

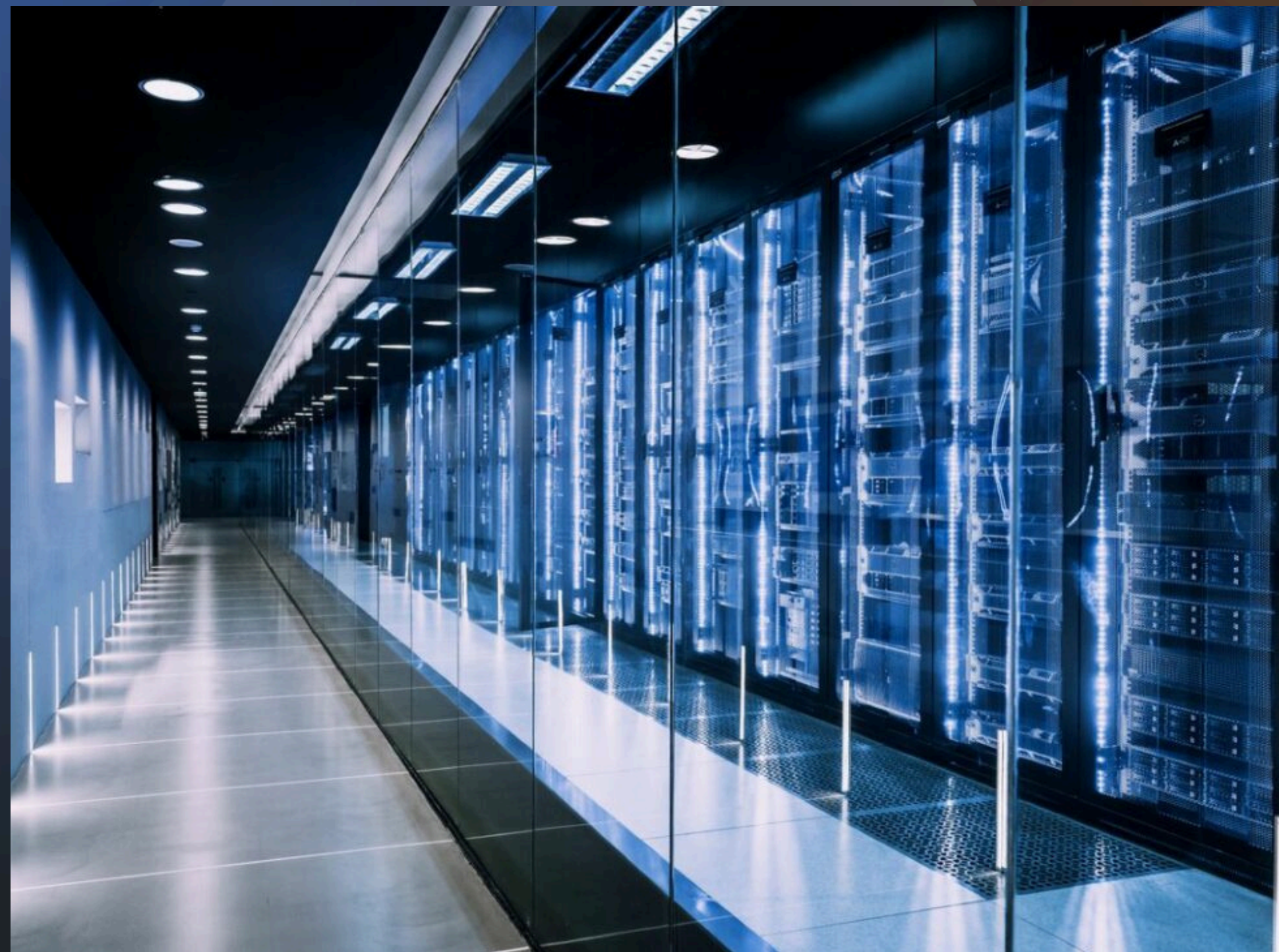
Desert Whisper

Land Investment Opportunity

Tonopah, Arizona



LIGHT YEAR CAPITAL





DISCLAIMER

All investments have risk. You should not invest if you cannot bear the risk of losing your entire investment. Many investments are illiquid. You should not invest if you cannot keep your money invested for any indefinite amount of time.

This document is NOT an offer or solicitation to purchase securities. Offers to purchase securities from the Company are only made through private placement memorandums and the supporting documents that go along with them and are subject to the Company's approval of the potential investor before the investment can be made. Even in the event of a prospective investor possessing the Company's private placement memorandum, the Company maintains sole authority to determine if it will allow a prospective investor to become a member of the Company. Further, the Company has its own investor suitability standards as well as legally mandated investor suitability standards. All investors in the Company must satisfy both the Company's requirements as well as any applicable legal requirements.

