



Summit Power Fund, LLC

February 2023





What we do:

The Summit Power Fund develops and sells solar projects using private equity. We obtain land control and begin solar development at the most profitable locations. After a year of development, we sell the projects to large Independent Power Producers who build them.

Projected investor IRR: 30% annually

Investment term: 5 years

First planned profit / partial equity repayment date: June 2023

Projected full capital return date: April 2024

Projects in Development: Investor IRRs and Cash Flows



Projects in Development	IRR	2022	2023	2024	2025	2026	2027
Blue Mountain Solar Pendleton, OR	32%	-\$4,320,000	\$4,912,000	\$0	\$0	\$1,000,000	\$1,000,000
Summit Solar Project Boise City, OK	38%	-\$50,000	-\$2,450,000	\$2,500,000	\$1,300,000	\$0	\$0
Zenith Solar Farm Stafford, KS	27%	-\$50,000	-\$4,450,000	\$3,780,000	\$0	\$3,144,000	\$0
High Point Solar Project Pittsburgh, KS	37%	-\$20,000	-\$4,480,000	\$3,780,000	\$0	\$4,524,000	\$0
Total in Development	33%	-\$4,440,000	-\$6,468,000	\$10,060,000	\$1,330,000	\$8,668,000	\$1,000,000

SPF Projected Development Schedule



Projects can be sold one year after land control inception

	2022				2023				2024				2025				2026				2027					
<i>Process</i>	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Analysis, Selection and Acquisition	█	█	█	█																						
Interconnection			█	█	█	█	█	█																		
Studies and Document Prep				█	█	█	█	█	█																	
Project Sale with Large Down Payment						█	█	█	█	█																
Environmental Review					█	█	█	█	█	█	█															
Consultation with State and Federal Agencies						█	█	█	█	█	█	█	█													
Power Contract Orig. & Cond. Use Permit							█	█	█	█	█	█														
Public Commission Approvals									█	█	█	█	█													
Building Permits and Entitlements										█	█	█	█	█	█											
Profit Disbursement																										
Construction																										

