



THE BEST KEPT SECRET IN REAL ESTATE

EARN 20%
ANNUALIZED
PREFERRED RETURNS
WITH THE
“BEST KEPT SECRET
IN REAL ESTATE”

*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

The materials contained in this Private Placement Memorandum (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 evaluating the investment offered hereby. If the Recipient elects 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.

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 Memorandum. If any such information or representations is 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.

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.

This Memorandum 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 Memorandum was extended.

DISCLAIMER

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 be 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.

**YOU MAKE 20%
ANNUALIZED
RETURNS
ON YOUR
INVESTMENT**



**BEFORE WE
EVER MAKE
ANY PROFIT
DISTRIBUTIONS**

IN 2022,

we had a

21.9%

CASH ON CASH RETURN

WE PAID OUT
\$3,040,894
TO INVESTORS

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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

Find Off-Market,
Premium Land
Deals

#2

GET RAW LAND
UNDER CONTRACT
(NOT BUY)

#3

GET LAND
APPROVED FOR
BUILDING

#4

SELL LAND TO
HOME BUILDER
(DOUBLE CLOSE)

ADD AMERICAN LAND TO YOUR PORTFOLIO

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.**



PAST PROJECT PERFORMANCE



PROJECT:
RIVER BEND

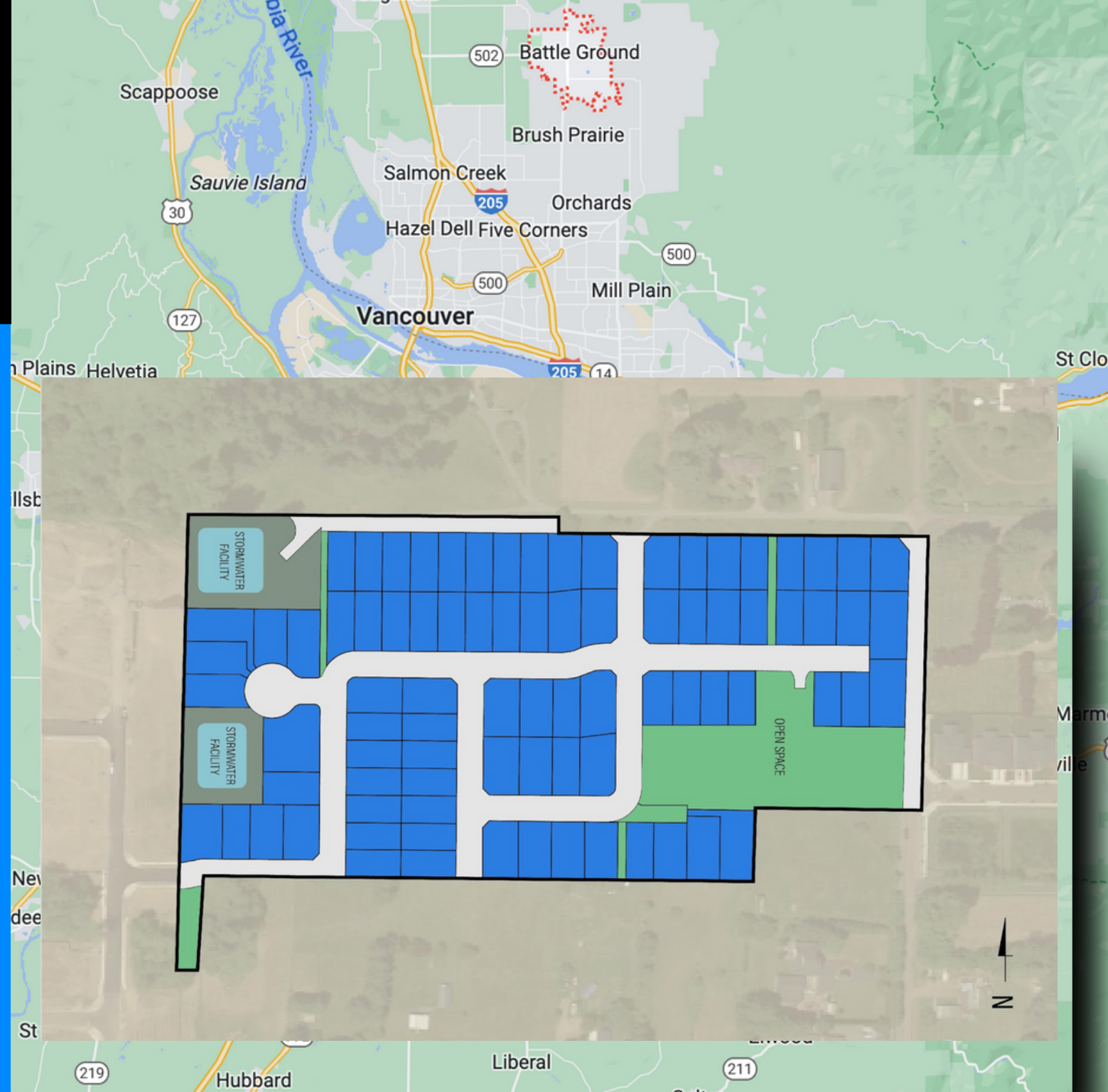


BATTLE GROUND,
WASHINGTON



PROJECT PROFIT:
\$2,227,813

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PAST PROJECT PERFORMANCE



PROJECT:
AVERY TERRACE

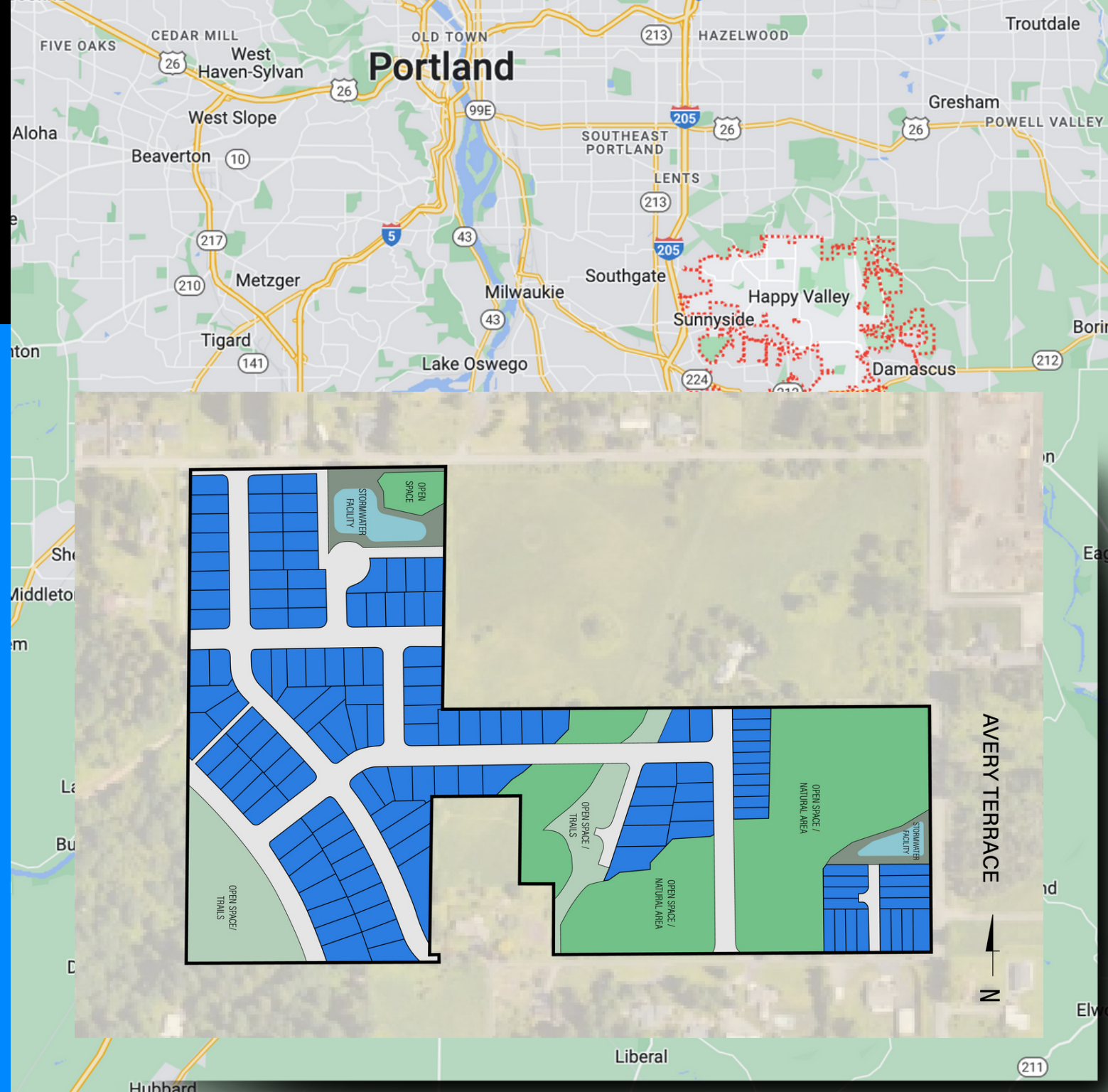


HAPPY VALLEY,
OREGON



PROJECT PROFIT:
\$3,075,000

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PAST PROJECT PERFORMANCE



PROJECT:
ADDISON HILLS

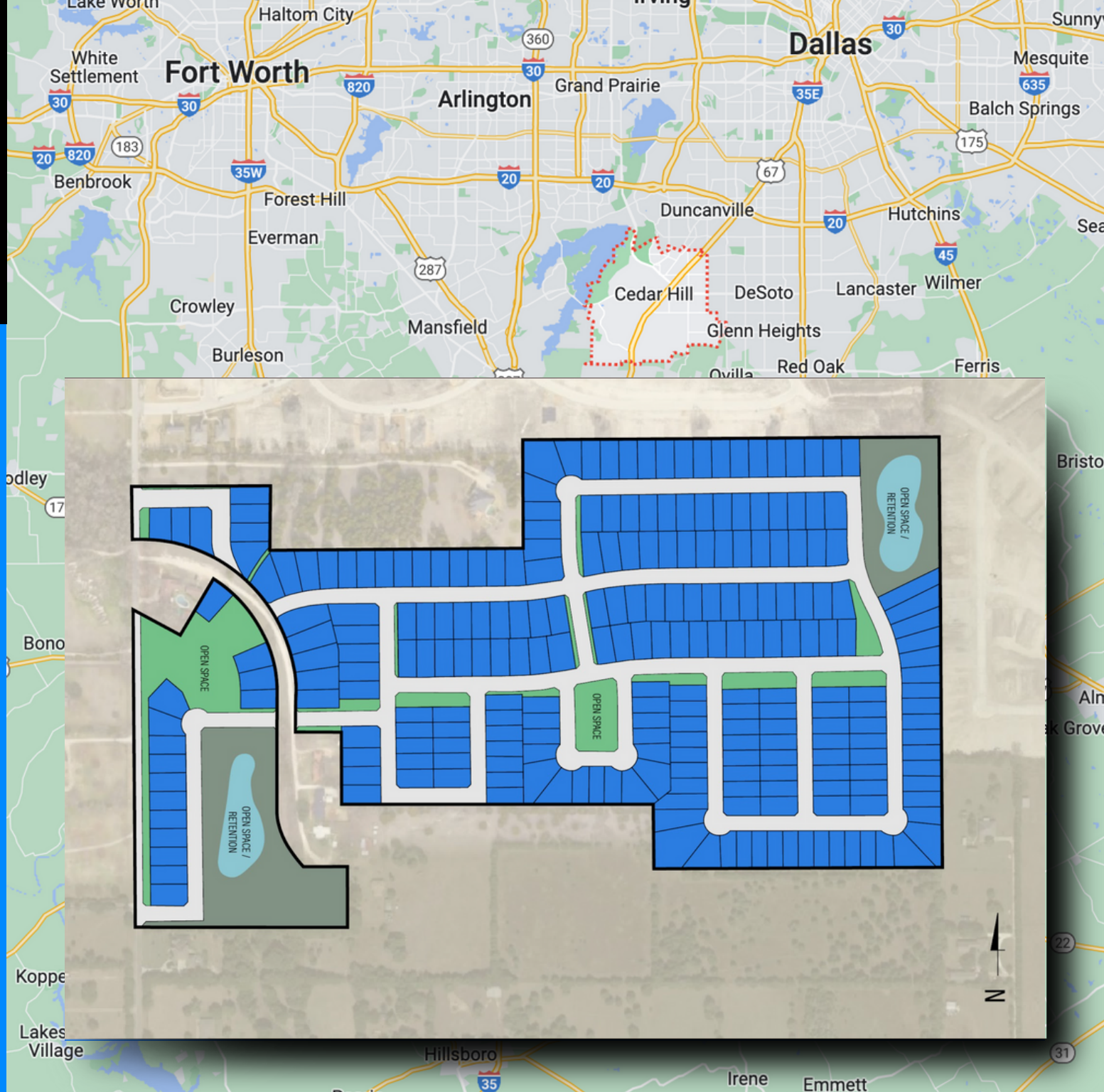


CEDAR HILL,
TEXAS



PROJECT PROFIT:
\$5,206,671

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WE KNOW IT SOUNDS
**“TOO GOOD
TO BE TRUE”**

BUT THESE ARE REAL RETURNS
**YOU CAN
TAKE TO THE
BANK.**

WE GIVE YOU
20%
ANNUALIZED
PREFERRED RETURNS

We pay industry leading 20% preferred returns. Our most recent fund achieved a 21.9% Cash on Cash Return in 2022 despite the recent market correction that had other Real Estate investments scrambling.

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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 RAW LAND PROJECT, 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.



THE ALLIED LAND
ENTITLEMENT
BUSINESS MODEL IS
THE BEST
KEPT
SECRET
IN REAL
ESTATE

**Proving the strength of
our land entitlement
business model,**
we were able to

2.6X

the value of the land without ever
putting a shovel in the ground.

(average based on our last fund in 2022)

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20 YEAR

PROVEN TRACK RECORD

Our team has been running this business model for over 20 years with personal + friends & family money and have closed **27 successful deals** in multiple markets. We have now brought the best kept secret in real estate to the public with over a dozen active fully capitalized projects.

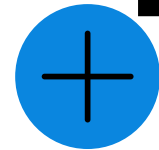
WE'RE **BATTLE TESTED.**

The Allied Development 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.





LOCAL COMMUNITIES ARE FOR US...



UNLIKE AIRBNB.