The Company's securities have limitations on transfer. Investors in the Company must invest on their own behalf without an eye towards transfer. Investors in the Company must understand that the investments are not liquid. Investors should not purchase with an eye towards selling because the transfer limitations, coupled with no current public markets for sale, make the likelihood of selling very small. Even if a willing purchaser is available, the Company's securities typically will be restricted from transfer for the first twelve months.

Nothing in this document contains legal, tax, financial, or any other type of advice. All investors should consult their own financial, tax, legal, and other professional advisors to determine if an investment is suitable for their unique situation.

This document contains confidential information and is to be reviewed by the specific individual and their professional team that the Company gave it to. If you did not receive this document directly from the Company, please stop reading this document, delete and destroy this document, and alert the Company.

This document may contain forward-looking statements. Forward-looking statements are any statements that seek to predict or project what will occur in the future — the Company cannot accurately make such predictions. Forward-looking statements may include qualifiers such as "likely," "will," "anticipate," "estimate," "may," "believe," "plan," or similar statements. These forward-looking statements are only assumptions and are not assurances, promises, or any guarantee-type of statements. The Company cannot guarantee any returns or any hypothecations regarding future outcomes. An investor in the Company could lose all of its invested capital.

This document contains information from sources that are believed to be reliable, but the Company cannot guarantee their veracity or completeness, nor their continued veracity or completeness. The Company is under no duty to continually update this information. Anyone viewing this document should complete their own due diligence, based upon their own interests, preferences, assumptions, assessments, risk tolerance, and other metrics they deem necessary and/or helpful. Many of the financial projections in this document are believed by the Company to be reasonable, but they are based upon assumptions, hypotheticals, and estimates only, and the true financial picture may ultimately differ from any projections.

Nothing in this document or about this project has been reviewed and/or approved by the Securities Exchange Commission nor any state securities regulators.

Light Year Capital Team



Meredith Shur
OBGYN



Aditi Reddy
Internal Medicine



Chirag Chaudhari
Emergency Medicine



Nicole Pele
Pathology



Vivien Fongue & Isabelle Fongue
Orthopedic Surgery /
Real Estate Investor



Cher Li
Economist



Kimberly Workman
Orthopedic Surgery



Lama Nouredine
Nephrology



Hussein Girnary
R&D, Medical Devices



Aarati Sawhney
Rishi Sawhney
Real Estate Investor /
Oncology

ANITA VERMA-LALLIAN

Founder and CEO



Anita Verma-Lallian is an award-winning real estate developer and land consultant whose company, Arizona Land Consulting, was recently named one of the fastest growing private companies in America by the 2025 Inc 5000. She has helped real estate investors all over the country achieve above average returns ranging from 300-1000% and currently manages a portfolio valued at nearly \$1.5B.

Anita has been instrumental in bringing various industries to Arizona, including semiconductor, industrial, electric vehicle, renewable energy, and more. Additionally, she founded film production company Camelback Productions, which released two major films in 2025.



Arizona Land Consulting

Founder & CEO

Anita Verma-Lallian – A visionary leader with over 14 years of specialized experience in the Arizona land industry, driving strategic growth and successful ventures across diverse land sectors.

Proven Success

Played a pivotal role in land transactions exceeding \$1 billion, demonstrating unparalleled expertise in negotiating and structuring complex deals for a broad range of clients and stakeholders.

Expertise in Land Acquisition & Development

Extensive hands-on experience in acquiring, developing, and transforming land assets into profitable ventures, with a keen understanding of market dynamics and regulatory processes.

Extensive Professional Network

Established a vast network of influential real estate professionals, policymakers, state officials, and engineering groups, enabling access to exclusive opportunities and high-level industry collaborations.

Bloomberg

Developer Buys \$22 Million Arizona Site for Data-Center Bet

- Arizona Land Consulting purchased 160 acres for data centers
- Firm previously scored a 240% gain on a land sale to Tract



Anita Verma-Lallian *Photographer: Lindsay McOien*

By [Natalie Wong](#)

February 19, 2025 at 1:44 PM EST

WHY INVEST IN LAND?

- Billionaire Backing: High net-worth individuals, including Bill Gates, invest in land as a strategic wealth preservation tool.
- Capitalize on city's future growth.
- Asset class with the potential to yield outsized returns.
- Low operating expenses, making it easy to hold long-term.
- A passive, low maintenance way to grow wealth.



PHOENIX

5th Largest City in the US: Phoenix ranks as the 5th largest city in the US, demonstrating its prominence and economic influence.