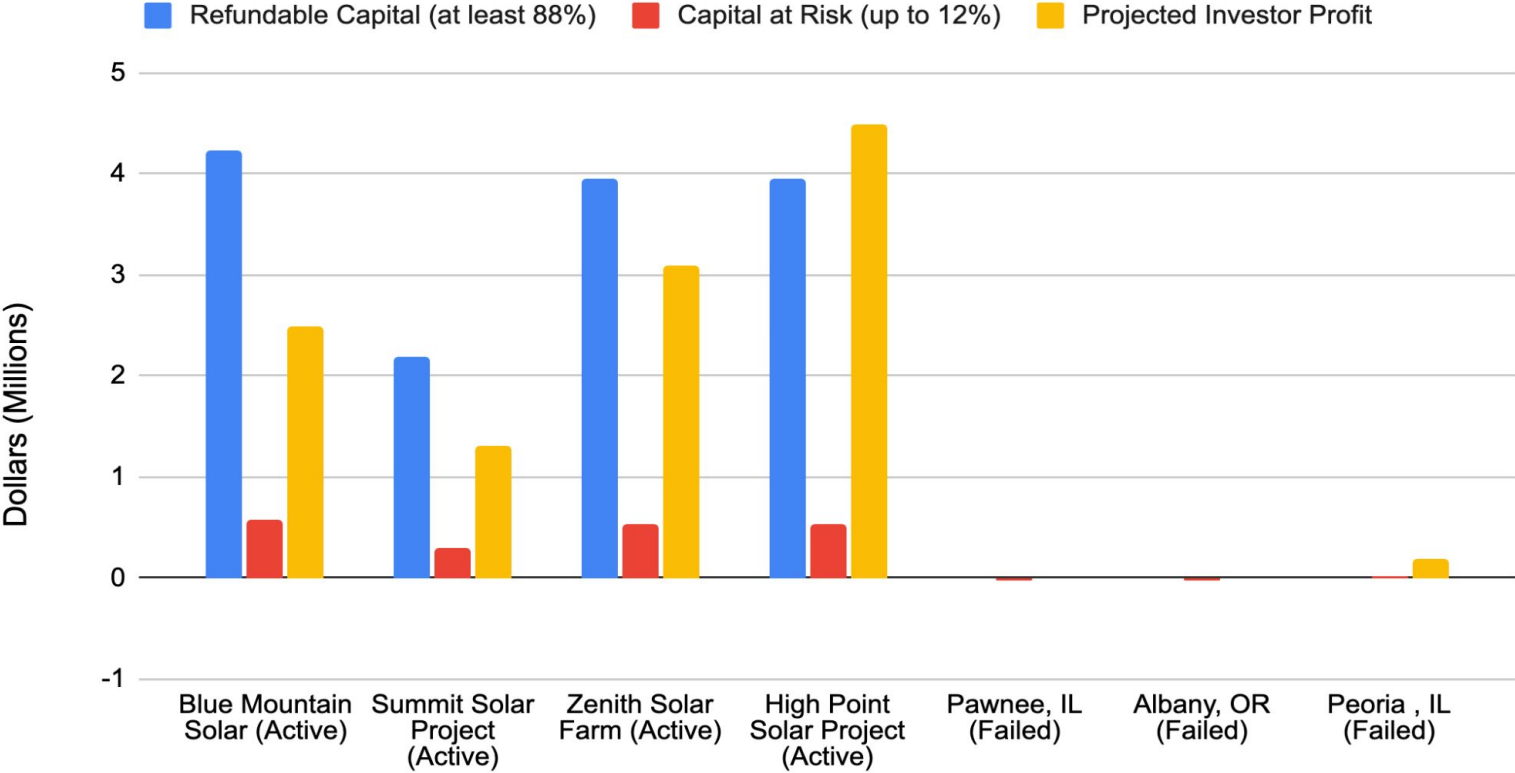


Mitigated Risk Strategy

The Summit Power Fund reduces risk to 3-12% of capital invested per project, using four strategies:

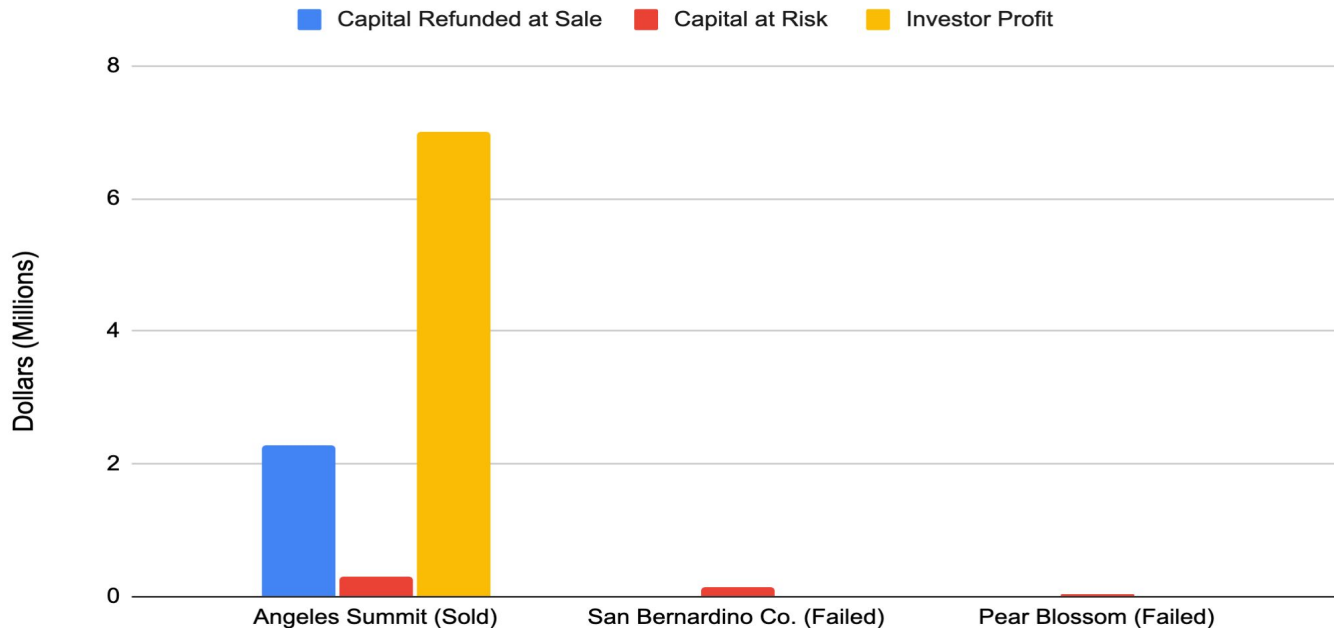
- 1) **90% of the capital is used for refundable utility deposits** (1-6% risk)
- 2) We sell projects on terms (getting our basis repaid) after a year which eliminates ongoing capital risk (1-4% risk)
- 3) We utilize lease and purchase options for site control (1-2% risk)
- 4) We plan for the buyer to invest larger capital after project sale

