



# LandShark Stabilization Fund

## Exit Strategy Summary

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### Primary Exit Path: Qualified Opportunity Funds (QOFs)

LandShark's core business model is structured to serve as a **pipeline builder** for QOFs and QROFs. All stabilized assets are designed to:

- Comply with **31-month QOF development timelines**
- Be held in SPVs to allow for clean acquisition and compliance
- Deliver shovel-ready, entitled, zoned land

**Why this works:** - Land is bought below market - We add significant value through entitlement & engineering - QOFs avoid front-end risk and can deploy capital immediately

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### Secondary Exit Path: Tokenized / NFT-Based Transfers

Select properties may be fractionalized or tokenized for:

- Investor liquidity
- Global distribution to digital real estate buyers
- Strategic resale through blockchain asset platforms

**Use Cases:** - NFT Deed representations - Smart contract-based sales tied to vesting schedules or resell options

Tokenized asset sales are a second-tier strategy and only pursued if optimal buyers are not secured through traditional exits.

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### Tertiary Exit Path: REIT Sale & Fund Close

If not exited via QOF or NFT/token buyers, the final strategy involves:

- Sale of stabilized SPVs to a **newly formed REIT** (internal or partner)
- Assets bundled for vertical deployment or income use
- Fund-wide closure target by **month 36**, ensuring investor return and liquidity

**REIT Buyer Focus:** - Workforce housing portfolios - Industrial pads (leased or pre-leased) - Utility-corridor assets for long-term hold

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Exit Summary Timeline

<b>Window</b>	<b>Exit Channel</b>
Months 12–24	Direct sale to QOFs/QROFs
Months 24–30	Tokenized/NFT fractionalization
Months 30–36	Sale to REIT & Fund wind-down

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*Exit strategy ensures all investor capital is returned within a 3-year cycle, with high-velocity, risk-mitigated options across multiple buyer types.*