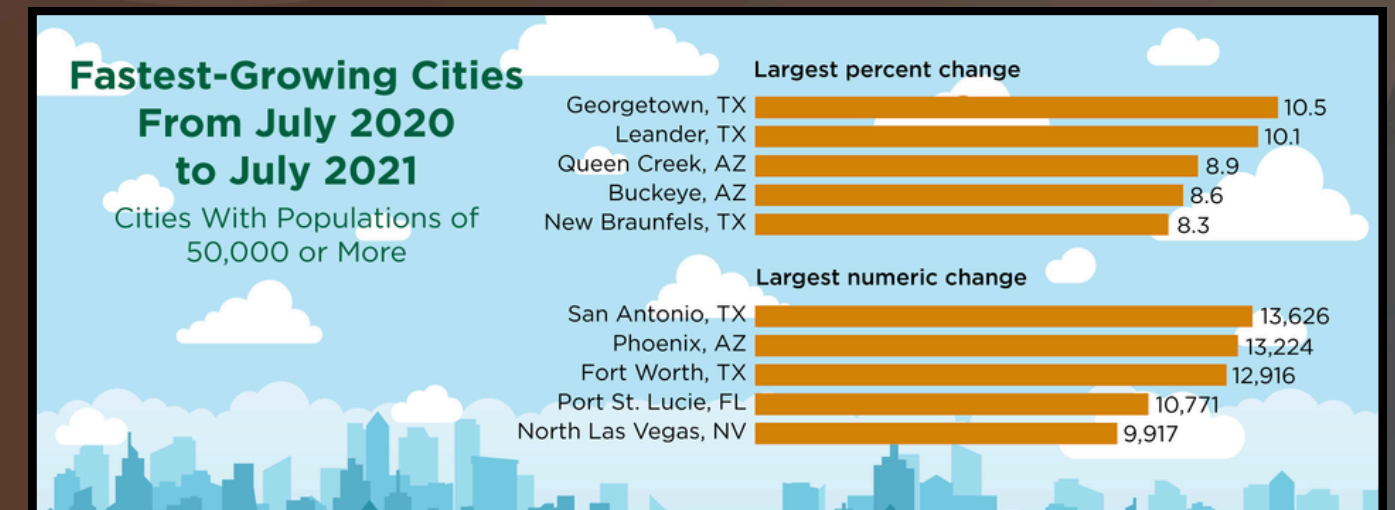
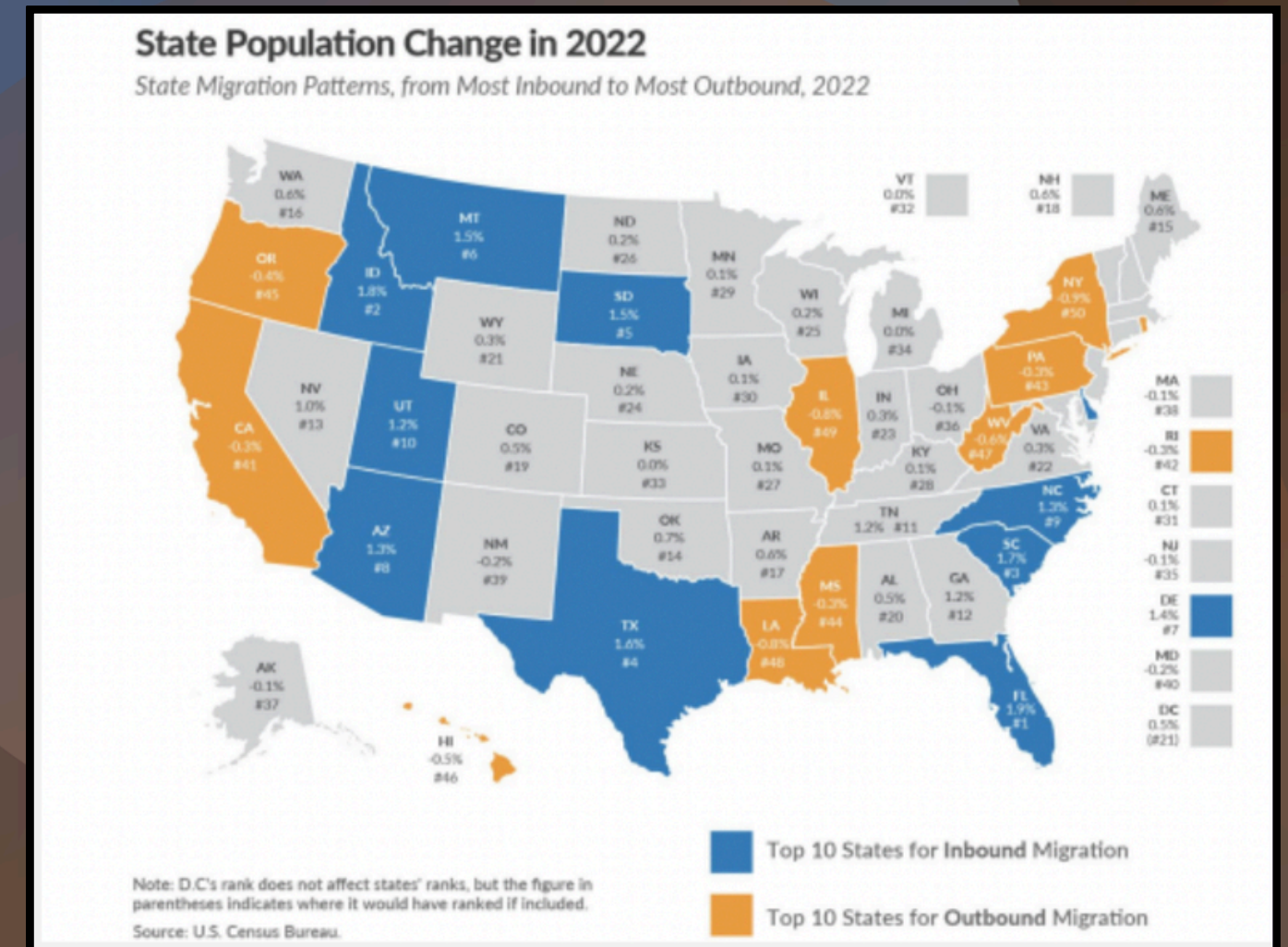
Fastest growing city: Phoenix leads the nation in growth, attracting businesses, residents and investment.