Capital Risk Prior to Project Sale



Note: there is no capital risk after each project sale

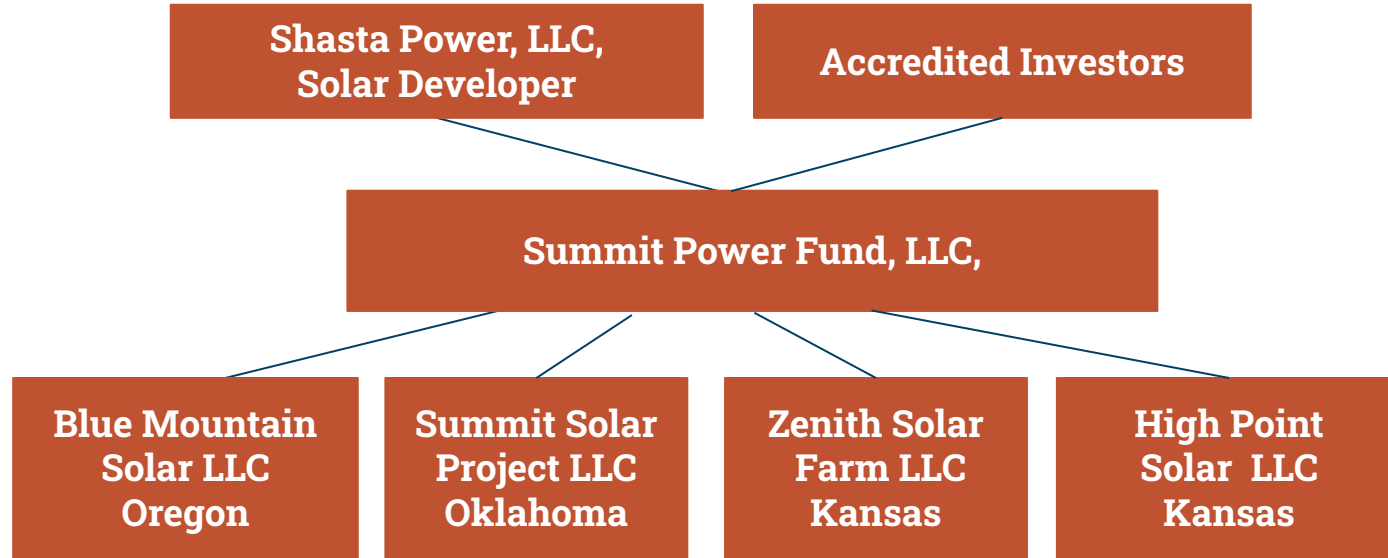
Previous Fund: Cash flows, IRR and Risk



Sold Project	IRR	2019	2020	2021	2022	2023	2024	2025
Angeles Summit, Adelanto CA	39%	-\$2,600,000	\$2,184,000	\$0	\$0	\$0	\$416,000	\$7,000,000



