



LandShark Stabilization Fund

Investor Pitch Deck – \$100M Equity Fund

Slide 1: Fund Introduction

LandShark Stabilization Fund

A \$100 million equity fund focused on acquiring, entitling, and stabilizing development-grade land in strategic markets—primarily Arizona—to serve the needs of QOFs, QROFs, and institutional developers.

Slide 2: What We Do

Acquire Raw Land → Stabilize → Deliver Shovel-Ready QOZ Sites

- Purchase undervalued or underutilized parcels - Rezone, entitle, and engineer for highest-and-best use - Sell stabilized land to QOFs, data center developers, and municipal partners

Slide 3: How We Source Deals

Land Origin Sources: - Government auctions (state, federal, and local disposals) - Land bankers and rural aggregators - Off-market owner networks

Land Selection Methodology: - GIS overlays for: - Fiber optic lines / data pipes - Transmission corridors - Opportunity Zones (OZs) - Infrastructure access (rail, water, power)

Slide 4: Strategic Pipeline Buildout

3-Step Process to Deliver OZ Pipeline: 1. **Overlay Identification:** Use fiber lines, broadband maps, utility corridors to match OZ parcels 2. **Strategic Purchase Options:** Secure options or soft closings while entitlement begins 3. **Entitle & Stabilize:** Deliver fully zoned, platted, engineered land for QOF deployment

Slide 5: Use Case Categories

- Data Center Campuses (QTS-style)

- Battery Storage Farms
- EV Charging Sites
- Solar Fields
- Logistics & Industrial Flex Space
- Workforce Housing, BTR Pads

Slide 6: Why This Works

- Capital stack structure allows **value creation, not speculation**
- Zoning = Value. We rezone land based on utility and timing, not trends
- Shovel-ready delivery in under 24 months enables OZ buyers to comply with 31-month rule
- Our team includes land experts, municipal partners, and QOF-savvy leadership

Slide 7: Exit Strategy Matrix

Buyer Type	Structure	Exit Style
QOFs/QROFs	Direct Purchase	Within 31-month window
Developers	Build-to-Suit	JV or assignment to QOF
Data Centers	Brokered Deal	Through QOF intermediary
Municipalities	Land swap/TIF	With civic anchor alignment

Slide 8: Financial Return Profile

- Typical Acquisition: \$20k–\$50k per acre
- Total Stabilization Cost: ~\$35k per acre
- Exit Sale: \$150k–\$400k per acre (4x–8x return)
- 30% GP Promote + 5% Management Fee
- LPs eligible for rollover into downstream QOFs

Slide 9: Fund Structure & SPVs

- Each property held in its own SPV
- Fund acts as Master LP, with oversight by Titan Impact Group (Fund Manager)
- GP team: Thomas, Roman, Neng
- LPs gain equity upside and potential downstream QOF investment

Slide 10: The Team

Name	Role	Affiliation
Catherine	Investor Relations	Titan Impact Group
Thomas	Construction & Entitlement Strategy	Imperium Construction
Roman	Operations & Site Acquisitions	Independent Conception
Neng long	Exit Strategy & Dispositions	AAPML / MHG Commercial
Adam	Acquisition & Exit Partner	(To be finalized)

Slide 11: Where We're Focused

Primary: Arizona

(Tempe, Buckeye, Tonopah, Quartzsite, Wickenburg)

Expansion Markets: - Texas (Panhandle, San Antonio, Houston outskirts) - Florida (Gainesville, Lakeland, Central Corridor) - Illinois (South suburbs, Joliet industrial corridor) - Nevada (Fernley, Reno tech corridor)

Slide 12: Let's Talk

Ready to build the next generation of growth corridors.

Whether you're a QOF, developer, REIT, or family office—we've got your land stabilized and ready.

Contact: [Insert your contact info here]

Deck Date: [Auto-update or fill manually]

End of Pitch Deck Draft.