



SECURED LAND FUND

Solve Housing. Elevate Wealth.

The Secured Land Fund (SLF)
Presented by



VALOREM
CAPITAL



EQUITY OPPORTUNITY INVESTMENT DETAILS

	Class B	Premier Partner
Minimum	\$200,000	\$500,000
Preferred Return	10%	10%
Tail (Profit Share at Exit)	50%	50%
Distribution Frequency	Quarterly	Quarterly
Hold	5 years	5 years
IRR*	25%+	30%+
Equity Multiple*	2.2x+	2.6x+

Want to become a Premier Partner?

Investors deploying more than **\$500,000** could be eligible for our Premier Partner Program which can amplify returns.





THE MISSION

Solve the Housing Crisis through well planned and executed developments that bring purpose and connection while growing generational wealth with our investors.





OUR VALUES

THE FOUNDATION FOR ALL WE DO

Integrity	Connection	Innovation	Teamwork	Dependability	Growth	Accountability
We make responsible decisions based on professional standard.	We value the human relationship as essential.	We encourage thoughtful, creative and inspirational ideas.	We accomplish more when we work together.	We speak with purpose and follow through on our word.	We constantly develop and expand our capabilities.	We empower each other to take ownership of our actions.



SecureGrowth® IMPACT SYSTEM - LAND STANDARDS

In the Texas Triangle

Home to 70% of Texans comprised of 20M people

Near Major Metro Travel Corridors

Provides easy access to a metro, further strengthening demand

In Submarkets with Strong Growth

Not peaked or declining growth - bolsters appreciation potential of the project and assures strong rents

LAND STANDARDS

Focus on Raw Land

Allows the Secured Land Fund team to create value for investors through entitlements

Developer Friendly Municipality

Ensures the governing bodies visions of the future align with our mission

High-Ranking Texas Schools

Top 50% school rankings prioritized, maintains consistent demand



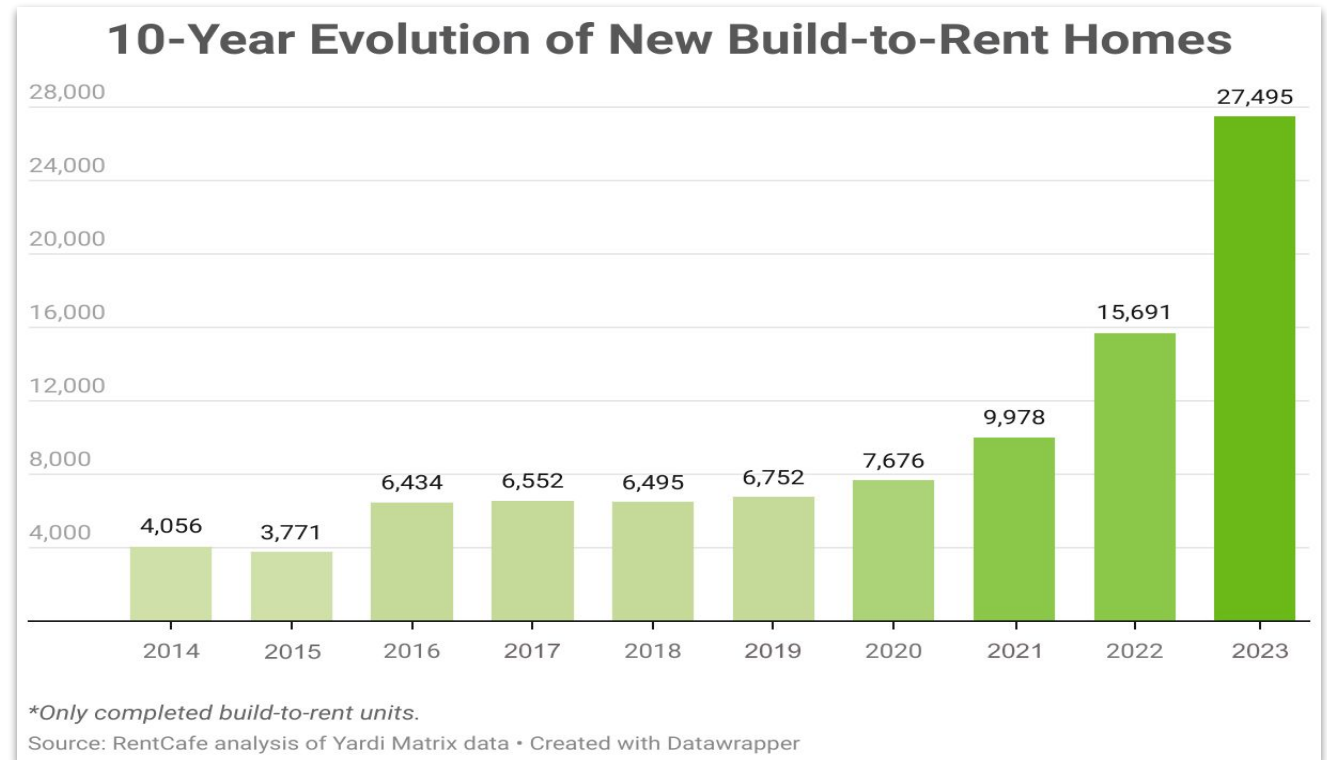
SecureGrowth® IMPACT SYSTEM - PROJECT CRITERIA