Population Growth: An expected increase of 2 million residences over the next 20 years. The city's population is projected to reach 6.2 million by 2030.

Retirement Hub: Phoenix is a prime destination for retirees seeking vibrant, affordable lifestyles.

Affordable Living: The city offers a lower cost of living compared to other major US cities, making it an attractive place to live and invest.

Robust Job Growth: Phoenix continues to experience strong job creation, fueling economic expansion and demand for real estate.



TSMC EXPANDS IN PHOENIX AS TECH GIANTS FOLLOW

Fabs and hyperscalers are driving a multi-billion-dollar infrastructure boom — anchored heavily in Phoenix



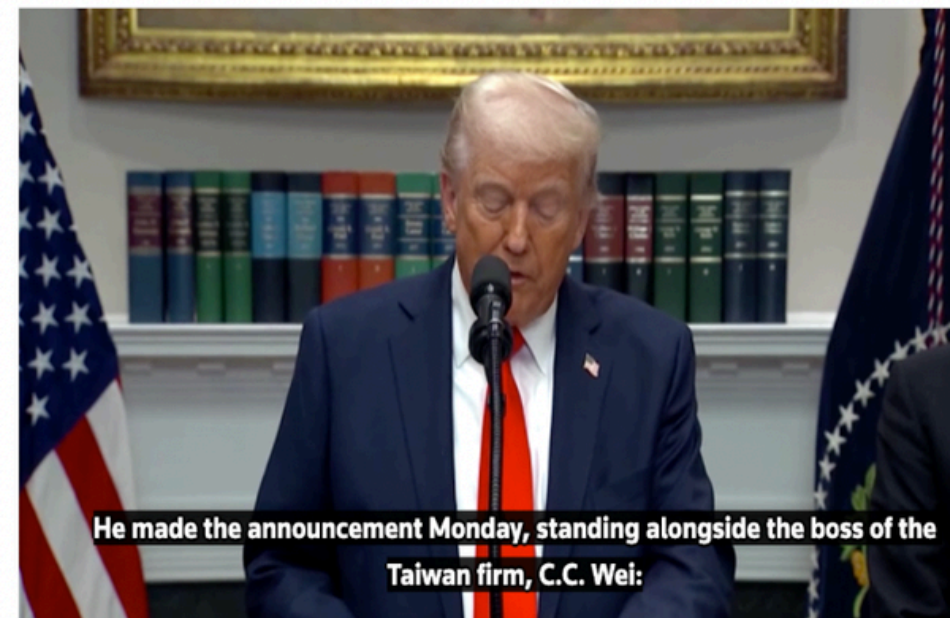
Apple announces plans to invest billions in Arizona



Trump and TSMC announce \$100 billion plan to build five new US factories

By David Shephardson and Steve Holland

March 4, 2025 12:25 AM MST · Updated 7 days ago



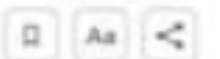
He made the announcement Monday, standing alongside the boss of the Taiwan firm, C.C. Wei:



SoftBank's Son pitches \$1 trillion Arizona AI hub, Bloomberg News reports

By Reuters

June 20, 2025 12:15 AM MST · Updated June 20, 2025





WEST VALLEY, AZ

Fastest Growing Region of Phoenix

- Largest concentration of contiguous land available
- Lower land prices compared to the rest of Phoenix
- Experiencing both an industrial and housing boom

Buckeye: One of the Fastest Growing Cities in the U.S.

