

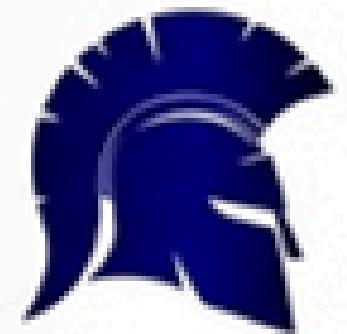
Target Asset: Sandman Holdings
50MW Campus (Buchanan, VA)

Fund Size: \$50,000,000

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Qualified Investors Only

The Titan 23 Fund

A Regulation D, 506(c) Private Placement
Securing the Infrastructure of the AI Supercycle.



TITAN IMPACT GROUP
SENTINELS OF THE AMERICAN DREAM

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The Opportunity in Three Dimensions



The Engine (The Asset)

Acquiring a 34-acre, 83,000 SF digital infrastructure campus in Buchanan, VA.

Cash-flowing from Day 1 via a related-party anchor lease (\$540K/yr).

Financed via a \$5M LOI against a \$4.25M purchase price.



The Moat (The Unfair Advantage)

A locked 3rd-party energy contract reserving 50MW of power at \$0.042/kWh.

This creates a \$20M+ per year structural NOI advantage against market spot rates, bypassing 3-7 year grid interconnection queues.



The Vehicle (Titan 23 Fund)

Raising \$50M in three tiered tranches to fund rapid expansion.

Targeting 22% IRR, a 2.2x multiplier, and up to 80% depreciation for early investors.

The Macro Disconnect: AI Demand vs. Grid Reality

Power-ready industrial land near fiber corridors is functionally sold out. New data center projects face 3–7 year grid interconnection queues.

**U.S. Data Center
Vacancy: <2%**

Hyperscaler Urgency

Microsoft, Google, and CoreWeave are executing \$100M–\$500M deals for campuses similar to ours—without 50MW already locked.

Capital Deployment

\$400B projected AI infrastructure investment by 2028 (Gartner).