- Build to at least a 7% Yield on Cost
- Deliver at least 2x multiple on equity in 5 years, with multiple exit scenarios
- Verified and actionable project costs - no guesses.
- Prioritizes project team relationships over lowest contractor price
- Rents based on actual similar local comps
- Modeled rent escalations may not exceed 3%.
- Includes green initiatives such as water recycling, solar lighting, walking trails, permeable paving, extensive green space
- Uses value adds to save costs and create advantages, such as in house performance of key scopes, bulk order of material, modular construction methods, general contractor equity participation, etc.

BUILT TO RENT (BTR) DEVELOPMENTS ARE THE FASTEST-GROWING INVESTMENT IN REAL ESTATE

- Total renter households increased by 8.6 million between 2010 to 2023.
- Substantial year over year growth has occurred for BTR.
- From 2021 to 2023 there has been a more than 300% uptick in total BTR deliveries.
- DFW is leading the charge for popularity representing 10% of nationwide BTR units in 2023.
- Multiple demographics drawn to BTR for the independence, security, space and sense of ownership.



RentCafe®

United States
Census
Bureau

Yardi® Matrix

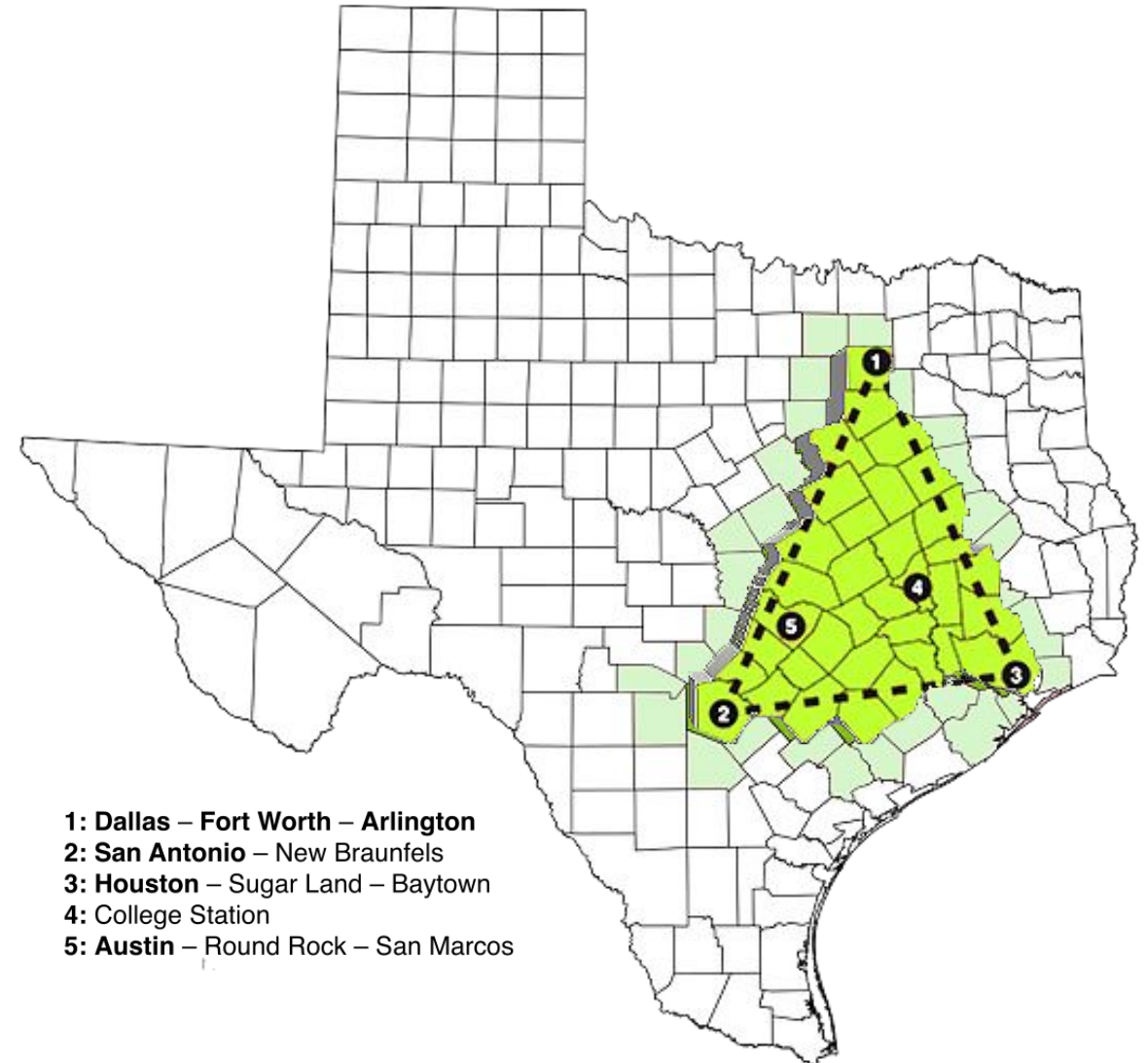


FUND VS DEAL-BY-DEAL SYNDICATION

	 SECURED LAND FUND 1	 DEAL-BY-DEAL SYNDICATION
Risk Diversification	Your investment risk is spread across multiple properties and projects.	Your investment is concentrated in one property or project.
Market Exposure	Your investment is exposed to multiple strong markets.	Your investment is subject to a singular market.
Cash Flow and Speed of Wealth Growth	Your investment receives distributions from multiple projects producing larger, more frequent distributions.	Your investment only participates in singular cash flow or capital events, lower check size and less frequent distributions.

THE TEXAS TRIANGLE

- \$1.46T GDP - would rank as #15 largest economy in the world.
- Will add 3.5 million people by 2030
- 53 Fortune 500 companies
- No state income tax
- Low cost of living