- Grew 80% in the last decade; consistently ranked among the fastest growing cities in the nation
- Western most city in Phoenix, located 4-5 hours from the Port of Long Beach
- Strategic logistics hubs: trucks can make round-trips without stopping, a major advantage for industrial companies
- Home to Tartesso, one of the fastest-selling residential communities in the U.S
- Attracting significant industrial and retail investment from companies such as Chevron, Five Below, Funko, Home Depot, AIMS Recycling, Cotco and other major retailers

SUBJECT PROPERTY

LOCATION * *

- 371st Ave and Indian School Road

SIZE & PRICING

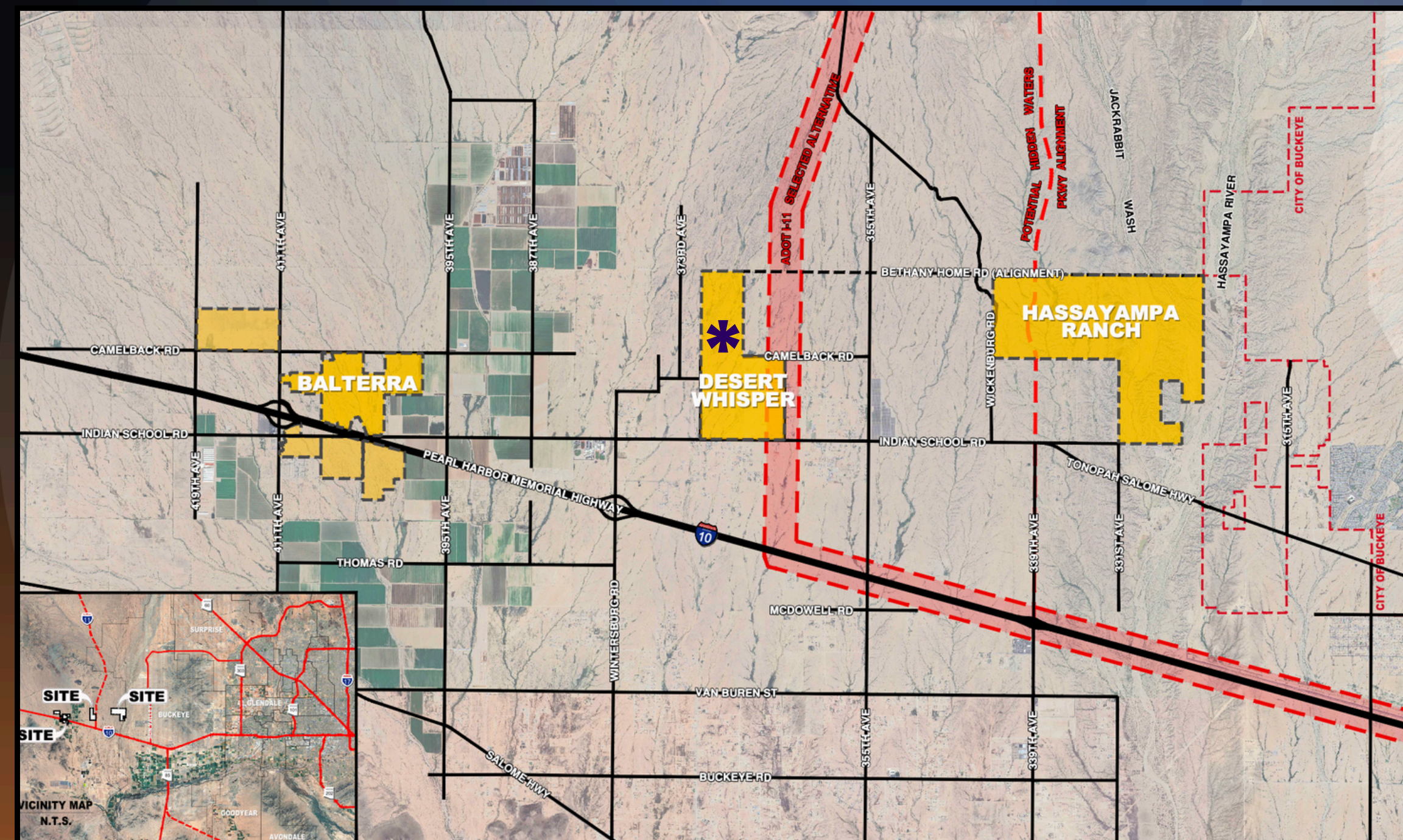
- Total: 956 Acres
- Price: \$26,150/acre
- Additional property related costs (rezone costs, property taxes, due diligence, closing costs etc.): \$950/acre
- Roughly \$25M

