



# ALLIED AMERICAN LAND FUND

THE BEST KEPT SECRET IN REAL ESTATE

# “FAB15”

## 15% Preferred Return Quarterly Distributions



\*PAST PERFORMANCE DOES NOT GUARANTEE FUTURE RESULTS. THE MEMORANDUM INCLUDES "FORWARD-LOOKING STATEMENTS" WITHIN THE MEANING OF SECTION 27A OF THE ACT AND SECTION 21E OF THE SECURITIES EXCHANGE ACT OF 1934 WHICH REPRESENT OUR EXPECTATIONS OR BELIEFS CONCERNING FUTURE EVENTS THAT INVOLVE RISKS AND UNCERTAINTIES.

# DISCLAIMER

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Although the information presented herein has been obtained from and is based upon sources that the Company believes to be reliable, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of that information. No assurance can be given that the investment objectives described herein will be achieved, and any reliance thereupon is at the sole discretion of the Recipient. This Memorandum is for illustrative purposes only. Past performance of indices of asset classes does not represent actual returns or volatility of actual accounts or investment managers and should not be viewed as indicative of future results. In making an investment decision, investors must rely on their own examination of the issuer and the terms of the offering, including the merits and the risks involved. No person has been authorized to give any information or to make any representations other than those contained in this (the “Memorandum”) present information regarding a proposed creation of a special purpose vehicle, Allied Land Fund II, LLC (the “Company”) which may offer securities (the “Units”) to finance its acquisition of a portfolio of financial assets to be selected and managed by the portfolio manager (the “Manager”). The material has been prepared by the Company to provide preliminary information about the Company and the transactions described herein to a limited number of potential investors of the Units for the sole purpose of assisting them to determine whether to acquire such Units.

The information contained herein is confidential and has not and shall not be publicly disclosed. The party identified on the cover page hereof (referred to as the “Recipient”) agrees not to reproduce or disclose this Memorandum, either in part or in whole, and shall restrict the use for the sole purpose of given or made, it must not be relied by the Recipient as having been authorized by the Company. The Units have not been registered with the Securities and Exchange Commission under the Securities Act of 1933, (the “Act”), in reliance upon the exemption from registration provided by Section 4(2) of the Act, Rule 506 of Regulation D promulgated under the Act, and such other exemptions as may be available to the Company. The Units securities have not been qualified or registered under the “blue sky” laws of any state or jurisdiction evaluating the investment offered hereby. If the Recipient elects Memorandum. If any such information or representations is not to subscribe for Units, the Recipient covenants to promptly return the Memorandum to the Company.

The views and opinions expressed in this presentation are those of Company. Nothing contained in this Memorandum is or should be relied upon as a guarantee or representation as to future events and are subject to change based on market and other conditions. Any forward-looking information contained herein is based upon certain assumptions, which are unlikely to be consistent with, and may differ materially from, actual events and conditions.

Distribution of this Memorandum is limited to persons who meet certain minimum financial qualifications. This Memorandum does not constitute an offer to sell or solicitation of an offer to buy Units with respect to any person whom does not meet such minimum financial qualifications.

The information provided and presented is not known to contain any untrue statement of a material fact, or to omit material facts which if omitted, would make the statements herein misleading. Each investor should consult his/her own counsel, accountant and other professional advisors as to legal, tax and other related matters concerning his/her investment. The Recipient, by accepting delivery of this Memorandum, agrees to promptly return this Memorandum, and any other documents or information furnished by the Company if the Recipient does not purchase any of the Units offered hereby. The Manager is not an advisor or consultant to any prospective investor. The Manager conflicts of interest which preclude them from advising potential investors who are therefore advised to do their own due diligence and to seek outside counsel. Counsel for the Company has acted on behalf of the Manager and the Company and does not represent the subscribers to which this offering was extended.

# DISCLAIMER

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This deck contains forward-looking statements within the meaning of Section 27A of the Securities Act and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). These statements are therefore entitled to the protection of the safe harbor provisions of these laws. These statements may be identified by the use of forward- looking terminology such as “anticipate,” “believe,” “budget,” “contemplate,” “continue,” “could,” “envision,” “estimate,” “expect,” “forecast,” “guidance,” “indicate,” “intend,” “may,” “might,” “outlook,” “plan,” “possibly,” “potential,” “predict,” “probably,” pro-forma,” “project,” “seek,” “should,” “target,” “will,” “would,” “will be,” “will continue” or the negative of or other variation on these words or comparable terminology.

Management cautions that the forward-looking statements contained in this Executive Summary are not guarantees of future performance, and we cannot assure that these statements will be realized or the forward looking events and circumstances will occur. The risks, uncertainties and assumptions that could cause actual results to differ materially from those anticipated or implied in our forward-looking statements include, but will not limited to, those set forth in the “Risk Factors” section of a PPM when distributed. The forward- looking statements include, but are not limited to, statements discussing the following matters: -our ability to manage the investment successfully with a view towards long-term appreciation; -the Investment Fund’s anticipated cash needs; -changes in economic conditions generally and the financial markets specifically; and -the other risks described in the “Risk Factors” section of the PPM when distributed.

We have based these forward-looking statements on our current expectations, assumptions, estimates and projections. Nevertheless, the Investment Fund’s business involves risks and uncertainties (many of which are beyond the Investment Fund’s control) that may affect its actual operating and financial performance and cause its performance to differ materially from the performance anticipated in the forward-looking statements. No assurance can be made to any investor by anyone that the expectations reflected in our forward-looking statements will be attained, or that deviations from them will not be material and adverse. We undertake no obligation, other than as may be required by law, to re-issue this Executive Summary or otherwise make public statements updating our forward-looking statements whether as a result of new information or future events or developments or to conform those statements to actual results.

