Fund Structure & Target Return Profile

22.5% Target Gross IRR* Annualized, to the Fund	**5.0x Target Gross MOIC*** Equity Multiple
7 or 8 Years Target Hold Period Investor Option	**$250K Minimum Investment** Class A/Class B Interests

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

Fund Structure

Manager	Land Value Alpha Capital LLC	**Fund Leverage**	None at fund level
Minimum Investment	$250,000	**Single Property Limit**	≤10% of NAV
Fund	Land Value Alpha Fund LLC	**Distribution Policy**	Capital Appreciation
Management Fee	2%	**Fund Reporting**	Quarterly
Investment Strategy	Land + Infrastructure + Water	**Fund Administrator**	Independent
Carried Interest	Class A 20% • Class B 25%	**Property Appraisals**	MAI/Broker Opinion of Value
Legal Structure	Wyoming LLC	**Advisory Committee**	Yes
GP Commitment	>1% of fund size	**Newsletter**	Monthly
Fund Term	Evergreen	**Target AUM (10 Yrs)**	$1 Billion
Unit Structure	Class A or Class B	**Target Portfolio**	200 Properties
Price per Unit	$1,000	**Water Rights Exposure**	Majority of portfolio
Lock-up Period	Class A 8 Years, Class B 7 Years	**Lock-up Period**	Class A 8 Years, Class B 7 Years
Avg Property Hold	7-8 years	**Carbon Credit Strategy**	Active

Net Return Calculation Assumptions 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 shown rounded to one decimal place; dollar values reflect precise compound result of IRR over 8-year hold period. **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 LVAF 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. LVAF 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. * - Class A

Undervalued Land. Water Rights. Infrastructure Value. Superior Returns.