ZONING & USE POTENTIAL

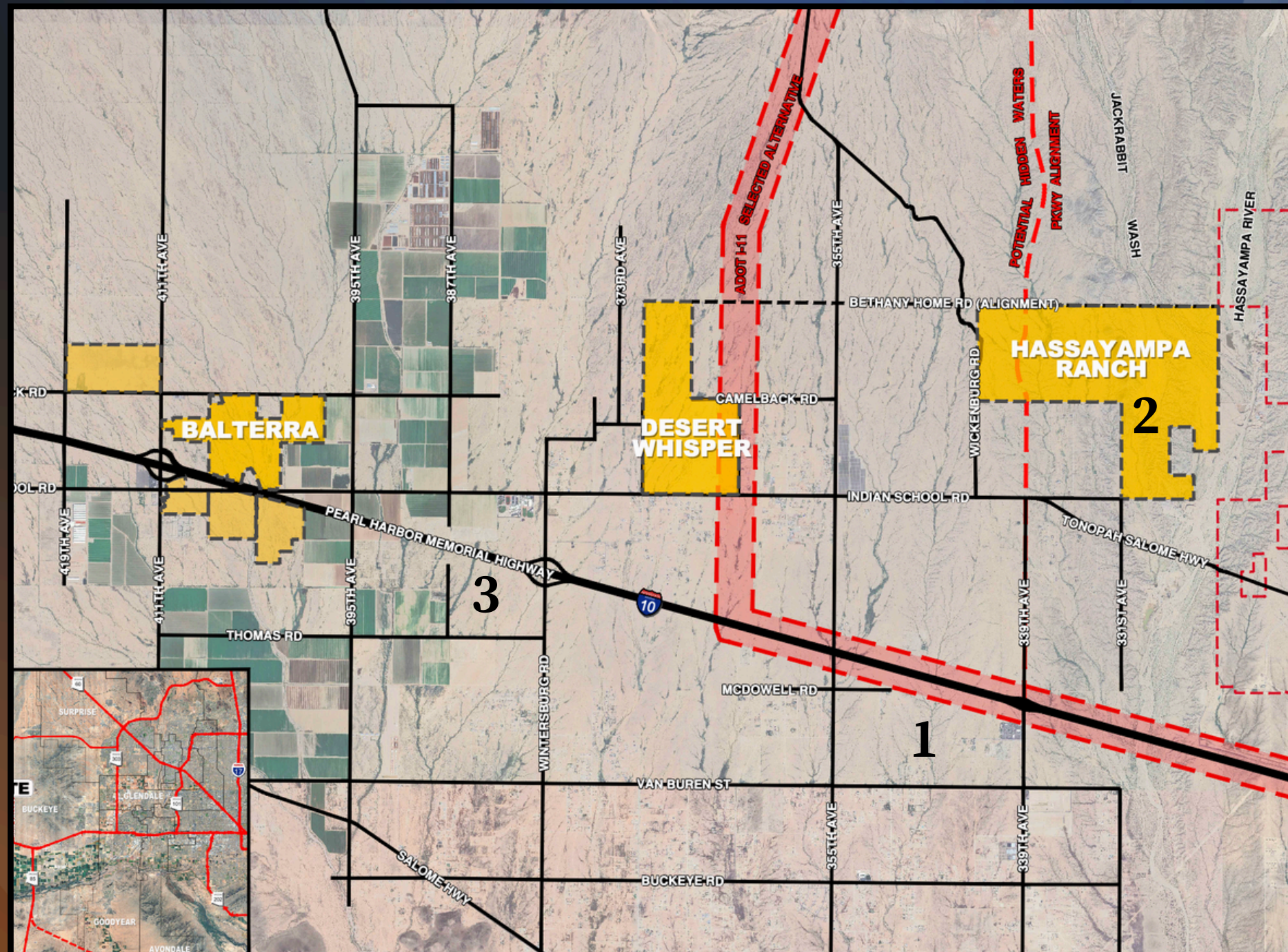
- Community Master Plan (Residential)
- Plan to rezone for data center, county supportive of idea
- Central location to Hassayampa and Balterra
- Plan to do infrastructure sharing where possible

UTILITIES & INFRASTRUCTURE

- Electric: APS
- Internet: Multiple providers, fiber lines to site
- Water & Sewer: Future service by Global Water Resources
- Infrastructure growth expected via Belmont smart city buildout



SALE COMPARABLES



1. Roosevelt Logistics Center

- 200 acres/\$55,000/acre
- Sale: 12/2022

2. Hassayampa Ranch

- Initial purchase
 - 2040 acres/\$23,000/acre
 - Sale: 5/2025
- Partial Sale
 - 390 acres/\$35,000/acre
 - Sale: 8/2025

3. SWC Wintersberg/I-10

- 313 acres/\$28,000/acre
- Sale: 7/2025

BELMONT - SMART CITY

- Bill Gates has acquired a 25,000-acre site west of Phoenix with plans to develop a high-tech, sustainable city.
- The vision includes powering the city with renewable energy sources and integrating advanced technologies like self-driving vehicles into the infrastructure.
- Key features of the city will include high-speed digital networks, state-of-the-art data centers, and a robust technology backbone.
- The development will also comprise approximately 80,000 residential units, alongside office spaces, retail districts, and essential amenities such as schools, police stations, and other public services.