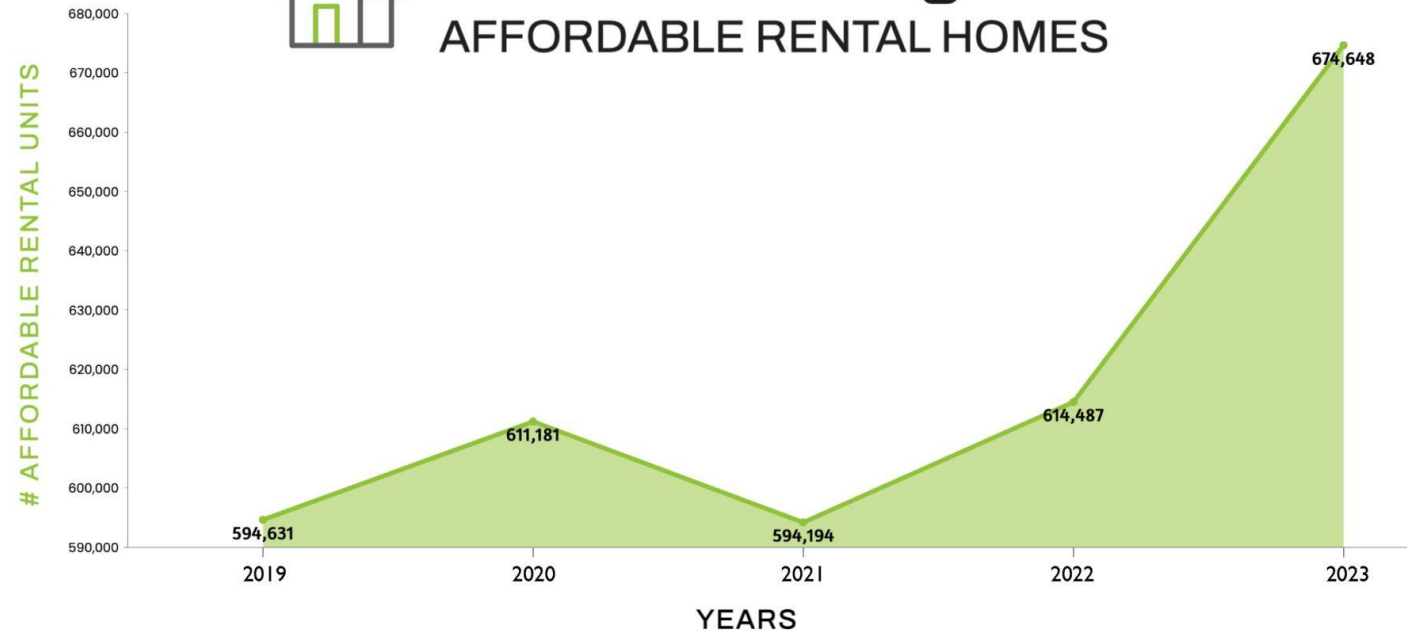


TEXAS HOUSING CRISIS

- Texas is short 675,000 achievable rental units
- Owning a single-family home in Dallas is avg \$3,389/mo - to rent a similar home is \$2,346/mo
- Migration rose 60% following the pandemic
- Fewer than 30% of homes were classed as affordable Texas Triangle – down from around 60% in 2014.