# THE PROBLEM:

**“THE COUNTRY IS SHORT BETWEEN 2.3 MILLION AND 6.5 MILLION HOUSING UNITS, ACCORDING TO REALTOR.COM ESTIMATES.”**

“It’s primarily under-building that’s driving the housing shortage. Builders haven’t kept pace with the number of people that need housing.”

 **realtor.com**

**“There’s a massive housing shortage across the U.S.”**

“The problem goes back to the last housing crash, which happened around 2008. Many homebuilders went out of business, and economists say we didn’t build enough for a decade.”

**n p r**

**“The US Housing Shortage Hits Crisis Levels”**

“The housing shortage is a problem that developed over the housing crisis a decade ago, and it’s probably going to take a decade to get out of it.”

 **realtor.com**

**“The US housing market is short 6.5 Million homes”**

“The rate of housing starts need to triple to keep up with demand and close the existing 6.5 million home gap in 3 to 4 years.”

**CNN**

**U.S. Housing Shortage:**

“The supply and affordability problems has gotten worse. Fewer new homes were built in the 10 years ended 2018 than in any decade since the 1960s.”

 **Fannie Mae**



**WE ARE THE  
SOLUTION  
TO THE  
HOUSING  
MARKET  
SHORTAGE**

**THERE ARE  
MILLIONS  
OF HOMES NEEDED**

Your partnership enables us to play our part in solving America's housing crisis. There is currently demand for millions of single family homes that don't exist.

# OUR BUSINESS MODEL IS SIMPLE.

**#1**

**Identify  
Off-Market  
Land with  
Development  
Potential**

**#2**

**Get Land Under  
Contract  
(Control NOT  
Own)**

**#3**

**Get Land  
Approved for  
Development  
(Entitlements)**

**#4**

**Sell Approved  
Land to  
Homebuilder  
(Double Close)**

# OUR LDP MODEL

*"So Much Simplier"*



# TRADITIONAL DEVELOPMENT VS OUR **LDP MODEL**

Acres	30
Lots	150

	Traditional	LDP MODEL
Debt	\$9,625,000	\$0
Capital Req.	\$4,125,000	\$345,000
Total	\$13,750,000	\$345,000

Majority of the Risk and Capital and ALL the Debt **starts** when you decide to put a shovel in the ground.

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# KEEPING **AMERICAN** **LAND** IN AMERICAN HANDS

This is a unique opportunity to invest in one the **longest standing tried and true asset classes** in America, Land. Be proud knowing your hard earned money is put to work **making the American Dream a reality for families.**



# PROVEN

## TRACK RECORD

**20+**  
**YEARS**

We have been running this business model for **over 20 years.**

**30+**  
**DEALS**

We have closed **over 30** successful deals in multiple markets mainly with friends/family capital.

**12**  
**ACTIVE**

We have now brought the best kept secret in real estate to the public with **12 active** fully capitalized projects.

# PAST PROJECT PERFORMANCE



PROJECT:

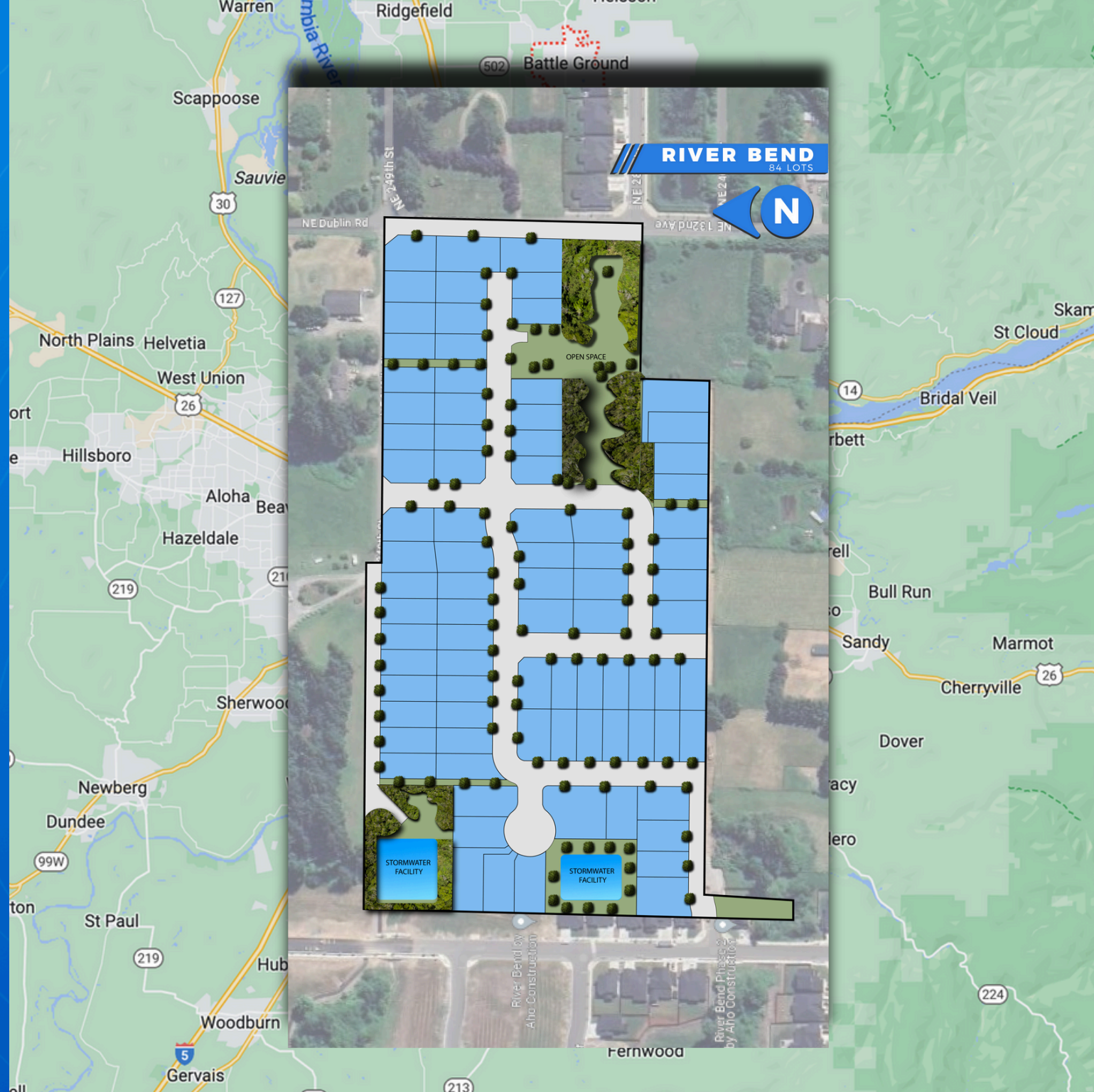
**RIVER BEND**



LOCATION:

**WASHINGTON**

Past performance may not recur, and there is no guarantee of future results. Fundamental data and forecast supplied by management of the Company. Such projections may not be realized. Source: Information provided by Allied Development and Profit does not include their fees.



# PAST PROJECT PERFORMANCE



PROJECT:

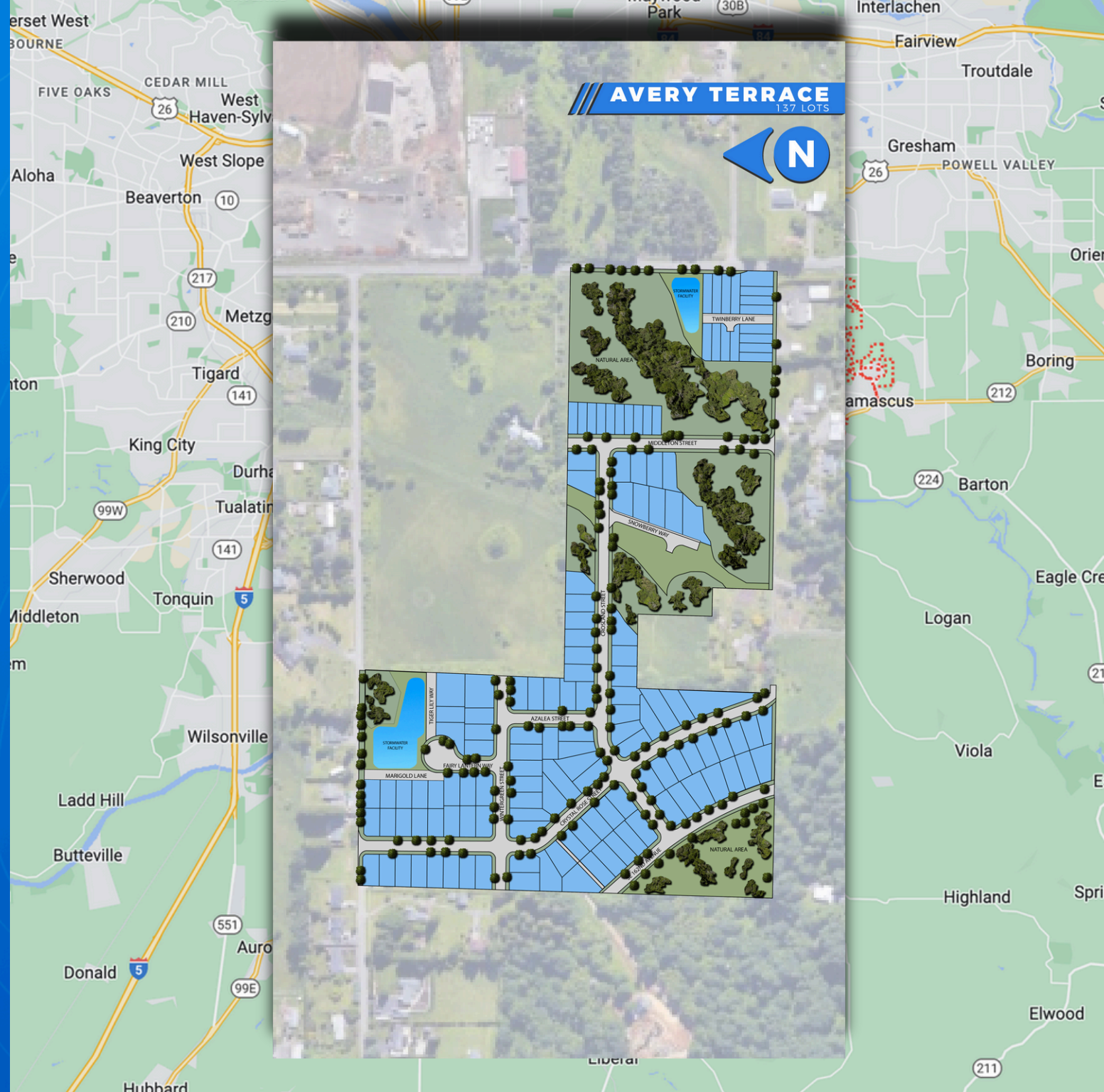
**AVERY TERRACE**



LOCATION:

**OREGON**

Past performance may not recur, and there is no guarantee of future results. Fundamental data and forecast supplied by management of the Company. Such projections may not be realized. Source: Information provided by Allied Development and Profit does not include their fees.