HIGH GROWTH USES

AI Data Center

- Rising demand for large-scale data center capacity in Arizona
- Access to land, power, and fiber makes Balterra ideal for AI infrastructure
- Proof point: Meta, Microsoft, and Amazon have all recently expanded data center campuses in Arizona

Movie Studio

- Arizona now offers competitive film & TV production incentives
- Neighboring New Mexico has become a national hub through similar programs
- Proof point: Netflix expanded Albuquerque Studios in 2024, adding 4 new soundstages on a 108-acre campus as part of a \$2B investment

Industrial & Warehousing

- West Valley is experiencing record growth in logistics and manufacturing
- 4-5 hour drive to the Port of Long Beach allows same-day round trip trucking
- Proof point: Major retailers such as Costco and Home Depot are expanding in Buckeye to capitalize on lower costs and rapid growth



AI Data Center Boom



Significant investment from the Bay Area tech community, including the founder of Social Capital, Chamath Palihapitiya

Both fabs and hyperscalers are investing billions in land infrastructure, and much of that is happening in Phoenix



APRIL 2024

Microsoft acquires another 280 acres in Phoenix, Arizona for \$258m



AUGUST 2024

[Arizona \\$136m Deal Latest Sign of Booming Demand for Sites to Power AI](#)



JUNE 2024

TSMC & US Dep. Of Commerce Announce \$6.6B in CHIPS Act Funding, the Company Plans Third Fab in Phoenix



AUGUST 2024

New York firm wins major land auction for \$56m for site around TSMC in Phoenix



JANUARY 2025

Data center power demand will double over the next five years



THE WALL STREET JOURNAL.



EXCLUSIVE REAL ESTATE

Arizona Deal Latest Sign of Booming Demand for Sites to Power AI

Tract's \$136 million purchase of 2,100-acre site near Phoenix represents the next big thing in land speculation: finding sites to power a new wave of data centers

CIPRIANI

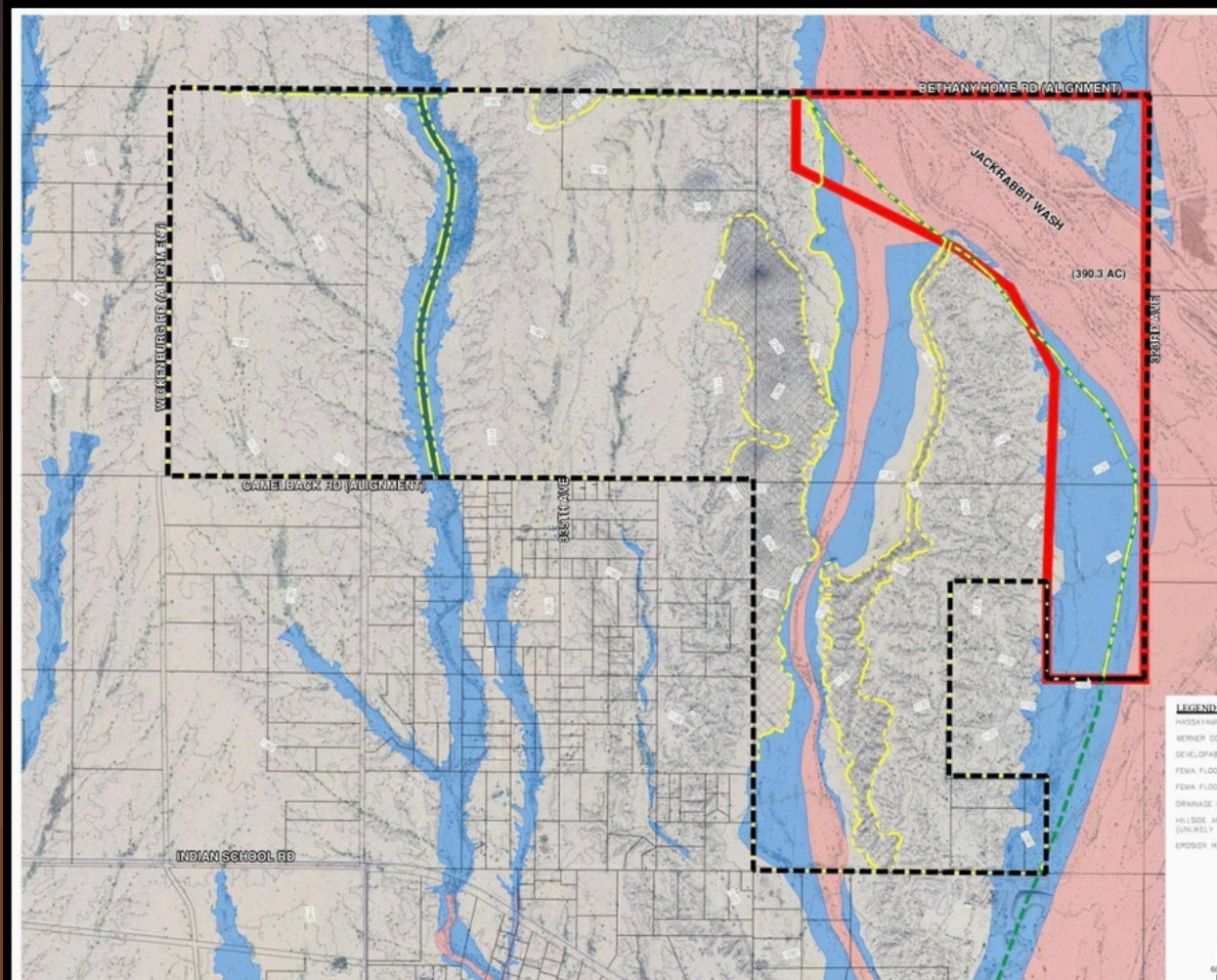
- In 2022, the 2,100 acre site was purchased for \$40M
- In 2024, it sold for \$136M to Tract to build one of the country's biggest data centers
- Investor Return: 3.14x in only 2 years
- Featured in the Wall Street Journal