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

A UNICORN 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.**

4

Short Capital Cycles

Other real estate investments such as multifamily, storage, and mobile home parks **can have 5-10 year cycles before you are able to get your principal returned.**

Our average deal cycle is 18 months and can be **as short as 12 months.**

THE NUMBERS



20% Annualized
Preferred Return



\$100,000
Minimum Investment



\$15,000,000
Limited Offering



15% Profit Split
On Remaining Profits



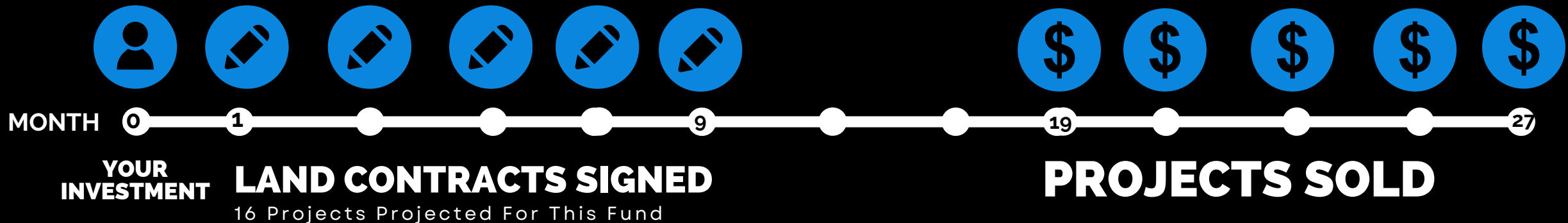
\$1,500,000
Maximum Investment

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PROJECTED LIQUIDITY SCHEDULE

CAPITAL DISTRIBUTIONS

Return of Capital and Return on Capital is distributed to you proportionately as projects close. Meaning, you make distributions in real time as projects close.



Disclaimer:
This is an example timeline based on an average deal cycle.

YOUR OPPORTUNITY TO CAPITALIZE



THE TIMING

In our opinion, the housing bottom is behind us & most don't realize it yet. Our clients, Home Builders, are hungry for entitled land.



THE NEED

All of our current capital is allocated. We have more opportunity than capital at this point.



THE URGENCY

We're launching mass advertising soon, and once we fill the fund...

A FEW OF OUR CLIENTS

THE TWO LARGEST HOME BUILDERS IN THE COUNTRY



LENNAR®

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

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 their 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 OUR **VENDORS** SAY ABOUT **ALLIED:**

**DEREK
PETERSON**
BROKER



“From acquiring bare land to the finished product. Their **experience in working with various jurisdictions** and **creating creative strategies to getting the job done** is the reason they’ve had success in this industry.”

**MONTY
HURLEY**

PLS | PRINCIPAL



Cody is one of the **most organized** land developers I’ve worked with. **They thoroughly examine every aspect involved** with the property’s analysis. Allied is dialed in to each project and excellent to deal with.

AKS has been working with Allied on projects since 2002. They understand the process, the time it takes to do things right, and the amount of work necessary.

We look forward to working on their projects because we know the end result will be a high quality residential community that is designed to meet the needs of future residents.

**TODD
MOBLEY**

PE | PRINCIPAL



As a transportation engineer, **I’ve been working in real estate development for over 20 years.**

It is always a pleasure to work with Cody Bjugan.

His projects run smoothly because he knows the development process & what to expect.

Most importantly, **he does what is right, builds respect, and has the fortitude to guide complex projects to a successful conclusion.**

WHAT THE LAND OWNERS ARE SAYING ABOUT ALLIED:

RICHARD B. PROPERTY OWNER

Above all, I appreciate Cody's **character and integrity.**

I can't express sincerely enough what a great experience it has been going through this with Cody.

My business was not just a professional experience but really a large part of me and **knowing that the land is in Allied's hands has made for an easier transition.**

I greatly appreciate working with Cody and hope our paths cross again in the future.

BRUCE B. PROPERTY OWNER

I had a lot questions regarding the timing of the development of a piece of property...

We learned that **Allied Development has the respect of the title companies in their ability to come through as promised on all fronts**

... and **wouldn't hesitate to work with them again.**

GRANT L. PROPERTY OWNER

I chose Allied from 15 prospective buyers.

Their easygoing attitude and demeanor impressed me.

Their ability to communicate throughout the process made them a wonderful company to deal with.

CHUCK C. PROPERTY OWNER

Allied succeeded in developing my property where other developers failed.

Their negotiating approach was low key and up front, which was a welcome relief from other prospective buyers.