Texas Shortage of AFFORDABLE RENTAL HOMES



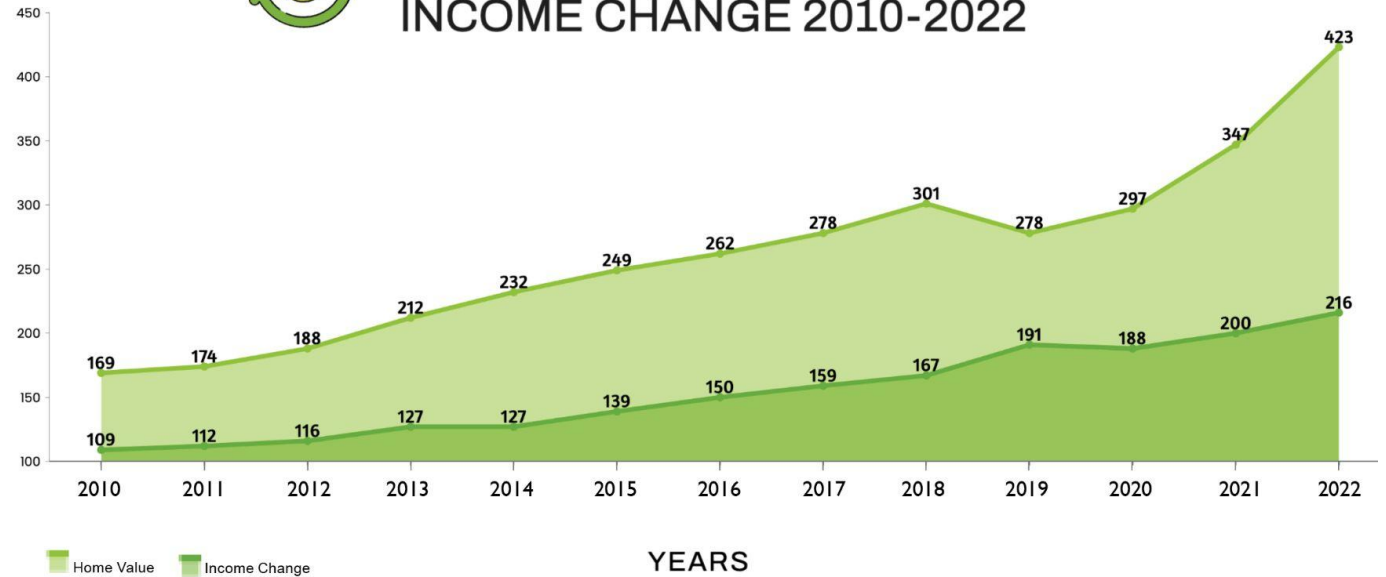


HOUSING AFFORDABILITY

- Since 1985, home prices climbed 423%, as income rose just 216%.
- The average house-price-to-income ratio in the U.S. is 5.8, more than double the 2.6 experts recommend.
- Home values grew 2x faster than income.