HASSAYAMPA RANCH / TONOPAH



Anita Verma-Lallian and Chamath Palihapitiya

Indian American real estate tycoon Anita Verma-Lallian closes \$51 million data centre deal in Arizona



- In partnership with Chamath Palihapitiya, land acquisition in Phoenix's West Valley
- End of May 2025: Acquired 2,040 acres at \$25,000/acre
- August 2025: Sold 390 acres of unusable land located in a wash at \$35,000/acre
- Returned nearly 25% of investor capital in under 3 months

TRACK RECORD

Acres	Location	Purchase	Sale	Purchase Price (\$)	Sales Price (\$)	Equity Multiple
21	Miller/Durango	Mar '21	Aug '21	2,500,000	5,600,000	2.24x
20	Durango/Yuma	Nov '20	Jul '21	1,100,000	3,880,000	3.53x
9.5	Yuma/Watson	Jul '21	Aug '21	522,720	1,200,000	2.29x
18	Yuma/27	Dec '20	Dec '21	2,850,000	9,100,000	3.19x
0.07	Yuma/247 (Billboard)	Dec '20	Dec '21	7,000	1,050,000	150x
36	Miller/Broadway	May '21	Dec '21	3,538,360	7,840,800	2.22x
120	1-10/339 Ave	Apr '19	Dec '22	1,500,000	5,500,000	3.67x
94	Baseline/Palo Verde	Dec '21	Jan '23	6,000,000	14,000,000	2.33x
3.5	Miller/Durango	Jun '21	Nov '21	1,219,680	3,049,200	2.50x
22	1-10/Yuma	Aug '21	Nov '22	6,000,000	12,500,000	2.08x
5.75	1-10/Yuma	Oct '21	Apr '22	1,750,000	3,000,000	1.71x
10	Camelback/Perryville	Jun '21	Mar '24	3,330,000	6,700,000	2.01x
6	Yuma/247	Dec '21	Dec '23	800,000	2,700,000	3.38x
2000	Johnson/I-10	Feb '22	Aug '24	41,000,000	136,000,000	3.14x
375	Hassayampa Ranch	May '25	Aug '25	9,375,000	13,125,000	1.21x

Average Equity Multiple = 2.41x in 14 months to 3 years

EXECUTIVE SUMMARY

Exclusive 956 acre Parcel

- **Strategic Location:** Positioned near key energy and logistics corridors, immediately adjacent to Bill Gates smart city of Belmont.
- **Exceptional Value:** Positioned for strong returns amid the AI industry's explosive growth, with major tech companies already showing interest in the area
- **Impressive Track Record:** Sponsors have executed over \$1.5 billion in real estate investments locally, delivering an average multiple of 2.41x, with exits occurring within 14 months to 3 years.
- **Unmatched Growth Potential:** Located close to Buckeye, Arizona, one of the fastest growing cities in the U.S. and just 40 miles from downtown Phoenix.

**ESTIMATED
EQUITY MULTIPLE**

2-5x

\$100K returns \$200K-\$500K

**ESTIMATED
HOLD PERIOD**

**3-5
years**

LP RETURN

**80% of
Profit**

**MINIMUM
INVESTMENT**

\$75,000

SUMMARY OF TERMS

Total Amount To Be Raised	~ \$26,500,000*
Light Year Capital Allocation	\$10,000,000
Minimum Investment	\$75,000
Administrative Costs	5%
At Time of Sale	
Broker Commission	2-6% of sale price
Return to limited partners	80% of net profit

FUNDS DUE APRIL 7th, 2026

- Open to accredited investors only
- Offering pursuant to a Confidential Private Placement Memorandum

*Inclusive of funds due at close, property related expenses, and administrative fees

USE OF PROCEEDS

- Accounting fees
- Taxes/Insurance
- Legal expenses
- Administrative costs
- Property related expenses: Due diligence activities (Phase 1 ESA, ALTA Survey, etc.), closing costs, rezone expenses, property taxes, and property insurance