However, **with Allied we always dealt with the people in a position to buy the property.** In deciding on Allied, I knew they were a solid **company who could make a commitment they could live up to and they did.**

YOU'RE ALWAYS IN THE KNOW



**INVESTOR
UPDATE
CALLS**



**EXCLUSIVE
INVESTOR
RETREATS**
(COMING SOON)



**INVESTOR
NEWSLETTERS**



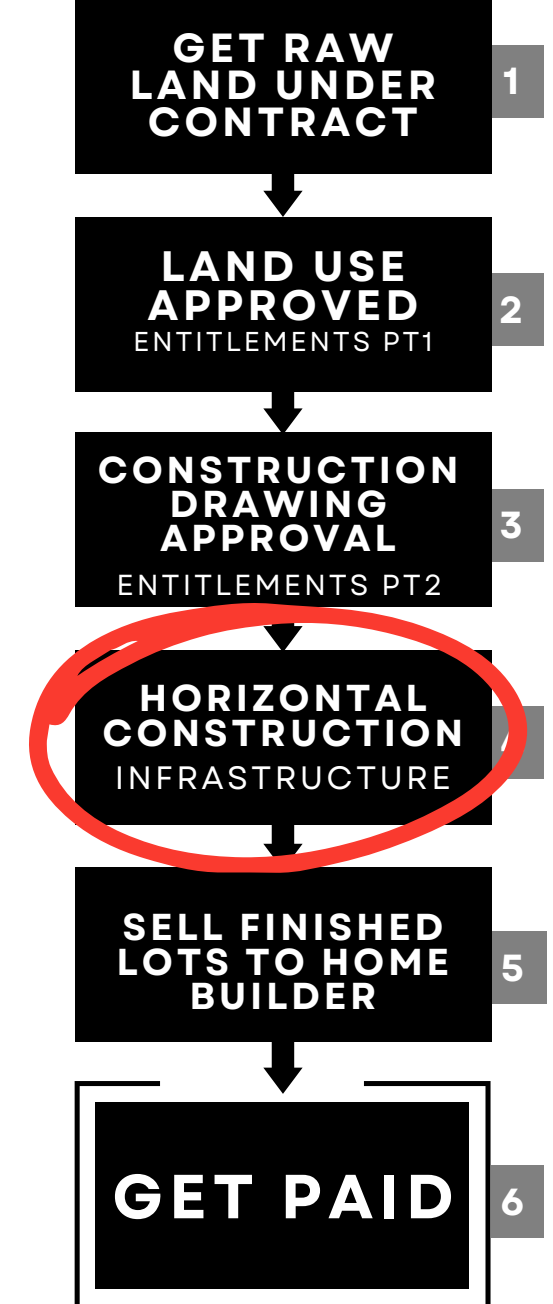
ALLIED VS TRADITIONAL LAND DEVELOPMENT MODELS

US VS. THEM



- LESS CAPITAL & NO DEBT REQUIRED
- FASTER TIME TO PAYDAY
- CONTROLLING W/O OWNING:
LESS RISK
& INCREASED FLEXIBILITY
- LESS COMPLEXITY
& MORE SCALABILITY

THE OTHERS



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.

AlliedLandFund.com

RATHER JUST JUMP ON THE PHONE?  **CALL NOW: 972-640-8724**

PART II

A DEEPER DIVE

ALLIED OWNERSHIP 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

BRANDON
POULIN

MANAGING PARTNER &
CEO



GROWTH SYSTEMS AND MARKETING EXPERT

- FOUNDED & SCALED PREVIOUS COMPANY TO #4 FASTEST GROWING COMPANY IN AMERICA PER INC 5000
- GENERATED 9 FIGURES IN B2C REVENUE
- BRINGING DIRECT RESPONSE AND DIGITAL MARKETING INTO THE REAL ESTATE WORLD
- FEATURED ON FORBES, INC MAGAZINE, ENTREPRENEUR & MANY OTHERS

ALLIED EXECUTIVE TEAM



JOSH
SHERKO
CFO



DAVID
HILL
SVP OF LAND



JESSICA
PEART
VP OF OPERATIONS
& HR



NICHOLAS
BAYERLE
VP OF INVESTOR
RELATIONS



JESS
HILL
DIRECTOR OF
UNDERWRITING



GARIN
GUSTAFSON
DIRECTOR OF
MARKETING & IT

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 ASSET MANAGEMENT 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**

KELLY | 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 shovel ready deals.

**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.

OUR “VALUE-ADD” BUSINESS MODEL

VALUE ADD TO **LAND OWNERS**

(Sellers) Prospecting off-market raw 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 local property’s 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.