Organizational Chart





Private Placement Offering Summary

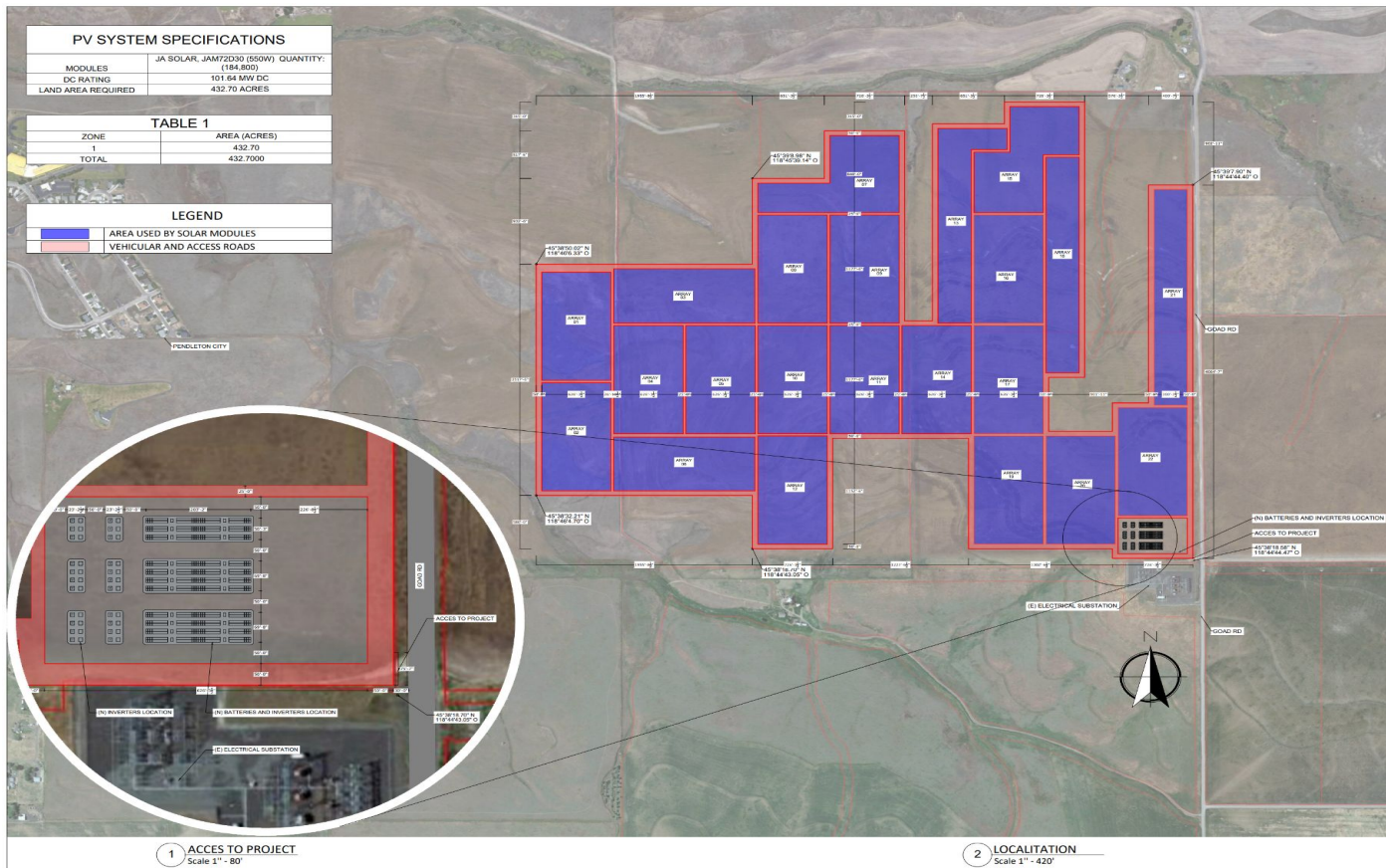
INVESTMENT DETAILS

- **Minimum Investment** \$50,000
- **Investment hold period** 5 years
- **Share Price** \$1,000/Unit
- **Planned Fund Capitalization** \$10M - \$12M
- **Current Capitalization** \$5.5M
- **Annual Management Fee** 6% of AUM

Net Income Waterfall:

- 1) Pay preferred return to investors
- 2) Return Equity to investors
- 3) Profit share 60% investors / 40% developer

Project #1 Blue Mountain Solar LLC, Oregon





SHASTA POWER
115 NW Oregon Ave. #10 Bend, OREGON 97703 USA
www.shastapower.com

DATED _____

ENGINEER STAMP: _____

BLUE MOUNTAIN SOLAR
SHASTA POWER

ADDRESS: TUTUILLA, OREGON 97801, E.E.U.U
(45.636792, -118.742437)