Home Value vs. INCOME CHANGE 2010-2022





HB3697 - TEXAS STEPPING UP



- Encourages development by streamlining the approval process and simplifying subdivision regulations in unincorporated areas.
- Limits county power to impose zoning-like restrictions.
- Provides clear legal pathways for developers to challenge undue delays and obtain necessary approvals.
- Ensures better coordination with TxDOT for enhanced infrastructure planning.



CHARLES COVEY

Founder + General Partner

25+ years experience

Charles is a seasoned professional with a successful track record of completing 300+ projects over 27 years in construction and development. Further highlighting his extensive expertise and contribution to the field.

- +\$5 billion in project experience
- Texas A&M graduate
- 2021 Aggie 100 Award Winner
- 1,000 acres and 5,000 units developed or in process



BRUNO PASQUINELLI

General Partner

35+ Years Experience

Bruno brings an unmatched resume of townhome construction and his team is expertly qualified to tackle the scale of this project. Cadence Homes has a BTR division of the company focused solely on this product type.

- 7,000+ townhomes constructed
- \$75,000,000 of full cycle BTR subdivisions completed
- Cadence Homes projected to build \$200m in 2024



JOHN RUTOWICZ

CFO

\$2.5B Real Estate Deal Experience

John has over 20 years of financial expertise with a robust background in real estate projects and fund management.

- Overseen over 10,000,000 square feet and \$2.5B worth of real estate deals as CFO
- Overseen over \$600M in equity under management
- Performed 25 acquisitions of over 1,000,000 square feet of retail worth over \$200MM



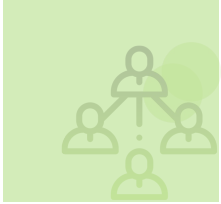
JORDAN LOVEJOY

Partner/Managing Director
of Investor Relations

Strategic leadership and syndication expertise

Jordan is an entrepreneurial leader with proven expertise in real estate development and capital raising.

- Background in biochemistry and molecular biology, with B2B management experience at Apple
- Specializes in residential renovations, development projects, and private equity investments
- Operates with focus on transforming vision into actionable steps through strategic planning



DEVELOPMENT TEAM

- Developer – LandVest Development
- General Contractor – Cadence Homes
- Property Manager – Portico
- Architect – Design Balance
- Engineer – Shield Engineering Group
- Real Estate Counsel – Pierson Ferdinand
- \$7 Billion+ career portfolio
- 400+ completed projects
- 300+ years in construction and development
- 7,000+ townhomes built
- 2021 Aggie 100 award winner
- 16,000 rental units under management



PIERSON FERDINAND



RECENTLY COMPLETED BTR COMMUNITIES

COLLINS WEST
82 Single Story Townhomes



- **COLLINS WEST**
 - Location: Arlington, TX
 - Build to Rent
 - Completed 2023

STREET LIGHTS
32 Two-Story Townhomes



- **STREET LIGHTS**
 - Location: Arlington, TX
 - Build to Rent
 - 32 Two-Story Townhomes





OUR COMMUNITIES ARE BEAUTIFUL, PARK CENTRIC, AND FULL OF LIFE





WE DESIGN WITH HIGH ENERGY EFFICIENCY, SOLAR, RAINWATER REUSE, AND AN IMMERSIVE OUTDOOR PARK SYSTEM





MULTIPLE PRODUCT TYPES TO REACH HOUSING NEEDS





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PROJECT DIAMOND - GOLF COURSE TO BTR CONVERSION



- **400+ UNIT BTR DEVELOPMENT**
 - Mix of townhomes, multi-family mansions, and cottages
 - World class golf practice facility (built and managed by specialty partner)
 - Construction expected early 2026
- **ROBUST INVESTOR SECURITY**
 - Conservative approach to underwriting for major project assumptions
 - Mayor and city staff strongly supporting the project
- **Project Diamond is in Dallas County**
 - Dallas County continues substantial population growth
 - High absorption and declining vacancies signal strong demand, especially amongst 2 and 3 bedroom units
 - Project Diamond is 10-25 minutes from many headquarters and most in Dallas County commute 30.5 miles to work



THE ACRES AT DESERT CREEK

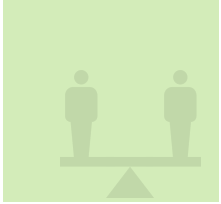


- **480 LOT MANUFACTURED HOME PARK**

- 5-Star Class MHP
- Best in Class Amenities - Community center, parks, trails, playground
- High quality house unit standard
- On site sewer plant and water wells
- Tree clearing and rough grading ongoing
- Primary Roads graded