The Infrastructure Moat: The \$0.042/kWh Advantage

The Market Average

Rate: \$0.09 – \$0.18/kWh Spot Rate

Availability: 3–7 Year Grid Interconnection Wait

Capacity: Not Guaranteed

Escalations: Rising annually, uncapped

Sandman Holdings

Rate: **\$0.042/kWh Locked Rate**

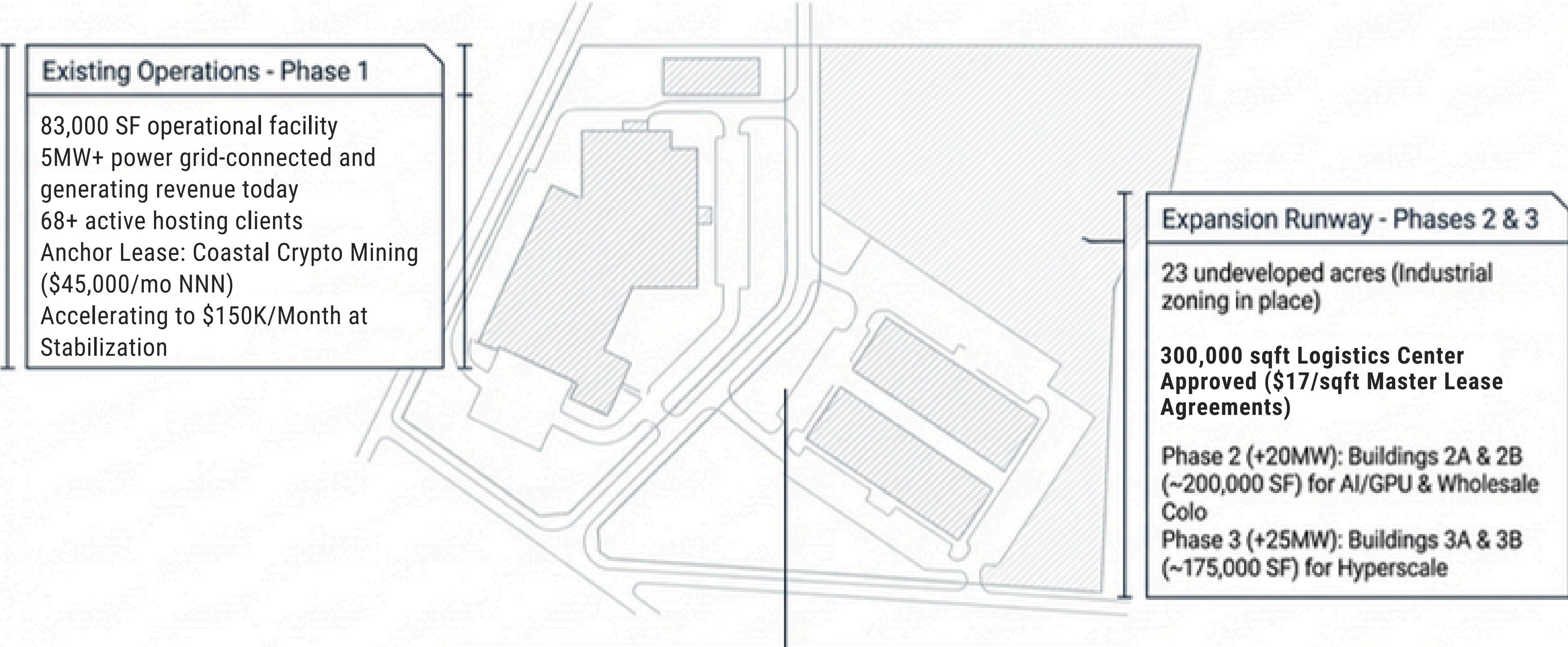
Availability: 50MW Reserved Immediately

Capacity: 5-Year Guaranteed Contract

Escalations: 1.5% Cap

The Outcome: \$21M+/yr structural NOI advantage vs. competitors at full 50MW capacity.
\$0.013/kWh arbitrage spread.

The Basecamp: 34 Acres in Buchanan, Virginia



Existing Operations - Phase 1

- 83,000 SF operational facility
- 5MW+ power grid-connected and generating revenue today
- 68+ active hosting clients
- Anchor Lease: Coastal Crypto Mining (\$45,000/mo NNN)
- Accelerating to \$150K/Month at Stabilization

Expansion Runway - Phases 2 & 3

- 23 undeveloped acres (Industrial zoning in place)
- 300,000 sqft Logistics Center Approved (\$17/sqft Master Lease Agreements)**
- Phase 2 (+20MW): Buildings 2A & 2B (~200,000 SF) for AI/GPU & Wholesale Colo
- Phase 3 (+25MW): Buildings 3A & 3B (~175,000 SF) for Hyperscale

\$4.25M Acquisition fully supported by a \$5M LOI from New Day Commercial Capital.

The Basecamp: 34 Acres in Buchanan, Virginia



Pre Approved Expansion Concepts

The Revenue Engine: 5 Independent Streams at Stabilization

Layer 5: BESS + Energy | \$5.8M/yr
Grid arbitrage, peak-shaving, and power resale margin.

Layer 4: AI/GPU Colo | \$42M/yr
850+ high-density racks. Capturing the massive AI demand wave (~82% NOI margin).

Layer 3: Hyperscaler | \$26.4M/yr
20MW to cloud/AI tenants, 10-20 year credit-quality leases.

Layer 2: Wholesale DC | \$18M/yr
18MW to anchor tenants, 5-10 year contracts.

Layer 1: Anchor Lease | \$540K/yr
10-yr NNN, zero lease-up risk. (Day-1 Cash Flow)

**Target Year 6 Stabilized
Gross Revenue:**

\$93M+

Target Stabilized NOI: \$64.1M

Development & Liquidity Timeline

Track 1: Capacity & Buildout

Month 12

Month 36

Phase 1 (5MW).
Upgrading existing 83k SF
facility.