Revision	Description	Date
0	LAYOUT	06/05/2022

LOCATION MAP

Project Name: BLUE MOUNTAIN SOLAR

Date: 05/05/2022

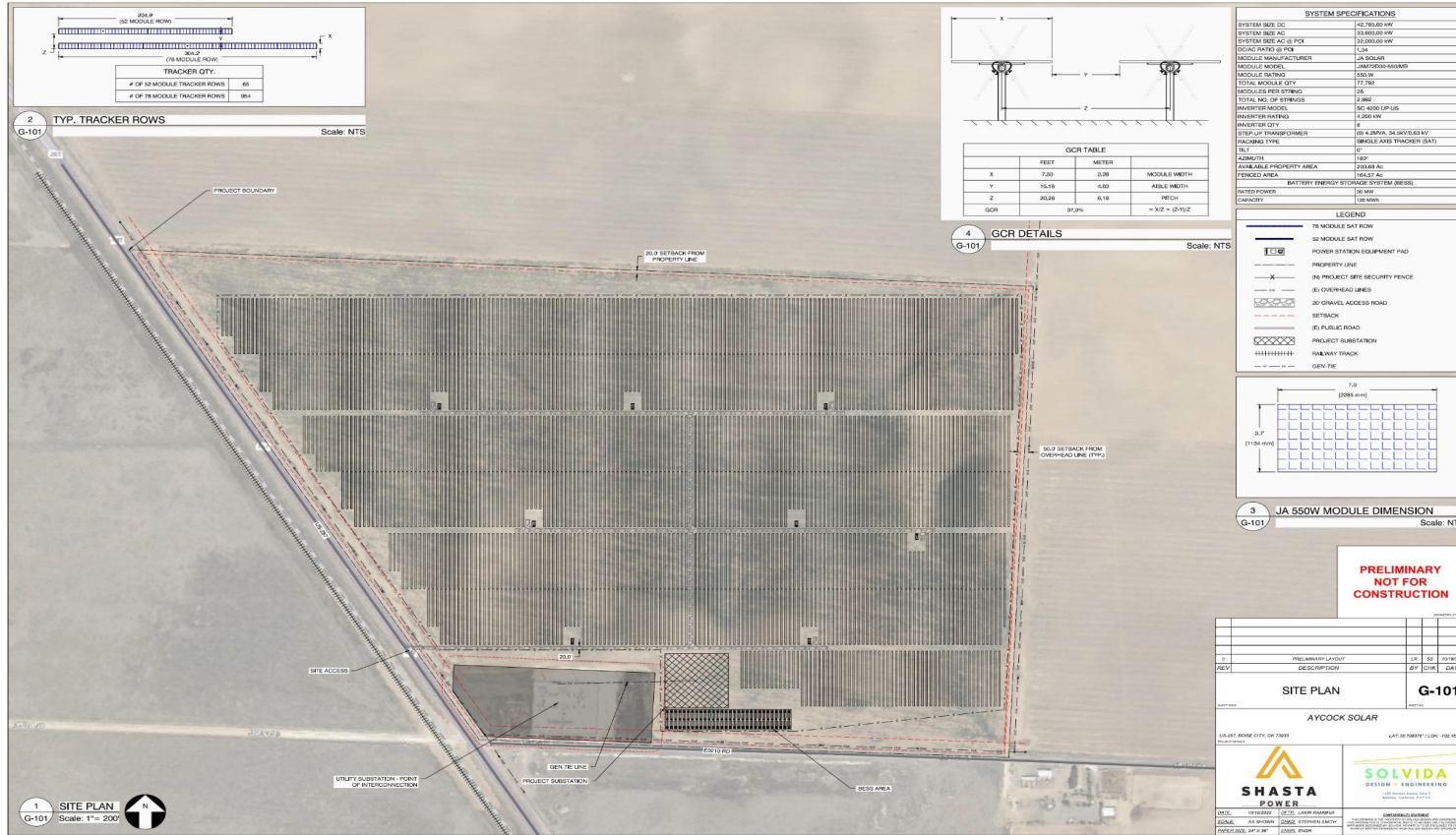
Drawn By: BM

Scale: _____

PV 1.0

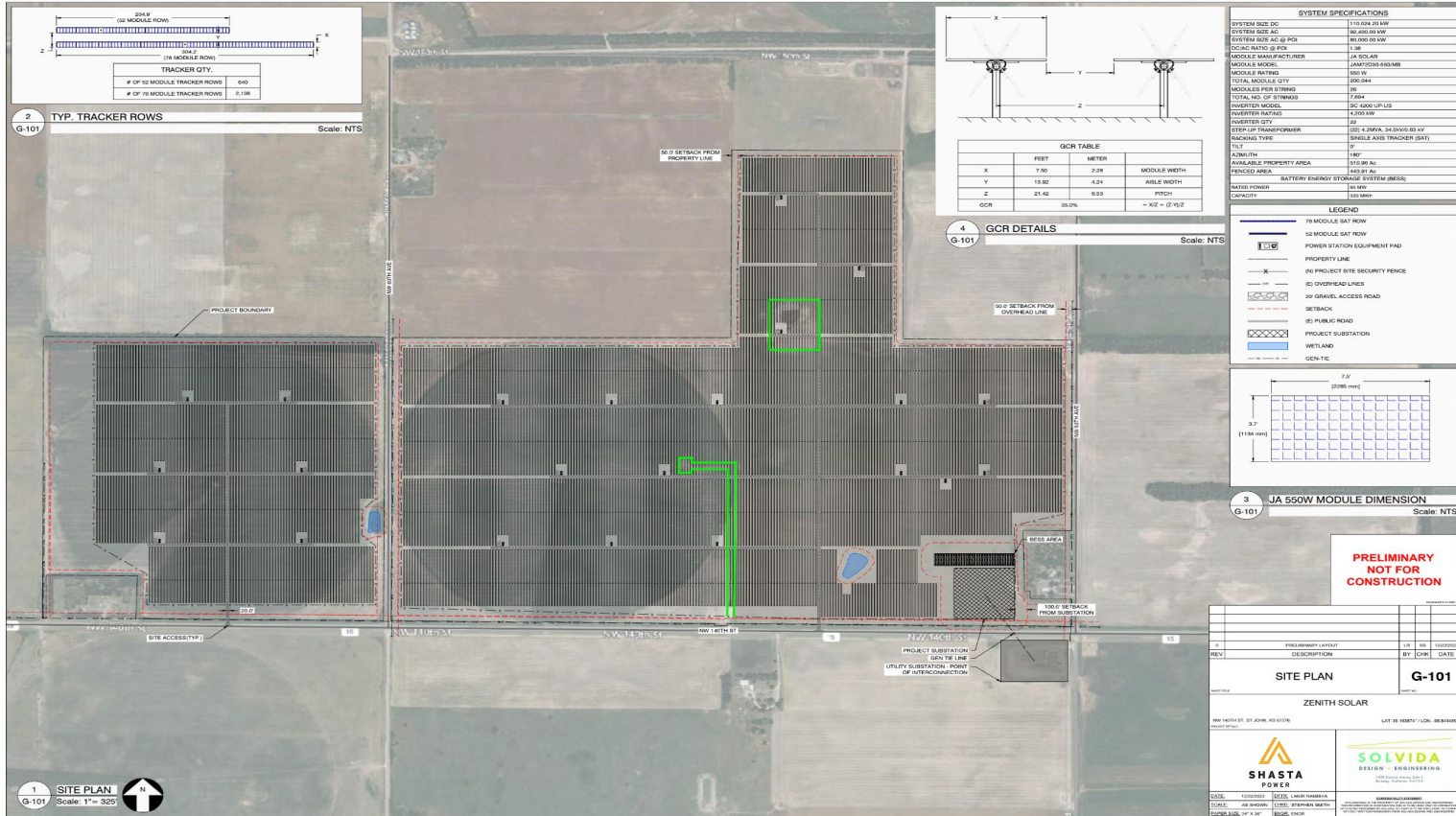
- 80MW
- 600 Acres
- Site Control**
- Favorable interconnection response from PacifiCorp
- \$4.1M refundable utility deposit paid
- Responding to RFP in 2/23
- Currently marketing the project to potential buyers
- Planned project sale 6/23