# PAST PROJECT PERFORMANCE



PROJECT:

**ADDISON HILLS**



LOCATION:

**TEXAS**

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# PAST PROJECT PERFORMANCE

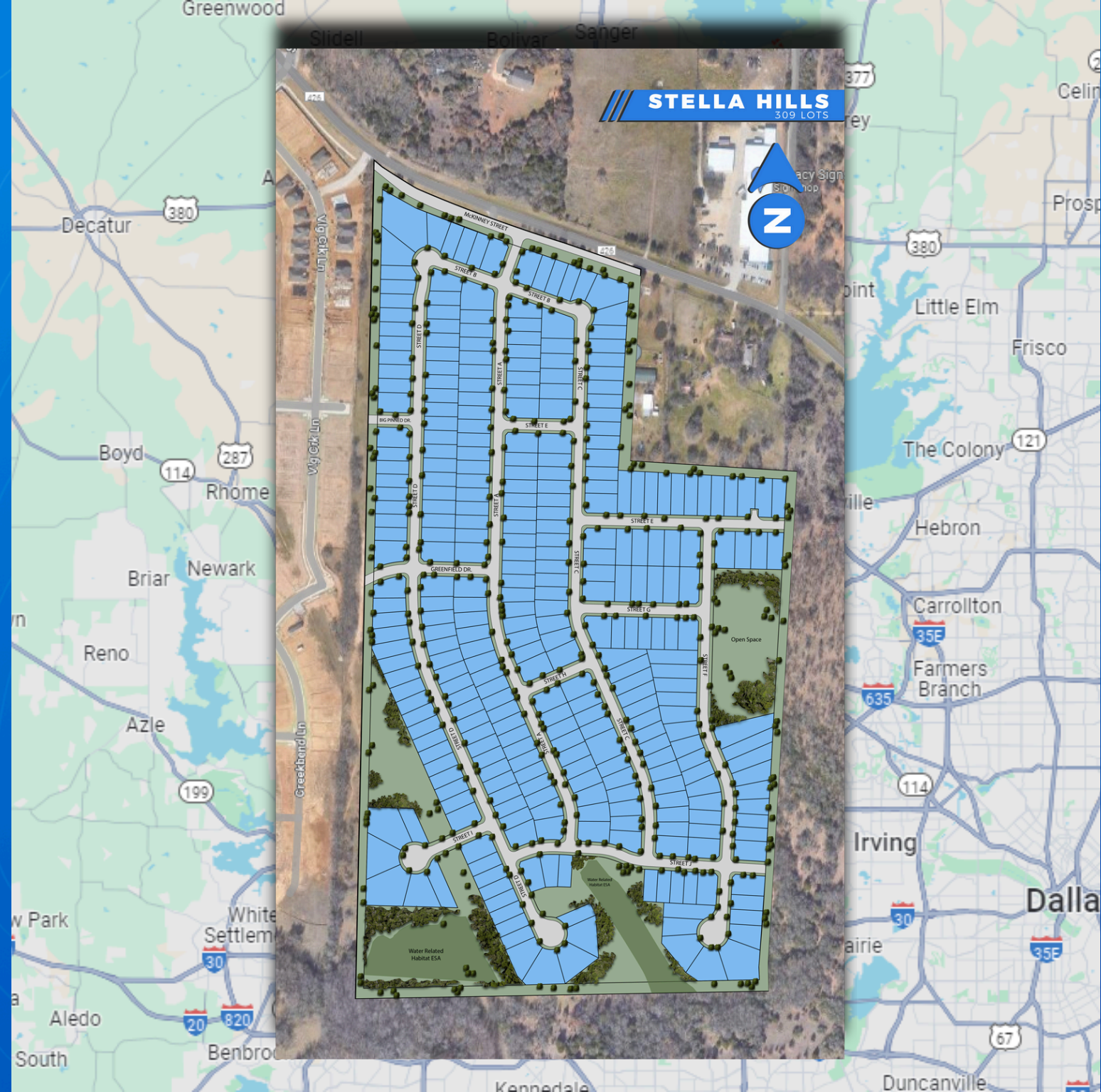


PROJECT:  
**STELLA HILLS**



LOCATION:  
**TEXAS**

Past performance may not recur, and there is no guarantee of future results. Fundamental data and forecast supplied by management of the Company. Such projections may not be realized. Source: Information provided by Allied Development and Profit does not include their fees.