Phase 2 (25MW Total).
Constructing 'The Forge'
(AI/GPU + Wholesale).

Phase 3 (50MW Total).
Constructing 'The Vault'
(Hyperscale + BESS).

Track 2: Financial Milestones

Month 12: Campus Stabilized
(Initial 5MW fully optimized,
Phase 2 online).

Month 36: Target ROI /
Reinvest Milestone.
Full 50MW operational.

**\$1.17 Billion Implied Campus
Valuation at 50MW Stabilization
(Year 6 NOI / 5.5% cap rate)**

The Vehicle: Introducing The Titan 23 Fund

To rapidly capitalize on the 36-month AI infrastructure window, Sandman Holdings is abandoning slow, complex tokenized equity models in favor of a streamlined, institutional-grade vehicle: **The Titan 23 Fund**.



Total Raise Target

\$50,000,000

Minimum Investment: \$50,000

Structure

Reg D, Rule 506(c)
Private Placement

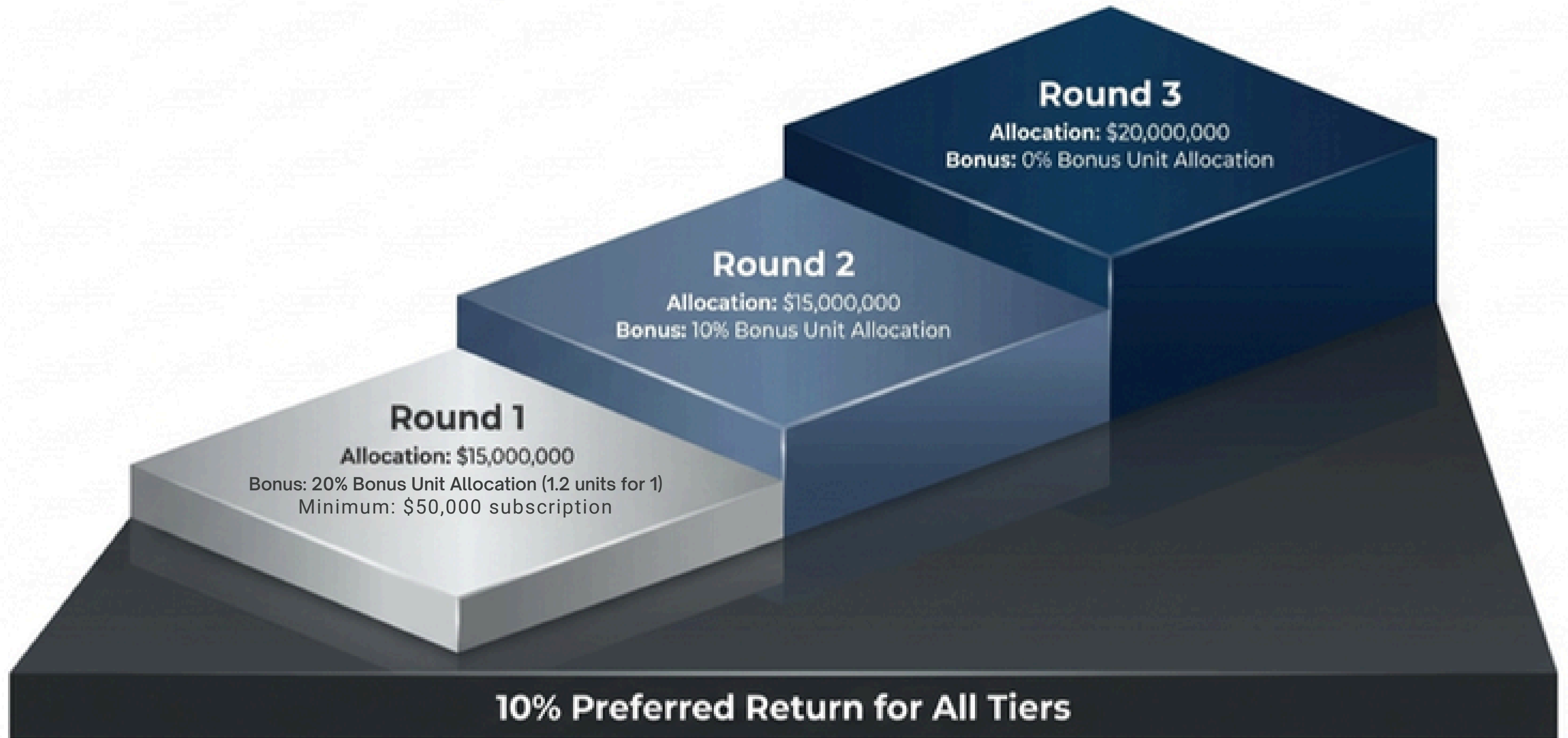
Target Output

22% IRR &
2.2x Multiplier

Tax Optimization

Up to 80% depreciation
available for early investors

The Titan 23 Capital Staircase



Titan 23: Fund Terms & Projections Dashboard

Targets & Tax

Target Return:	22% IRR
Equity Multiplier:	1.7 – 2.5X (Target 2.2X)
Depreciation:	Up to 80-90% of investment (Estimated 1st Yr K-1 Tax Loss)
Distributions:	Estimated to start 1/2028 (Monthly)

Structural Terms

Management Split:	80/20 (LP/GP)
One-Time Investment Fee:	5%
Estimated Return of Capital:	2.5 - 3 Years
Hold Period:	Est. 5-7 years (Until liquidation of underlying assets)
Minimum Investment:	\$50,000
Offering Close:	Nov 17, 2026

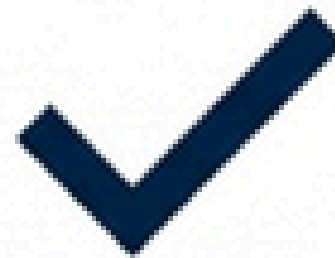
The Operator Moat: Execution Over Theory



Tenured Experience

In digital infrastructure and cryptocurrency since 2010.

Not traditional real estate sponsors attempting to learn power dynamics; operators native to the energy/compute intersection.



Active Management