Project #2 Summit Solar Project LLC, Oklahoma



- 30MW
- 200 Acres
- Land Option signed in 11/22
- \$10K utility deposit paid
- interconnection estimated at approximately \$250K
- Few environmental or permitting restrictions in OK
- Connected to SPP a dynamic power market
- Planned Sale 12/23

Project #3 Zenith Solar Farm LLC, Kansas



- 80MW
- 480 Acres
- Lease Option signed 12/22
- Easy permitting process in KS
- Planned to interconnect to SPP a dynamic power market with a many power purchase options
- Planned sale early 2024

Project #4 High Point Solar LLC, Kansas



- 80MW
- 480 Acres
- Lease Option expected to sign 3/23
- Easy permitting process in KS
- Planned to interconnect to SPP a dynamic power market with a many power purchase options
- Planned sale early 2024
- Add'l 10% ITC from Coal Mine
- Sheep grazing planned on site

Shasta Power Project Rationale

Projects selected based on demonstrated power demand, supportive politics, permitting viability, interconnection costs, substation capacity, and available land control



	Blue Mtn Solar	Summit Solar Project	Zenith Solar Farm	High Point Solar Project
Land Control	Land control established with single landowner	Land control established with single landowner	Land control established with three landowners	LOI signed with single landowner.
Regulatory environment	Oregon utilities must deliver 100% renewable energy to customers by 2040	State of Oklahoma RPS target is 28% by 2030 and 40% by 2035 45%	Kansas renewable energy goal of 15% by 2015-2019; 20% by 2020. In 2021 45% of energy generation in Kansas came from renewables	Located in an Energy Community (retired coal mine) that qualifies the project for an additional 10% tax credit under the Inflation Reduction Act
Demonstrated demand	PacifiCorp committed to 100% renewables, Oregon RPS to be 100% renewable	The Southwest Power Pool is one of the largest electricity trading blocks in the country with significant demand for renewables and storage capacity	The Southwest Power Pool power prices are compelling and attractive for offtake opportunities or merchant transactions	The Southwest Power Pool power prices are compelling and attractive for offtake opportunities or merchant transactions



