



FOR SALE

TURNKEY BITCOIN DATA CENTER

Charlotte, NC



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On behalf of Seller, Five 9s Digital is pleased to present a Bitcoin Mining Facility located in Charlotte, North Carolina.

The facility is a data center located within a larger commercial park and historically operated as a colocation data center. The facility includes in-place infrastructure and equipment to potentially support up to 3.6 MWs of power subject to new power agreement with Duke Energy and preferred operator configuration.

Bitcoin Facility Highlights and Details:

- Existing in-place equipment and infrastructure with the ability to deploy miners in the facility near term
- Buyer assumes the current 9 year +/- lease obligation with Landlord.
- A total of 3.6 MWs +/- in 2 onsite Duke Energy substations with potential expansion capacity
- Duke Energy is the power provider with substations on campus
- Multiple fiber providers serve the facility
- Efficient in-place cooling system
- Back-up generator power for the 200A/480V power feed with potential for additional
- Near term potential to accommodate up to 800 S19 miners with proper configuration and power arrangement with Duke Energy
- Bitcoin miners available to be purchased separately

Timeline:

Seller is seeking to sell the Bitcoin Facility by end of Q3 2021 and willing to coordinate with buyer on timing, infrastructure details, and process.

Disclaimer: Details provided herein are subject to validation by buyer as operators often have various equipment deployments and configuration preferences and subject to updating power agreement based upon buyer requirements. All details must be validated.

LOCATION

- University Research Park, Charlotte, NC
- The space is part of a larger complex with excellent power infrastructure

FACILITY

- Infrastructure and equipment in place
- Private 2,400 +/- SF secured suite
- Raised floor environment
- Generator back-up for 200A/480V with expansion potential
- Cooling in place

POWER

- Duke Energy power grid
- Highly reliable power
- Scalability potential

CAPACITY

- Near term potential for up to 3.6 MWs of power with some configuration to be completed for full capacity
- Potential for up to 800 S19 miners pending configuration

SECURITY

- 24/7 secured access to space

PURCHASE PRICE

- \$1.2M purchase price
- Includes existing infrastructure and equipment
- Bitcoin miners available to be purchased separately

LEASE

- Buyer shall assume existing lease obligations of Seller
- 10 years +/- remaining on the current lease
- Current base rent is \$3,612.90 per month plus current CAM fees of \$369.69 per month
- 2% annual rent escalations
- Power is separately metered

POWER DETAILS

- Currently allocated 200A/480V power with additional 400A/480V allocation on a 600A/480V panel.
- Opportunity for access to the full 600A/480V panel
- Adjacent to Bitcoin Mining facility just outside of the suite is a 1.7MW substation and a 1.9MW substation side-by-side
- Full capacity usage will require some approval and power configuration adjustments.
- Power cost in the \$.05 per kWh +/- range pending total consumption and new agreement with buyer and provider

FIBER PROVIDERS

- AT&T, Lumen, Zayo, Windstream, Spectrum, Google Fiber, and others

LOCATION



This Bitcoin Mining opportunity is located within Innovation Park in the University area of Charlotte. The area is home to UNCC and numerous corporations including TIAA CREF, Bank of America, Wells Fargo, BB&T, HP, Electrolux, including many high technology and mission critical functions. The area offers numerous high speed fiber providers, excellent low cost power and access to the many amenities within the Innovation Park complex.

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For additional information, please contact:

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