- **Melissa, TX in Collin County**

- Melissa increased population by over 100% in the last 10 years
- Strong demand for affordable options by blue collar workers
- Collin County population increased by 35%+ from 2010 to 2020 and job growth outpaced national average by 22.1%



INVESTOR EXPERIENCE



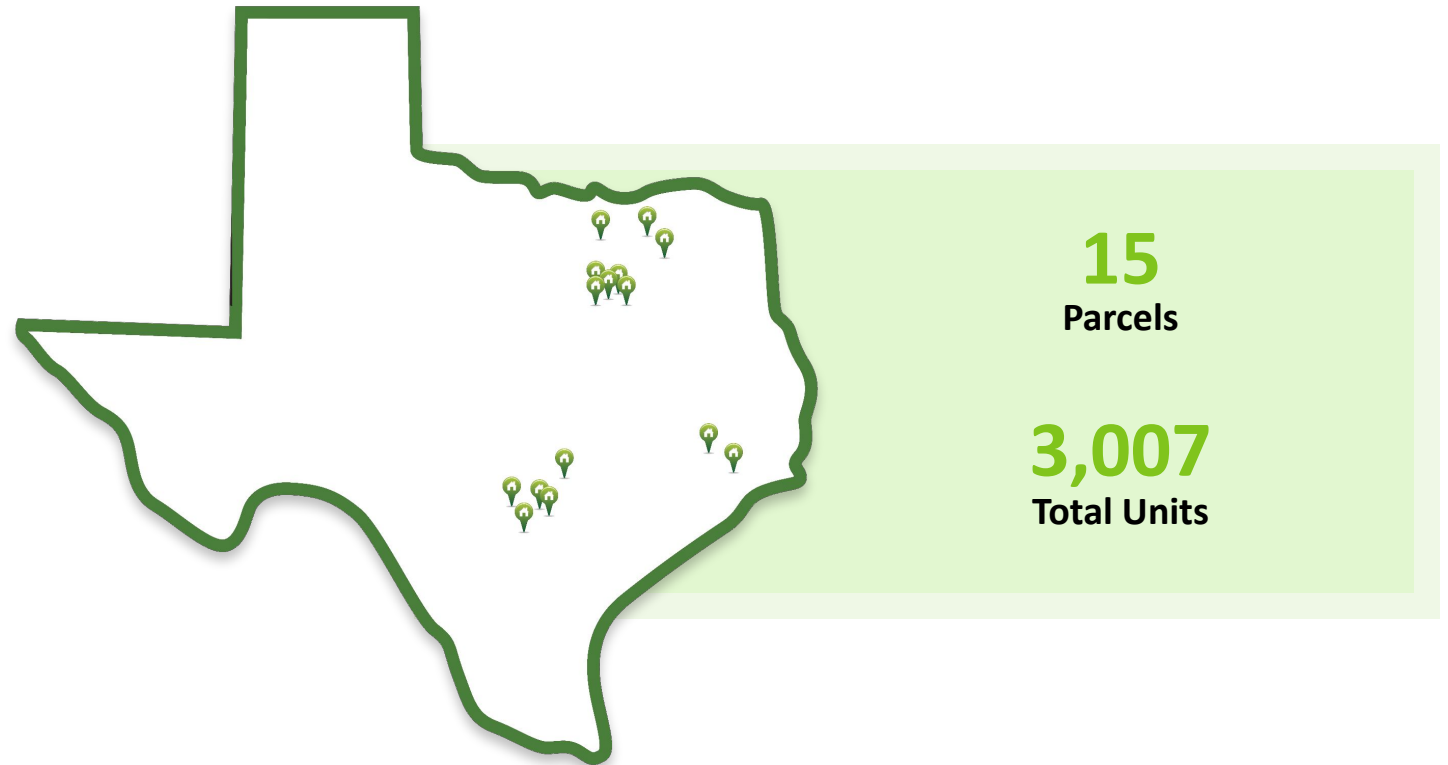
- **On-site Project Events**
 - Events for investors to see the site, participate in on-site OAC, and connect with like minded investors.
- **Community Involvement**
 - Investors may team up with Valorem Capital to engage in our community give-back event the day after on-site events. We aim to engage and have a positive impact on every community we build in.
- **Quarterly Investor Video Updates**
 - Charles and the team produce quarterly update videos with the latest project information, project financials, commentary on the state of the market, and actionable behind the scenes development knowledge.



