

FUND STRUCTURE & TARGET RETURN PROFILE



22%

Target Gross IRR
Annualized, to the Fund

5.0x

Target Gross MOIC
Equity Multiple

8 Years

Target Hold Period
Per-Property Average

\$100K

Minimum Investment
Class A Interests

Fund Structure

Manager	Land Value Alpha Capital LLC	Year-5 Liquidity Window	Yes (70% NAV)
Minimum Investment	\$100,000	Fund Leverage	None at fund level
Fund	Land Value Alpha Fund LLC	Single Property Limit	≤10% of NAV
Management Fee	2.0% annually	Distribution Policy	Capital Appreciation
Investment Strategy	Land + Infrastructure + Water	Fund Reporting	Quarterly
Carried Interest	20%	Portfolio Valuation	Semiannually
Legal Structure	Wyoming LLC	Fund Administrator	Independent
GP Commitment	>1% of fund size	Advisory Committee	Yes
Fund Term	Evergreen	Newsletter	Monthly
Unit Structure	Class A	Target AUM (10 Yrs)	\$1 Billion
Price per Unit	\$1,000	Target Portfolio (10 Yr)	200 Properties
Lock-up Period	8 Years	Water Rights Exposure	Majority of portfolio
Avg Property Hold	8 Years	Carbon Credit Strategy	Active

Gross-to-Net Return Bridge

Metric	Gross (to Fund)	Net (to LP)
IRR / CAGR (Annualized)	22.50%	17.34%
Equity Multiple (MOIC)	5.00x	3.60x
Total Proceeds on \$1.00	\$5.00	\$3.60
\$1,000,000 Becomes	\$5,004,411	\$3,603,529

Important Disclosures

Target returns shown above are hypothetical performance constituting targeted returns under SEC Rule 206(4)-1 (Marketing Rule) and are not actual results. Gross and net figures are presented with equal prominence; net targets reflect deduction of the 2.0% annual management fee and 20% carried interest as described above. Targets are based on the Manager's investment thesis, pre-fund proof-of-concept transactions, and assumptions regarding acquisition pricing, infrastructure costs, water rights monetization, exit timing, and market conditions, all of which are subject to change and outside the Manager's control. Targets are NOT guarantees, forecasts, or projections of future performance, and actual results may differ materially. Past performance, including pre-fund transactions, is not indicative of future results. This summary is qualified in its entirety by the LVA Private Placement Memorandum and Operating Agreement, which contain complete terms, fees, risks, conflicts of interest, and tax considerations and which control in the event of any inconsistency. All investments involve risk, including loss of principal. LVA interests are illiquid, subject to substantial transfer restrictions, and suitable only for accredited investors who can bear the economic risk of their investment for an extended period. This is not an offer to sell or a solicitation to buy securities; any such offer will be made only by the PPM.

Single capital contribution at inception • Single distribution at end of Year 8 • 2.0% annual management fee • 20% carried interest on gains above 1.0x return of capital • No preferred return / no hurdle • Fund operating expenses excluded • MOIC figures are shown rounded to one decimal place; dollar values reflect the precise compound result of the IRR over the 8-year hold period.

Accredited Investors Only

Land Value Alpha Fund LLC | Land Value Alpha Capital LLC, Manager | 248 1st Avenue W, Unit 26, Kalispell, Montana 59901

(406) 441-0107 | invest@landvaluealpha.com | landvaluealpha.com