

Sandman Holding Company LLC

2026–2030 Pro Forma & Forecast Prospectus

Assumptions Used in Forecast

- Sandman owns the full 30-acre property and leases buildings to Coastal Crypto and future tenants.
 - Coastal Crypto lease: **\$45,000/mo** (\$540,000/yr) = Building #1.
 - Three additional **100,000 SF industrial pads** will be completed and leased at **\$45,000/mo** per building.
 - No rent escalators assumed (flat rents for modeling simplicity).
Power arbitrage program expands each year as electrical infrastructure and tenant MW usage increases.
 - Property valuation uses **7.0% cap rate** for a lender/investor conservative baseline.
-

Forecast Narrative (Prospectus Style)

Sandman Holding Company LLC is positioned to transform the property from a single-tenant industrial asset into a fully developed digital-infrastructure campus. In 2026, Sandman generates approximately **\$640,000 in NOI**, anchored by Coastal Crypto's \$45,000-per-month lease and the early-stage power arbitrage program—supporting a valuation of roughly **\$9 million** at a 7% cap rate.

In 2027, the company brings its first 100,000 SF industrial pad online, doubling building NOI to **\$1.08 million** and increasing power resale revenue to **\$400,000**, for a total NOI of **\$1.48 million** and a value of **\$21 million**.

As Pads B and C come online in 2028 and 2029, Sandman's revenue structure becomes increasingly diversified and robust. Total NOI rises to **\$2.42 million** in 2028 (≈**\$34.6 million value**) and **\$3.36 million** in 2029 (≈**\$48 million value**).

By 2030, with all four buildings leased and a fully mature 30MW power resale model, total NOI is projected to reach approximately **\$3.66 million**, supporting a property valuation in the **\$50–\$52 million range**. This multi-phase growth plan provides a strong foundation for both lenders and equity investors, demonstrating stability, scalability, and long-term value creation.

2026–2030 Forecast Table (Base Case)

Year	Buildings Leased (Coastal + Pads)	Rent NOI (Buildings Only)	Power Resale NOI	Total Property NOI	Implied Value @ 7% Cap
2026	1 (Coastal only)	\$540,000	\$100,000	\$640,000	\$9,140,000
2027	2 (Coastal + Pad A)	\$1,080,000	\$400,000	\$1,480,000	\$21,140,000
2028	3 (Coastal + Pads A,B)	\$1,620,000	\$800,000	\$2,420,000	\$34,570,000
2029	4 (Coastal + Pads A,B,C)	\$2,160,000	\$1,200,000	\$3,360,000	\$48,000,000
2030	4 (full campus + stronger power margins)	\$2,160,000	\$1,500,000	\$3,660,000	\$52,285,000