INVESTOR SECURITY ALWAYS IN MIND

- **Our Security Philosophy**

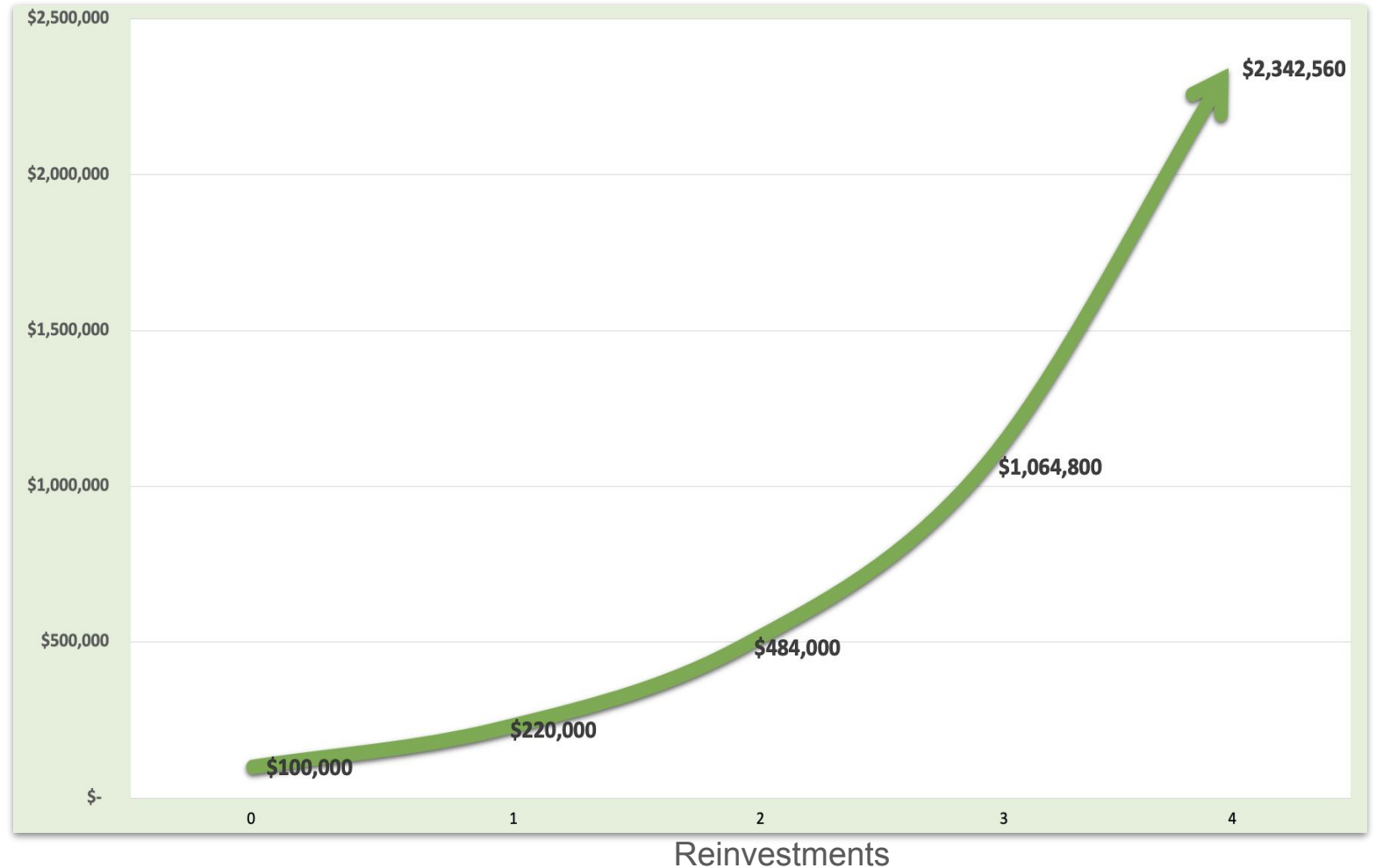
- Dedication to safeguarding investor capital
- Utilization of SecureGrowth Impact System®
 - Strategic and conservative underwriting
 - Multiple exit scenarios
 - Verified and actionable project costs - no guesses
- Robust security through multiple land parcels, maintaining land value as a reliable safety net





