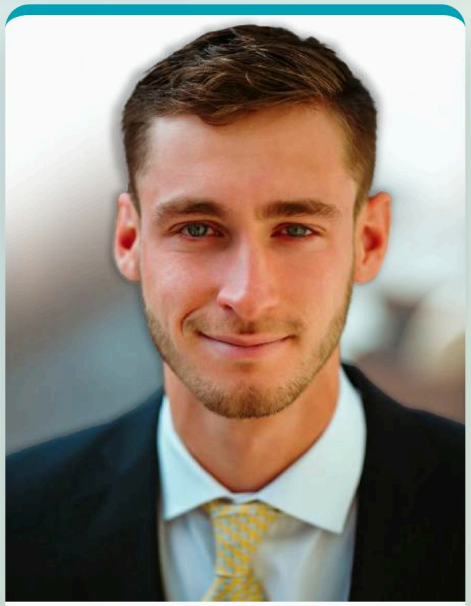

THE OZ EXPERT

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Schedule a call with Axel