Boris Feldman
John Copyak
Maxwell Roe

Development Manager
Land Partner
Project Management and Strategy

- Over 2,000 MW of solar project transaction experience and over \$1B of capital deployments
- Contracted over 1,150 MW of solar projects
- Closed \$200M in sales of utility and commercial projects
- Facilitated \$265M acquisition of Recurrent Energy by Canadian Solar
- Optioned 6,000+ acres prime solar development lands, acquired and sold over 400 properties
- Managing thousands of acres of wind and solar parcels across multiple investment companies
- 50+ years of experience in Solar, Wind & Storage
- \$1.5B collective project finance experience

Boris Feldman



Mr. Feldman founded Base Energy, LLC. in 2015. Prior to establishing Base Energy, Boris Feldman was the Director of US Development at Canadian Solar where he was responsible for leading the Utility and Distributed Generation Projects including strategy development, implementation, and team management. The US project development team originated and contracted over 250 Megawatts of solar projects. In addition, Mr. Feldman was responsible for the \$265 Million dollar acquisition of Recurrent Energy, one of the largest renewable energy development companies in the US. With the acquisition of Recurrent Energy, Canadian Solar's global project portfolio grew to over 1 Gigawatt.

Boris was also the Americas Sales Manager at Solar Frontier, the Japanese subsidiary of Royal Dutch Shell. where he closed over \$100 Million dollars in sales of utility and commercial projects including the largest CIGS project in the world, EDF's Catalina Solar. Mr. Feldman started his career in solar with Sharp Electronics Solar Division where he grew sales in the commercial segment to \$100 Million dollars by partnering with national and regional EPCs and developers on projects across the country.

Boris holds an MBA from the University of Southern California, Marshall School of Business, and a BA from the University of California, Los Angeles. Mr. Feldman has participated in a number of industry panels and speaking engagements devoted to renewable and solar energy and is a strong advocate of expanding the clean energy economy.

John Copyak



John Copyak was a principle of the Angeles Summit LLC 200 MW solar plus storage energy project (sold in 2020). His responsibilities included raising capital for the development and securing over 1400 acres of contiguous property (over 90 parcels) for the site.

Prior to the Angeles Summit development, John founded Clean USA Power, Inc. which invests in Solar and Wind real estate. John is an experienced fund manager specializing in renewable energy land leasing and sales since 2007. He manages thousands of acres of solar and wind parcels through numerous private placement investment companies.

John holds a B.S. in Finance and Accounting from the University of Arizona

Max Roe



Max Roe, founded Coyote Worx in 2019, a project management consulting company focused on commercial and renewable energy development. He is an experienced builder, real estate asset manager/investor, specializing in renewable energy.

Max started his career on construction sites starting at 15 in the Phoenix, AZ area. In his late teens he started his first handyman company while attending university in Flagstaff, AZ to put himself through college. He worked for various contractors across the Phoenix area learning on the job skills across many construction trades. In 2010, he moved to Colorado and worked for the largest privately owned property management company on the front range, Henderson Management. He worked up through the ranks to head the commercial real estate portfolio where he managed 400+ doors and more than 100,000 sqft of commercial space.

He moved to Bend Oregon in 2015 and started working with Clean USA Power. He helped Clean USA Power grow from \$2.5M AUM to nearly \$20M. Max and John Copyak continue work together on Clean USA Power and he was on the team that brought Angeles Summit 200 Mw solar project to sale in 2020.

He is a renewable energy real estate and development expert, with an emphasis on communication, private equity fundraising, negotiations, business and project management systems.



Disclaimer

This presentation contains forward-looking statements that are not guarantees of future performance and undue reliance should not be placed on them. Other than statements of historical facts, statements regarding solar, storage projects, net metering credit customers, operations, financial position, revenue, projected costs, prospects, plans, objectives of management and expected market growth are forward looking statements, involving known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance or result expressed or implied by such forward looking statements. Read the Summit Power Fund private placement memorandum before investing. This investment opportunity is for Accredited Investors only.