



# LandShark Fund – Sample Property Targets

## 3-Year Pipeline: 20 Shovel-Ready OZ Conversion Projects

This list reflects 20 sample properties LandShark would target for acquisition, entitlement, and resale to QOF buyers over a 3-year horizon. Each property is intended to be stabilized for Opportunity Zone compliance, then packaged for high-demand vertical use cases.

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### Arizona

- 1. B85 Tech Park – Buckeye, AZ**  
214 acres – I-3 conversion for data center  
Estimated Cost: \$7,490,000  
Exit Multiplier: 6.5x
- 2. 411th Ave & Indian School – Tonopah, AZ**  
120 acres – Industrial pad with I-10 frontage  
Estimated Cost: \$4,200,000  
Exit Multiplier: 4.5x
- 3. Quartzsite West RV Corridor**  
80 acres – RV park conversion with solar infrastructure  
Estimated Cost: \$2,800,000  
Exit Multiplier: 3.5x
- 4. Salome Rail Spur Land**  
160 acres – Ideal for intermodal logistics  
Estimated Cost: \$5,600,000  
Exit Multiplier: 5.0x
- 5. Tempe South OZ Infill Lot**  
12 acres – Multifamily BTR (Build-to-Rent)  
Estimated Cost: \$960,000  
Exit Multiplier: 4.0x
- 6. Goodyear Loop 303 Corridor**  
60 acres – Battery storage or warehouse site  
Estimated Cost: \$2,100,000  
Exit Multiplier: 5.5x
- 7. Douglas Ranch Edge (Buckeye)**  
100 acres – Long-term residential pipeline

Estimated Cost: \$3,500,000

Exit Multiplier: 4.0x

**8. Wickenburg Ranchette Parcels**

200 acres – Land split & entitlement for residential

Estimated Cost: \$7,000,000

Exit Multiplier: 3.8x

**9. Parker Riverfront Pads**

25 acres – Short-term rental + ag mixed use

Estimated Cost: \$875,000

Exit Multiplier: 3.2x

**10. Aguila South Subdivision Land**

60 acres – Low-cost housing or solar

Estimated Cost: \$1,800,000

Exit Multiplier: 4.0x

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## Out-of-State Targets

**11. Reno-Fernley Industrial Corridor – NV**

100 acres – Data center or flex space

Estimated Cost: \$3,500,000

Exit Multiplier: 6.0x

**12. Joliet, IL – South Suburban OZ**

40 acres – Logistics & light manufacturing

Estimated Cost: \$1,400,000

Exit Multiplier: 5.0x

**13. Peoria, IL – OZ Riverfront**

18 acres – Mixed-use commercial/residential

Estimated Cost: \$720,000

Exit Multiplier: 3.0x

**14. San Antonio Opportunity Zone (TX)**

50 acres – Workforce housing hub

Estimated Cost: \$1,750,000

Exit Multiplier: 4.5x

**15. Houston North Corridor (TX)**

75 acres – Industrial or EV charging facility

Estimated Cost: \$2,625,000

Exit Multiplier: 5.5x

**16. Lakeland, FL Infill Block**

20 acres – Urban OZ multifamily  
Estimated Cost: \$700,000  
Exit Multiplier: 3.8x

**17. Tampa Edge Industrial Park**

80 acres – BTR + warehousing play  
Estimated Cost: \$2,800,000  
Exit Multiplier: 4.0x

**18. Tucson Airport Adjacent Parcel**

60 acres – Aerospace supply chain tenant target  
Estimated Cost: \$2,100,000  
Exit Multiplier: 4.5x

**19. Casa Grande Data Rail Lot (AZ)**

90 acres – Anchored by fiber & rail easement  
Estimated Cost: \$3,150,000  
Exit Multiplier: 6.0x

**20. Mesa Fiber-Served Industrial Zone**

22 acres – Quick-turn tech-use zoning potential  
Estimated Cost: \$770,000  
Exit Multiplier: 5.0x

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 **Total Portfolio Metrics (Est.)**

- **Total Estimated Acquisition & Stabilization Cost:** \$67,395,000
- **Average Exit Multiplier:** 4.67x
- **Projected Exit Value (Gross):** ~\$314,741,500

Each site will undergo overlay analysis, soft cost budgeting, and entitlement strategy before closing. QOF compliance will be ensured via 31-month build plans and vertical exit packaging.

*Prepared as part of the 3-Year Asset Pipeline for P&L projection and LP transparency.*