

LandShark Stabilization Fund

\$100 Million Equity Fund | Arizona-Centered Land Bank for Strategic Development

FUND OVERVIEW

Fund Name: LandShark Stabilization Fund

Fund Size: \$100,000,000

Geographic Focus: Arizona (270-mile strategic corridor: Tempe → Wickenburg → Parker → Quartzsite → Buckeye → Goodyear → Tempe)

Asset Type: Undeveloped or underutilized land near large-scale developments (data centers, industrial, QOF/QROF zones)

Primary Goal: Acquire and stabilize land to make it “shovel ready” for acquisition by developers, QOFs, and institutional buyers.

STRATEGY & SCOPE

Phase I: Data-Centered Land Positioning

Use of Funds: - Identify and acquire land with high upside potential. - Create individual SPVs (Special Purpose Vehicles) for each parcel. - Complete due diligence, rezoning, and entitlement. - Deliver shovel-ready pads to developers and QOF buyers.

Target Property Use Cases: - Data Centers (e.g. QTS-style campuses) - Battery Storage Farms - EV Charging Hubs - Solar Farms - Industrial Flex Space - Logistics Facilities - Mixed-Use or BTR Pad Sites

Land Pipeline: - 1,000+ acres already identified - 1,000+ acres in strategic acquisition queue - Some land within designated Opportunity Zones (QOF/QROF eligible)

Phase II: Community Ecosystem Development

Once data center sites are secured, the Fund proactively identifies and packages **adjacent or regional land** for: - **Workforce Housing** (affordable & market-rate) - **Retail & Commercial Corridors** - **Education Zones** (school development parcels) - **Faith-Based & Civic Infrastructure** (churches, nonprofit centers) - **Municipal Partnerships** (public-private incentive models)

COST STRUCTURE & CAPITAL DEPLOYMENT

Phased Development Budget (Per Acre)

Phase	Scope	Type	Cost/Acre
I	Due Diligence & Legal	Soft	\$2,500
II	Rezoning & Entitlements	Soft	\$12,000
III	Infrastructure & Utilities	Hard	\$15,000
IV	Permitting & Site Prep	Hard	\$4,000
V	Marketing & Exit Readiness	Soft	\$1,500
TOTAL	—	—	\$35,000 per acre

Soft Costs (Phases I, II, V): \$16,000/acre — where the fund is most active
Land Purchase Range: \$20,000–\$50,000/acre, depending on location

Fund's Active Role (Phases I–II Only)

Fund Activity	Description
✓ Land Identification	Market research, pipeline development, due diligence
✓ Acquisition	SPV formation, closing, legal structuring
✓ Entitlements	Zoning changes, planning, community engagement
✓ Stabilization	Environmental studies, engineering, development readiness

WHY THIS WORKS

At LandShark, we don't speculate — we **execute value creation** by doing what most investors can't: we stack the capital right, buy with precision, and **add real value** through entitlements and speed.

Buy It Right. Rezone It Fast. Exit It High.

- We acquire land based on its **current use or zoning**, not speculative futures — often at **undervalued pricing**.
- Our in-house team of engineers, planners, and municipal partners allows us to **compress entitlement timelines** and increase value quickly.
- Within 6 to 18 months, we've taken land from "raw" to **shovel-ready**, unlocking **4x to 8x returns** above acquisition and stabilization costs.

A Capital Stack Built to Reward Generously

- By combining LP equity, SPVs, and a disciplined deployment model, we **reduce unnecessary overhead and preserve upside**.
- Once all soft and hard costs are covered, we focus on **delivering outsized investor returns** via early exits, refinances, or developer sales.
- This strategy rewards investors generously — because we're not relying on appreciation; we're **creating the value**.

Perfect Market Timing

With demand surging for **data center campuses, EV infrastructure, and affordable housing**, we're not just providing land — we're **delivering readiness**.

CORE TEAM & BACKING

Principal	Backed By
Catherine	Titan Impact Group
Thomas	Imperium Construction
Roman	Independent Conception
Neng long	AAPML & MHG Commercial

SAMPLE CAPITAL DEPLOYMENT – 1,000 Acres

Item	Cost/Acre	Total
Land Purchase	\$30,000	\$30,000,000
Phases I–II	\$14,500	\$14,500,000
Fund Outlay	—	\$44,500,000
Capital Remaining	—	\$55,500,000