# PAST PROJECT PERFORMANCE

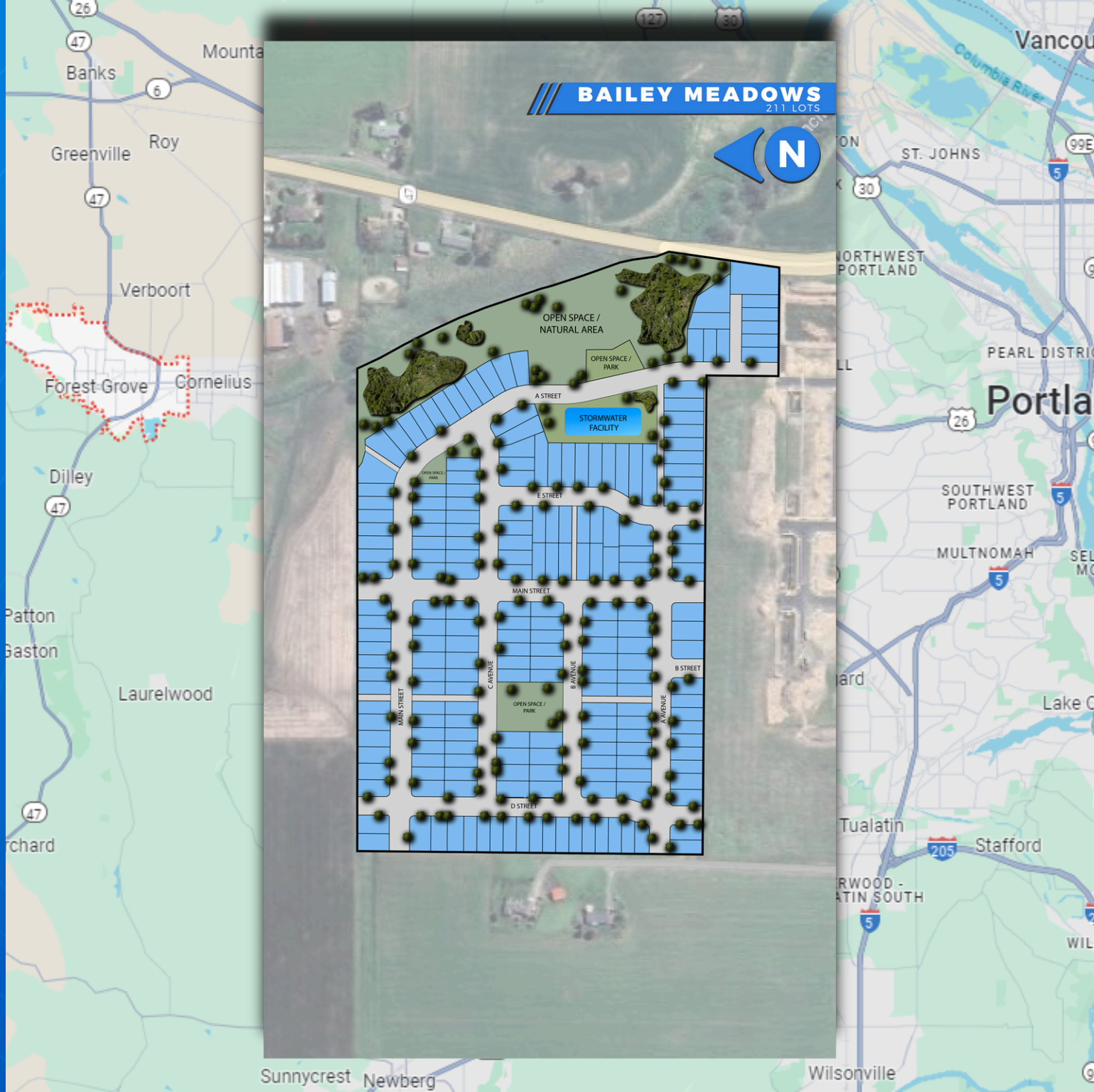


PROJECT:  
**BAILEY MEADOWS**



LOCATION:  
**OREGON**

Past performance may not recur, and there is no guarantee of future results.  
Fundamental data and forecast supplied by management of the Company. Such projections may not be realized. Source: Information provided by Allied Development and Profit does not include their fees.



# HOW CODY DISCOVERED THE ALLIED BUSINESS MODEL



CODY WITH HIS WIFE LINDSAY AND HIS 3 CHILDREN BAILEY, MADDY, AND AVERY

CODY BJUGAN STARTED IN THE FLOORING AND COUNTER INDUSTRY AT JUST 19 YEARS OLD. AFTER MOVING UP THE RANKS AND RUNNING THAT COMPANY AT 24 YEARS OLD, **HE DECIDED TO TAKE THE LEAP OF FAITH AND GO OUT ON HIS OWN AS A HOMEBUILDER.**

**AFTER BUILDING DOZENS OF HOMES HE QUICKLY REALIZED THAT “READY TO BUILD” LOTS WERE THE BOTTLENECK TO GROWTH.**

**THE REALIZATION THAT IF HE COULD CONTROL THE DIRT HE WOULDN'T HAVE TO FIGHT OTHER BUILDERS FOR FINISHED LOTS... IS WHERE IT ALL BEGAN.**

IN 2003 CODY COMPLETED HIS FIRST LAND DEAL, MADE 7 FIGURES IN THE PROCESS, AND NEVER EVEN HAD TO PUT A SHOVEL IN THE GROUND. **DOZENS OF LARGE LAND PROJECTS LATER,** CODY HAS FALLEN IN LOVE WITH BUILDING COMMUNITIES TO HELP FAMILIES LIVE THE AMERICAN DREAM. FAST FORWARD TO TODAY, **THE OPPORTUNITY TO MAKE AN IMPACT HAS NEVER BEEN GREATER AS AMERICA IS CURRENTLY FACING ITS LARGEST HOUSING SHORTAGE EVER.**

**THE SOLUTION? ... IT ALL STARTS WITH THE LAND.**

# **WE'RE BATTLE TESTED.**

**Allied's business model has survived the test of time even in the toughest recessions and downturns, including the 2008 Great Recession and the more recent 2022 market correction.**



An aerial photograph of a suburban neighborhood. In the foreground, several large, modern houses with blue and grey siding are visible, surrounded by green lawns and trees. A paved road runs through the middle of the neighborhood. In the background, more houses and a water tower are visible under a clear blue sky.

# LOCAL COMMUNITIES ARE FOR US...



**Unlike other real estate models.  
Like AirBnB or long-term rentals.**

Contrary to popular investments like AirBnb which are encountering red tape, local communities want us to develop their land to help solve their housing shortage, increase their population growth, grow their tax revenue, and strengthen their local economies.

# A FEW OF OUR CLIENTS

SOME OF THE LARGEST HOME BUILDERS IN THE COUNTRY



**D·R·HORTON®**  
*America's Builder*



**Meritage**  
**Homes®**  
LIFE. BUILT. BETTER.®



**kb**  
HOME



**LENNAR®**

WHAT THE  
**#1 HOME BUILDER  
IN AMERICA**  
SAYS ABOUT  
**ALLIED:**

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**D·R·HORTON®**  
*America's Builder*

## **BRETT CASEY**

### LAND ACQUISITIONS MANAGER

I have been fortunate enough to work on the opposite side of a number of land deals with Cody Bjugan and his team. **They are extremely thorough, detail oriented and always hit their deadlines. The strength and backbone of their success is their relentless pursuit of doing real estate with integrity** and giving their very best every day. With 20 years of experience in land use, land development and home building, **you would be hard pressed to find a team more capable. Absolute professionals in an industry that struggles to be just that.**

# WHAT THE LAND OWNERS ARE SAYING ABOUT ALLIED:

## DARREN W. PROPERTY OWNER

Our family had an **outstanding experience** with Allied Development! Cody and David were the primary contacts who assisted us in the land development process for our family farm property. They were both incredibly **knowledgeable, professional, and committed** to our project from start to finish. Thanks to their expert guidance, we navigated through the complex development process **smoothly and successfully sold the property** at the original full price we negotiated. I am thoroughly impressed by their **dedication and the personalized attention** they provided throughout our journey. I highly recommend Allied Development to anyone looking to sell land with top-notch land development capabilities!

