

LandShark Stabilization Fund

Financial Pro Forma – \$100M Fund

Fund Term Assumptions

- **Fund Size:** \$100,000,000
 - **Investment Period:** 36 months
 - **Stabilization Period:** 6–24 months per asset
 - **Target Exit Period:** 24–36 months
 - **GP Promote:** 30% of profits
 - **Management Fee:** 5% annually on deployed capital
 - **Target Return Multiple (Gross):** 4x–8x per project
 - **Fund Structure:** Master Fund w/ SPV per asset
-

Capital Deployment Plan

Use	\$/Acre	# Acres	Total Allocation
Land Acquisition	\$30,000	2,000	\$60,000,000
Due Diligence & Legal	\$2,500	2,000	\$5,000,000
Rezoning & Entitlements	\$12,000	2,000	\$24,000,000
Engineering & Utilities	\$4,000	2,000	\$8,000,000
Marketing, Ops, Exit Prep	\$1,500	2,000	\$3,000,000
Total Per Acre Spend	\$50,000	2,000	\$100,000,000

Projected Disposition Values (Per Use Type)

Use Case	Exit Price/Acre	ROI Multiple	Hold Period
Data Centers	\$350,000	7.0x	24–36 months
Industrial/Flex	\$250,000	5.0x	18–30 months
Solar/Battery Farms	\$200,000	4.0x	12–24 months
Workforce Housing	\$175,000	3.5x	12–18 months
Retail/Commercial	\$150,000	3.0x	18–30 months

GP / LP Economics

Component	LPs	GP
Capital Contribution	\$100,000,000	—
Annual Mgmt Fee	—	5% of deployed capital
Preferred Return	100% to LPs until hurdle	—
Profit Split (post-pref)	70%	30%

LPs have the opportunity to roll stabilization exit gains into downstream QOFs to retain tax-advantaged positions.

Asset Disposition Strategy

- SPVs will be sold to: QOFs, QROFs, institutional developers, municipal or tech end-users
- Timeline aligned with OZ 31-month rule
- Each SPV tracked individually for deployment, entitlements, and sale

Timeline (Sample Project Lifecycle)

Phase	Timeline
Site ID & Control	Months 1–3
Entitlements & Planning	Months 4–12
Engineering & Utilities	Months 13–20
Sale or Refinance	Months 20–36

End of Financial Pro Forma Draft.