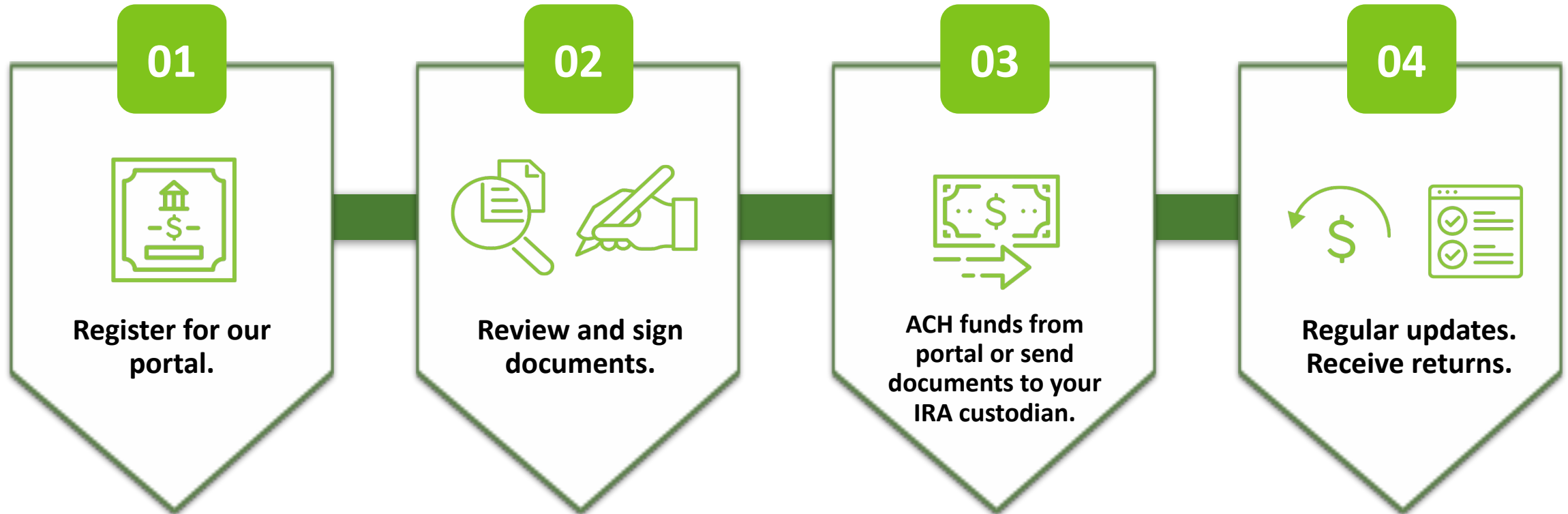
ACCELERATED WEALTH BUILDING AND SDIRAs

- **Exponential Growth**
 - \$100,000 can grow to over \$1,000,000 with just three reinvestment cycles while providing opportunities that provide security and peace of mind.
- **SDIRA: Take Control of Your Accounts**
 - Less volatility
 - Hedge against inflation
 - Steady returns





INVESTING WITH SECURED LAND FUND IS SIMPLE!



Join today and start making secure, passive, dependable income!

SecuredLandFund.CashFlowPortal.com



OUR INVESTORS – CASE STUDIES



Investing in the LandVest deal with Charles and his team was a no-brainer for two reasons. First, there’s an opportunity to make great returns backed by such a valuable asset in this market. Secondly, the LandVest Capital team are experts in what they do, which shows in every interaction I’ve had. I have all the faith in the world in them. They have kept me informed at each step and kept every promise made. Truly an incredible group to be aligned with.



Kale G.
Co-Founder Accounting Firm

Projected Return: 32% IRR
Round 1 Investor



I decided to invest in LandVest to grow my real estate holdings and diversify my overall portfolio with additional tangible assets.

Aaron O.
Founder & CEO
Staffing & Placement Firm

Projected Return: 26% IRR
Round 3 Investor



The whole process has been really comfortable and seamless. And I felt like it's been very open and helpful... it put my mind at ease that I was putting my money in the right place which was a very comforting situation for me.

Grant B.
Full-time Investor

Projected Return: 25% IRR
Round 5 Investor





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THANK YOU!

We look forward to working with you.