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

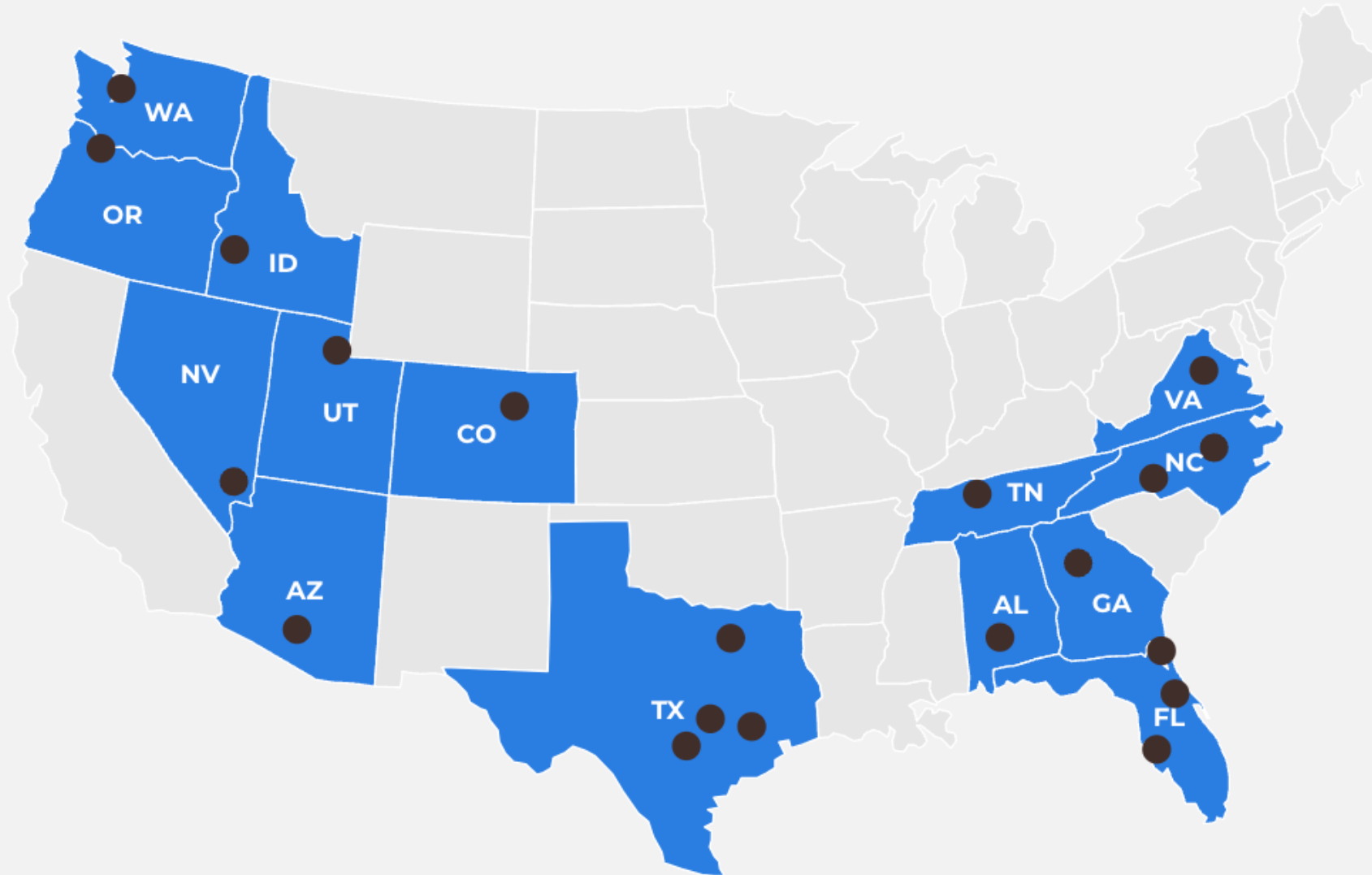
WE'RE IN CONTROL

We are in the business of controlling real estate, not owning real estate.
When you control real estate, you maintain all the flexibility & 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 SUBSTANTIAL CAPITAL AND RISK 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

LIGHTYEARS AHEAD

Our marketing team uses state of the art property scraping, skip tracing, and pre-qualification tools to identify the best off market deals with the greatest development potential.

IDEAL PROJECTS

WHAT WE LOOK FOR

Our ideal off-market project profile falls within metropolitan areas in **high growth** states such as Texas and Florida.

The ideal project size ranges from **100-500 residential lots and/or units**.

These communities fit the perfect profile for many of the publicly traded homebuilders that **"self develop"**, such as Lennar and DR Horton.



OUR UNFAIR ADVANTAGE

WE'VE LIVED IN OUR CUSTOMERS' SHOES

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

This allows us to balance project design, efficiency, build ability, 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.**



