

RACER At A Glance



Established:

March 31, 2011, by U.S. Bankruptcy Court

Purpose:

Cleanup and sell former GM properties for investment and job creation

Where We Started:

83 locations, 12 states; 34.3 MM SF, 6,767 acres. (Properties still available in 5 states)

Funding:

\$773 MM (\$500 MM for cleanup)

Sold:

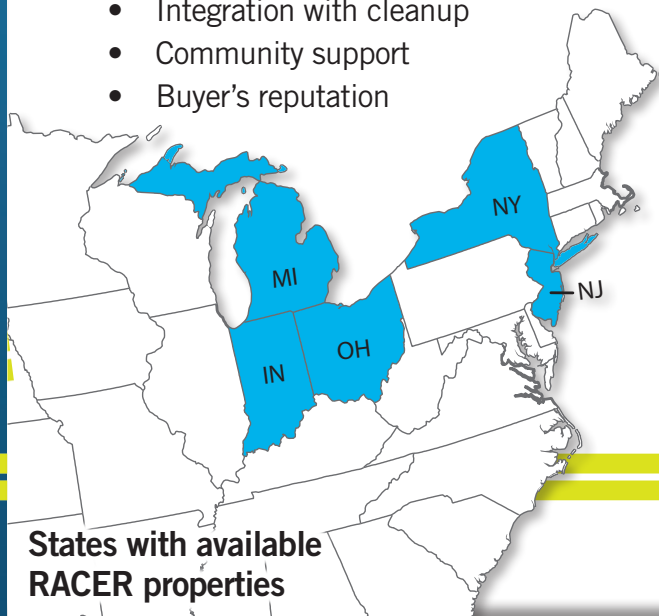
91 completed transactions,
22.5 MM +/- SF and 4,311 +/- acres

Jobs, Labor Income, Output:

59,611 jobs, \$4.48 BB labor income,
\$16.4 BB output (annual, recurring)

Sales Criteria:

- Sufficiency of price
- Job creation
- Tax revenue, other benefits
- Integration with cleanup
- Community support
- Buyer's reputation



States with available
RACER properties

The RACER Team



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Progress Report



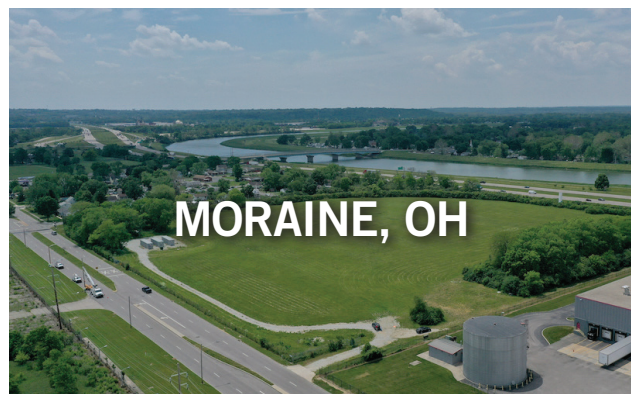
Prime Properties



FLINT, MI



LANSING, MI



MORAINE, OH



MASSENA, NY

Our Markets



Indiana: Anderson, Bedford, Indianapolis, Kokomo, Muncie



Michigan: Bay City, Buena Vista Township, Burton, Flint, Flint Township, Genesee Township, Grand Blanc Township, Lansing, Lansing Township, Mt. Morris, Pontiac, Saginaw, Van Buren Township, Ypsilanti Township



New Jersey: Clark/Cranford



New York: Massena, Salina



Ohio: Elyria, Moraine, Toledo



Opportunity Zones

Several RACER Trust properties are certified as a federal “Opportunity Zone” under the Tax Cuts and Jobs Act of 2017. Opportunity Zones provide substantial incentives to spur private investment in development and job creation. For more information, please visit <https://www.racertrust.org/redevelopment-mission/opportunity-zones>

Buying a RACER Property



10 Steps to Buy from RACER:

Following these steps will ensure a smooth, efficient process that gets you from start to finish in the shortest time possible.

- 1 Review Available Information
- 2 Assess RACER Criteria
- 3 Notify RACER of Your Interest and Execute Mutually Binding Confidentiality Agreement
- 4 Assess Community Support
- 5 Submit Letter of Intent
- 6 Review Transaction Documents
- 7 Execute Development Agreement
- 8 Obtain Letters of Support
- 9 Execute Transaction Documents
- 10 Close

More information about RACER properties is available at: <https://www.racertrust.org/buyers-guide>



Environmental Cleanup



Environmental Liability Protection:

- RACER implements remedial activities as approved by the primary or “lead” environmental regulatory agency designated for each site. RACER continues the cleanups until they are approved as complete by the lead agency. Buyer is not responsible for cleanup activities resulting from prior use and can be protected from liability associated with pre-existing contamination.
- RACER’s goal for each cleanup is to secure a No Further Action letter (or similar determination) based on non-residential standards from the lead agency.
- Purchasers are responsible for compliance with environmental laws and regulations post-closing, including: institutional controls; costs relating to management/disposal of regulated materials generated by the purchaser; and extra cost, if any, to achieve a more stringent cleanup to support a change in land use.
- RACER is permitted and encouraged to sell its properties before completing its cleanup activities at these properties, while retaining responsibility for completing the cleanup of pre-existing contamination.
- Additional liability protections may be available from the relevant environmental regulatory agencies for purchasers of RACER properties.

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- [WEBSITE: racertrust.org](https://www.racertrust.org)
- [TWITTER: brasher_RACER](https://twitter.com/brasher_RACER)