## GREG C. PROPERTY OWNER

My partner and I have been working with Allied Development for several years throughout the development process of our property, and we could not have worked with a more **polished and professional** team. Their collective **knowledge, experience, and relationships** were critical in overcoming the several unexpected obstacles encountered. **We truly believe that without Allied, our project would not have come to fruition as it has.** Thank you Allied!

## WESTON L. PROPERTY OWNER

The team at Allied Development is the **most honest and professional group of folks** I've had the privilege of working with. Their **integrity and transparency** throughout the process **made me feel extremely safe and confident.** I have gained a new family and am extremely grateful to have crossed paths with this company.

# YOUR OPPORTUNITY TO CAPITALIZE



## THE TIMING

Nationwide housing shortage.



## THE NEED

Demand for land that is approved for development (entitled).



## THE URGENCY

Limited amount of capital accepted at any given time has caused us to have up to a 4-month waitlist for new investors.

# A "Sleep Easy" Investment.

1

## Risk Reduction Model

Because **we control our land deals via contracts** without owning them, **our downside is far less than traditional** real estate investments. We always have options.

2

## Your Investment in Our Fund is Diversified To Reduce Risk

When you invest in an Allied Fund, **you are diversifying your investment into multiple projects in different markets** across America for a reduced risk profile.

3

## Diversify Your Portfolio

Premium properties in the Land Asset Class have historically **only been accessible to Financial institutions, real estate developers, and Billionaires** like Bill Gates and Jeff Bezos - **until now.**

# The Numbers



**15%**  
**Annualized**  
Preferred return



**\$100,000**  
Minimum Investment



**\$120,000,000**  
Offering



**Quarterly Cash**  
**Distributions**



**\$1,500,000**  
Maximum Investment

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# PROJECTED FINANCIAL DETAIL

	QUARTER	1	2	3	4	5	6	7	8	9	10	11	12	Total
\$100,000	ROLL-OVER	3,750	3,891	4,037	4,188	4,345	4,508	4,677	4,852	5,034	5,223	5,419	5,622	55,545
	NO ROLL-OVER	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
\$500,000	ROLL-OVER	18,750	19,453	20,183	20,183	20,939	21,725	22,,539	23,385	24,262	25,171	26,115	27,095	277,727
	NO ROLL-OVER	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	225,000
\$1,500,000	ROLL-OVER	56,250	58,359	60,548	62,818	65,174	67,618	70,154	72,785	75,514	78,346	81,284	84,332	833,181
	NO ROLL-OVER	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250	675,000

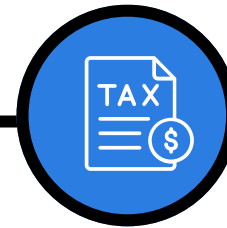
PRINCIPAL + ROLL-OVER		TOTAL 3 YEAR RETURN	TOTAL 5 YEAR RETURN	TOTAL 10 YEAR RETURN
\$100,000		\$55,545	\$208,815	\$436,038
\$500,000		\$277,727	\$544,076	\$1,680,189
\$1,500,000		\$833,181	\$1,632,228	\$5,040,568

# Investor Distributions:

Prioritizing Return of Capital  
Before Income/Gain Recognition



**Distributions will be characterized as return of capital until reaching a \$0 basis**



**Distributions after reaching a \$0 basis will be classified as ordinary income on your K-1\***

# DO YOU WANT IN

## ON THE BEST KEPT SECRET IN REAL ESTATE?



1

**WATCH THE INVESTMENT OVERVIEW VIDEO**

[CLICK HERE](#)

2

**BOOK A CLARITY CALL**

If you have questions and want to speak to one of our Investment Relations Managers.

[CLICK HERE](#)

3

**INVEST**

Easily set up an account and fill out digital paperwork to start earning right now.

[CLICK HERE](#)

**RATHER JUST JUMP ON THE PHONE?**

 **CALL NOW: 972-640-8724**

The background is an underwater scene. At the top, there's a bright, hazy area representing the water's surface with light rays filtering down. The middle section is a deep, dark blue. The bottom of the image shows a field of fine, concentric ripples on the water's surface, creating a textured, shimmering effect.

# PART II

A DEEPER DIVE

# ALLIED LEADERSHIP TEAM



**CODY  
BJUGAN**

FOUNDER & CHIEF  
STRATEGY OFFICER

## ***ALLIED BUSINESS MODEL "WIZARD"***

- 20+ YEAR SEASONED REAL ESTATE DEVELOPER & "DIRT DOG"
- SUCCESSFULLY COMPLETED DOZENS OF 7 & 8 FIGURE LAND DEVELOPMENT
- PROJECTS BUILT OVER A HUNDRED HOMES AS A HOME BUILDER VISIONARY AND OUT OF THE BOX THINKER WHO GETS DEALS DONE



**JOSH  
SHERKO**

PRESIDENT & CHIEF  
FINANCIAL OFFICER



**DAVID  
HILL**

SVP OF LAND



**KEELEY  
BROOKS**

VP OF OPS & HR



**ADRIAN  
BETTS**

VP OF TRANSACTIONS &  
GENERAL COUNSEL



**ZACH  
HING**

HEAD OF INVESTOR  
RELATIONS



**SARAH  
LILLEGRAVEN**

VP OF MARKETING

# WE'RE ACCOUNTABLE & YOU'RE PROTECTED

## 3RD PARTY ACCOUNTABILITY

Sleep well knowing your investment with us is managed not only by a 3rd Party, but a specialized Securities Law Firm at that.