Task Name	Start Date	End Date	Duration	Progress	Dependencies
Task 1	2023-01-01	2023-01-15	14 days	100%	
Task 2	2023-01-15	2023-02-01	16 days	50%	Task 1
Task 3	2023-02-01	2023-02-15	14 days	20%	Task 2
Task 4	2023-02-15	2023-03-01	15 days	0%	Task 3
Task 5	2023-03-01	2023-03-15	14 days	0%	Task 4
Task 6	2023-03-15	2023-04-01	16 days	0%	Task 5
Task 7	2023-04-01	2023-04-15	14 days	0%	Task 6
Task 8	2023-04-15	2023-05-01	15 days	0%	Task 7
Task 9	2023-05-01	2023-05-15	14 days	0%	Task 8
Task 10	2023-05-15	2023-06-01	16 days	0%	Task 9
Task 11	2023-06-01	2023-06-15	14 days	0%	Task 10
Task 12	2023-06-15	2023-07-01	15 days	0%	Task 11
Task 13	2023-07-01	2023-07-15	14 days	0%	Task 12
Task 14	2023-07-15	2023-08-01	16 days	0%	Task 13
Task 15	2023-08-01	2023-08-15	14 days	0%	Task 14
Task 16	2023-08-15	2023-09-01	16 days	0%	Task 15
Task 17	2023-09-01	2023-09-15	14 days	0%	Task 16
Task 18	2023-09-15	2023-10-01	15 days	0%	Task 17
Task 19	2023-10-01	2023-10-15	14 days	0%	Task 18
Task 20	2023-10-15	2023-11-01	16 days	0%	Task 19
Task 21	2023-11-01	2023-11-15	14 days	0%	Task 20
Task 22	2023-11-15	2023-12-01	15 days	0%	Task 21
Task 23	2023-12-01	2023-12-15	14 days	0%	Task 22
Task 24	2023-12-15	2024-01-01	16 days	0%	Task 23
Task 25	2024-01-01	2024-01-15	14 days	0%	Task 24
Task 26	2024-01-15	2024-02-01	15 days	0%	Task 25
Task 27	2024-02-01	2024-02-15	14 days	0%	Task 26
Task 28	2024-02-15	2024-03-01	15 days	0%	Task 27
Task 29	2024-03-01	2024-03-15	14 days	0%	Task 28
Task 30	2024-03-15	2024-04-01	16 days	0%	Task 29
Task 31	2024-04-01	2024-04-15	14 days	0%	Task 30
Task 32	2024-04-15	2024-05-01	15 days	0%	Task 31
Task 33	2024-05-01	2024-05-15	14 days	0%	Task 32
Task 34	2024-05-15	2024-06-01	15 days	0%	Task 33
Task 35	2024-06-01	2024-06-15	14 days	0%	Task 34
Task 36	2024-06-15	2024-07-01	15 days	0%	Task 35
Task 37	2024-07-01	2024-07-15	14 days	0%	Task 36
Task 38	2024-07-15	2024-08-01	15 days	0%	Task 37
Task 39	2024-08-01	2024-08-15	14 days	0%	Task 38
Task 40	2024-08-15	2024-09-01	15 days	0%	Task 39
Task 41	2024-09-01	2024-09-15	14 days	0%	Task 40
Task 42	2024-09-15	2024-10-01	15 days	0%	Task 41
Task 43	2024-10-01	2024-10-15	14 days	0%	Task 42
Task 44	2024-10-15	2024-11-01	15 days	0%	Task 43
Task 45	2024-11-01	2024-11-15	14 days	0%	Task 44
Task 46	2024-11-15	2024-12-01	15 days	0%	Task 45
Task 47	2024-12-01	2024-12-15	14 days	0%	Task 46
Task 48	2024-12-15	2025-01-01	16 days	0%	Task 47
Task 49	2025-01-01	2025-01-15	14 days	0%	Task 48
Task 50	2025-01-15	2025-02-01	15 days	0%	Task 49
Task 51	2025-02-01	2025-02-15	14 days	0%	Task 50
Task 52	2025-02-15	2025-03-01	15 days	0%	Task 51
Task 53	2025-03-01	2025-03-15	14 days	0%	Task 52
Task 54	2025-03-15	2025-04-01	15 days	0%	Task 53
Task 55	2025-04-01	2025-04-15	14 days	0%	Task 54
Task 56	2025-04-15	2025-05-01	15 days	0%	Task 55
Task 57	2025-05-01	2025-05-15	14 days	0%	Task 56
Task 58	2025-05-15	2025-06-01	15 days	0%	Task 57
Task 59	2025-06-01	2025-06-15	14 days	0%	Task 58
Task 60	2025-06-15	2025-07-01	15 days	0%	Task 59
Task 61	2025-07-01	2025-07-15	14 days	0%	Task 60
Task 62	2025-07-15	2025-08-01	15 days	0%	Task 61
Task 63	2025-08-01	2025-08-15	14 days	0%	Task 62
Task 64	2025-08-15	2025-09-01	15 days	0%	Task 63
Task 65	2025-09-01	2025-09-15	14 days	0%	Task 64
Task 66	2025-09-15	2025-10-01	15 days	0%	Task 65
Task 67	2025-10-01	2025-10-15	14 days	0%	Task 66
Task 68	2025-10-15	2025-11-01	15 days	0%	Task 67
Task 69	2025-11-01	2025-11-15	14 days	0%	Task 68
Task 70	2025-11-15	2025-12-01	15 days	0%	Task 69
Task 71	2025-12-01	2025-12-15	14 days	0%	Task 70
Task 72	2025-12-15	2026-01-01	16 days	0%	Task 71
Task 73	2026-01-01	2026-01-15	14 days	0%	Task 72
Task 74	2026-01-15	2026-02-01	15 days	0%	Task 73
Task 75	2026-02-01	2026-02-15	14 days	0%	Task 74
Task 76	2026-02-15	2026-03-01	15 days	0%	Task 75
Task 77	2026-03-01	2026-03-15	14 days	0%	Task 76
Task 78	2026-03-15	2026-04-01	15 days	0%	Task 77
Task 79	2026-04-01	2026-04-15	14 days	0%	Task 78
Task 80	2026-04-15	2026-05-01	15 days	0%	Task 79
Task 81	2026-05-01	2026-05-15	14 days	0%	Task 80
Task 82	2026-05-15	2026-06-01	15 days	0%	Task 81
Task 83	2026-06-01	2026-06-15	14 days	0%	Task 82
Task 84	2026-06-15	2026-07-01	15 days	0%	Task 83
Task 85	2026-07-01	2026-07-15	14 days	0%	Task 84
Task 86	2026-07-15	2026-08-01	15 days	0%	Task 85
Task 87	2026-08-01	2026-08-15	14 days	0%	Task 86
Task 88	2026-08-15	2026-09-01	15 days	0%	Task 87
Task 89	2026-09-01	2026-09-15	14 days	0%	Task 88
Task 90	2026-09-15	2026-10-01	15 days	0%	Task 89
Task 91	2026-10-01	2026-10-15	14 days	0%	Task 90
Task 92	2026-10-15	2026-11-01	15 days	0%	Task 91
Task 93	2026-11-01	2026-11-15	14 days	0%	Task 92
Task 94	2026-11-15	2026-12-01	15 days	0%	Task 93
Task 95	2026-12-01	2026-12-15	14 days	0%	Task 94
Task 96	2026-12-15	2027-01-01	16 days	0%	Task 95
Task 97	2027-01-01	2027-01-15	14 days	0%	Task 96
Task 98	2027-01-15	2027-02-01	15 days	0%	Task 97
Task 99	2027-02-01	2027-02-15	14 days	0%	Task 98
Task 100	2027-02-15	2027-03-01	15 days	0%	Task 99