Currently operating an 83,000 SF crypto mining & hosting facility.

Managing 68+ active hosting clients.

Revenue generating today.



Corporate Structure

Clean separation of concerns.

Sandman Holdings LLC (Property Owner), Coastal Crypto Mining (Anchor Tenant), Titan Impact Group LLC (Development Entity).

The Team



Dr. Catherine Bell
President - Titan Impact Group



Tommy Dobczyk
Director of Development



Roman Rubio
Chief Operating Officer



Dr. Neng Long Chan
Chief Scientific Officer



Huy Luong
Chairman of AI



Laura Miller
Chief Financial Officer



Mark Andersen
Founder - Coastal Crypto



John Mazarella
President - Coastal Crypto

Risk Identification & Mitigation

Risk: Construction & Development Delays

Mitigation: \$540K/yr base cash flow isolates Phase 1 from Phase 2/3 development timeline. 7% contingency reserve fully budgeted.

Risk: Cryptocurrency Market Volatility

Mitigation: Phase 1 hosting is correlated, but Phases 2 & 3 (AI/GPU & Hyperscale) are entirely independent of crypto markets by design.

Risk: AI Demand Softening

Mitigation: Base case modeling is conservative. Even at a 'Bear Case' 60% occupancy, the campus generates \$31M NOI and maintains a \$564M implied valuation.

Secure Your Allocation in The AI Supercycle

- 50MW reserved power at half the market spot rate.
- \$1.17 Billion stabilized campus valuation target.
- 80% Day-1 tax depreciation potential.

Round 1 Tranche Open: \$15M Allocation

Action: Secure a 20% Unit Bonus prior to Round 2.

Step 1: Execute NDA for Data Room access.

Step 2: Review Titan 23 Fund PPM and Subscription Docs.

“We leave every Person, Property, and Community Better than We Found Them.”

Website



Audio



TITAN IMPACT GROUP
Sentinels of the American Dream

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