# EXECUTIVE ADVISOR TEAM



**JON  
KEITH**

CHIEF FINANCE OFFICER  
MBA | FP&A

JON KEITH SERVES AS THE CHIEF FINANCIAL OFFICER OF KELLEY | CLARKE, PC. A LEGAL SERVICES ORGANIZATION THAT SPECIALIZES IN REAL ESTATE, SECURITIES, AND LITIGATION.

HE HAS SERVED AS A FINANCE AND IT LEADER FOR OVER 20 YEARS FOR BOTH HUNT CONSOLIDATED, AND INTERSTATE BATTERIES IN THE AREAS OF FINANCIAL PLANNING & ANALYTICS, ACCOUNTING, ENTERPRISE RISK MANAGEMENT, AND STRATEGIC IT SERVICES.

JON OBTAINED HIS MBA FROM SOUTHERN METHODIST UNIVERSITY, AS WELL AS ACCOUNTING AND ECONOMICS UNDERGRADUATE DEGREES FROM THE UNIVERSITY OF TEXAS, AND CURRENTLY HOLDS HIS FP&A CERTIFICATION FROM THE ASSOCIATION OF FINANCIAL PROFESSIONALS AND A SERIES 65 REQUIRED FOR INVESTMENT ADVISOR REPRESENTATIVES.



**DUGAN  
KELLEY**

KELLEY | CLARK PC LAW FIRM

DUGAN P. KELLEY CO-FOUNDED KELLEY CLARKE, PC WITH THE MISSION TO DELIVER BIG FIRM EXPERTISE AND EXPERIENCE TO THE LOCAL COMMUNITY.

MR. KELLEY CHAIRS THE FIRM'S SECURITIES AND REAL ESTATE PRACTICE GROUP, ASSISTING CLIENTS IN ALL PHASES OF MULTI-FAMILY, COMMERCIAL, AND RESIDENTIAL ACQUISITIONS OR SALES. THROUGHOUT MR. KELLEY'S CAREER, HE HAS ASSISTED CLIENTS IN STRUCTURING REAL ESTATE TRANSACTIONS IN EXCESS OF \$2 BILLION.

CURRENTLY, MR. KELLEY PROVIDES SYNDICATION AND SECURITIES SERVICES FOR CLIENTS THROUGHOUT THE UNITED STATES, ASSISTING CLIENTS IN ALL PHASES OF THEIR ACQUISITION AND SALE OF COMMERCIAL AND RESIDENTIAL REAL ESTATE ASSETS

MR. KELLEY'S REAL ESTATE EXPERTISE INCLUDES TRANSACTIONAL SERVICES FOR HIS CLIENTS RANGING FROM COMMERCIAL LOAN CLOSINGS, REAL ESTATE PRIVATE EQUITY CAPITAL RAISES, JOINT VENTURE AGREEMENTS, COMMERCIAL LEASING, BUSINESS ACQUISITIONS, AND GENERAL COMMERCIAL REAL ESTATE SERVICES FOR MULTI- FAMILY SYNDICATORS, INVESTORS, AND DEVELOPERS..

# THE NATIONAL HOME BUILDERS OF AMERICA:

**DON'T PREFER TO  
ACTIVELY PURSUE  
OFF MARKET LAND  
DEALS**

They would rather **rely on  
on companies like Allied  
Development** to bring  
them approved projects.

**HAVE NO INTEREST  
IN PARTICIPATING IN  
THE ENTITLEMENT  
PROCESS**

**A niche area that Allied  
Development has  
specialized in for 20 years**  
requiring creativity, problem  
solving and relationship  
building. Home Builders  
Just WANT to build houses.

# OUR “VALUE-ADD” BUSINESS MODEL

## VALUE ADD TO LAND OWNERS

(Sellers) Prospecting off-market land that has development potential and **having margin to pay landowners a premium for their land.**

## VALUE ADD TO THE PROPERTY

Getting development approved by the property's local governing jurisdiction. **This is where the magic happens and land value is multiplied.**

## VALUE ADD TO HOME BUILDERS

(Buyers) **through selling them development approved land** so they can simply focus on home building.

## VALUE ADD TO LOCAL COMMUNITIES

by turning their vision of growth **into reality.**

# DIRT CONTROLS DEALS

“ D C D ”