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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PART III

PROJECT PROJECTIONS

BASED ON PRIOR RETURNS

AVERAGE PROJECT ASSUMPTION

AVERAGE PROJECT FINANCIAL ASSUMPTIONS

PROJECTED AVERAGE PROFIT PER PROJECT	
Land Purchase	\$4,000,000
Entitlements Cost	\$700,000
Total Costs	\$4,700,000
Sale Price	\$7,500,000
Allied Profit	\$2,800,000

PROJECTED AVERAGE CAPITAL PER PROJECT	
Earnest Money	\$160,000
Entitlements	\$700,000
Total Capital Req.	\$860,000

*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.

AVERAGE PROJECT ASSUMPTION

COMPARED TO "TRADITIONAL" DEVELOPMENT

Acres	30
Lots	150

	Traditional	Allied
Debt	\$9,625,000	\$0
Capital Req.	\$4,125,000	\$860,000
Total	\$13,750,000	\$860,000

	Traditional	Allied
Sale	\$18,750,000	\$7,200,000
Land	-\$4,000,000	-\$4,000,000
Entitlement Cost (LUA)	-\$700,000	-\$700,000
Development Cost	-\$9,050,000	\$0
Profit	\$5,000,000	\$2,500,000

IN THIS EXAMPLE ALLIED IS EARNING 50% OF THE LAND DEVELOPMENT PROFIT. WE ON OCCASION EARN UP TO 100% OF IT.

THE BUILDER WILL PAY MORE FOR THE DIRT BECAUSE THEY ARE GOING TO MAKE \$10-\$15 MILLION ON THE HOUSES ALONE.

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PROJECTED FINANCIAL DETAIL

PROJECTING 9 MONTHS TO FULLY ALLOCATE CAPITAL
PROJECTING 18 MONTHS AVERAGE PROJECT TIMELINE

MONTH		19	20	21	22	23	24	25	26	27	TOTAL
PROJECT(S) CLOSING		1	1	1	2	2	2	3	3	1	16
INVESTOR ORIG CAPITAL RETURN	\$	2,040,167	885,766	884,290	1,742,816	1,739,912	1,737,012	2,594,117	2,594,117	865,470	\$ 15,083,666
INVESTOR PREFERRED RETURN	\$	646,053	295,255	309,502	639,033	666,966	694,805	1,080,882	1,124,117	389,461	\$ 5,846,074
INVESTOR PROFIT SPLIT	\$	149,067	374,847	372,931	746,723	742,968	739,228	1,104,750	1,098,265	363,760	\$ 5,692,539
TOTAL INVESTOR RETURN	\$	2,835,287	1,555,869	1,566,723	3,128,572	3,149,846	3,171,044	4,779,749	4,816,499	1,618,691	\$ 26,622,279

EXAMPLE PROJECTION OF YOUR INVESTMENT & RETURNS FOR ABOVE PROJECTED FINANCIALS

MONTH		19	20	21	22	23	24	25	26	27	TOTAL RETURN
	CAPITAL INVESTED										
MIN INVESTMENT	\$100,000	18,797	10,315	10,387	20,741	20,882	21,023	31,688	31,932	10,731	\$ 176,497
MEDIAN INVESTMENT	\$500,000	93,985	51,575	51,934	103,707	104,412	105,115	158,441	159,659	53,657	\$ 882,487
MAX INVESTMENT	\$1,500,000	281,956	154,724	155,803	311,122	313,237	315,345	475,324	478,978	160,971	\$ 2,647,461

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