**Land is the foundation of every single real estate asset.**  
Every project starts with the dirt.



***“WHOEVER CONTROLS THE  
DIRT... CONTROLS THE DEAL.”***

# CONTROL VS. OWN

## REDUCING RISK

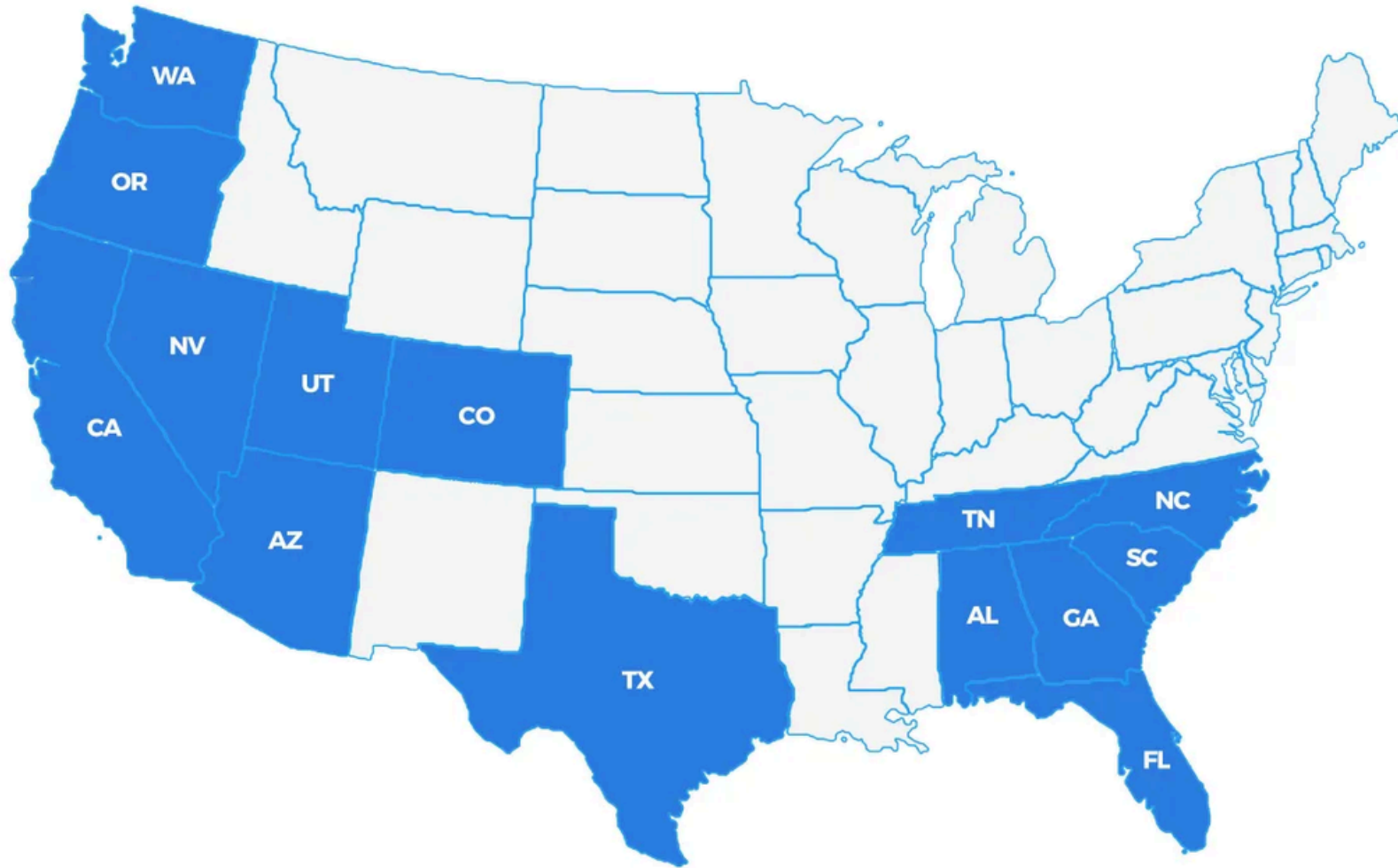
### WE'RE IN CONTROL

We are in the business of controlling real estate, not owning real estate.

**When you control real estate, you maintain all the flexibility and options.** You can re-negotiate price, terms or even worst case, terminate the transaction. None of these options are available to you if you own it.

***“THE MAJORITY OF CAPITAL AND RISK AND ALL OF THE DEBT STARTS WHEN YOU DECIDE TO CLOSE ON THE LAND PURCHASE AND PUT A SHOVEL IN THE GROUND.”***

# WE DO DEALS WHERE PEOPLE WANT TO LIVE



## CURRENT MARKETS

- GROWING **POPULATION**
- GROWING **EMPLOYMENT**
- OUR CUSTOMERS **ARE THERE OR WANT TO BE THERE**

# WE FIND THE BEST OFF-MARKET DEALS

## LIGHT-YEARS AHEAD

Our team uses state of the art data feeds, property sourcing algorithms, skip tracing, and qualification systems to quickly identify and vet the best off-market deals with the greatest development potential.

The background features a light blue map with white lines representing streets. Various street numbers are visible, including 229, 220, 266, 264, 248, 245, 239, 247, 241, and 242. A green pencil is drawn diagonally across the map, pointing towards the bottom left. The title text is overlaid on this background.

# OUR UNFAIR ADVANTAGE

## WE'VE LIVED IN OUR CUSTOMERS' SHOES

**Because we were a home builder in the past, we see our projects through the eyes of our buyers.**

This allows us to balance project design, efficiency, feasibility, livability, and financial return.

# NO ONE

## KNOWS ENTITLEMENTS LIKE ALLIED:

OUR **100+ POINT PROCESS** TO  
GETTING ENTITLEMENTS APPROVED  
HAS BEEN **REFINED AND HONED**  
**FOR OVER 20 YEARS.**



The image shows a blurred screenshot of a software interface, likely a spreadsheet or data management tool. The title bar at the top indicates the context is 'Project Information - Release/PL, Self-Service 2'. The main area displays a grid with various colored cells (green, pink, blue, yellow) and columns of data, suggesting a complex system for managing entitlements or project details. The interface includes a header section with tabs and a main body with multiple rows and columns of data points.



# OUR DEVELOPMENT TRACK RECORD

**IN 20+ YEARS WE'VE NEVER HAD A SELLER DEFAULT ON THEIR CONTRACT,  
PULL OUT OF A DEAL, OR NOT SHOW UP TO CLOSING.**

**IN 20+ YEARS WE'VE NEVER PURSUED LAND USE APPROVAL (MOST  
IMPORTANT JURISDICTION APPROVAL THAT MULTIPLIES PROPERTY VALUE)  
ON A PROJECT AND NOT BEEN SUCCESSFUL**



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