



TITAN IMPACT GROUP

# Invest With Impact Today. Secure Tomorrow.

## The Blueprint for Legacy Wealth

Sentinels of the American Dream

Money is like oxygen, the more you have the easier it is to breathe and the easier you can breathe the bigger the difference in the world you can make!

— Catherine Bell



We are the Sentinels of the American Dream.  
We leave every Person, Property, and Community  
better than we found them.

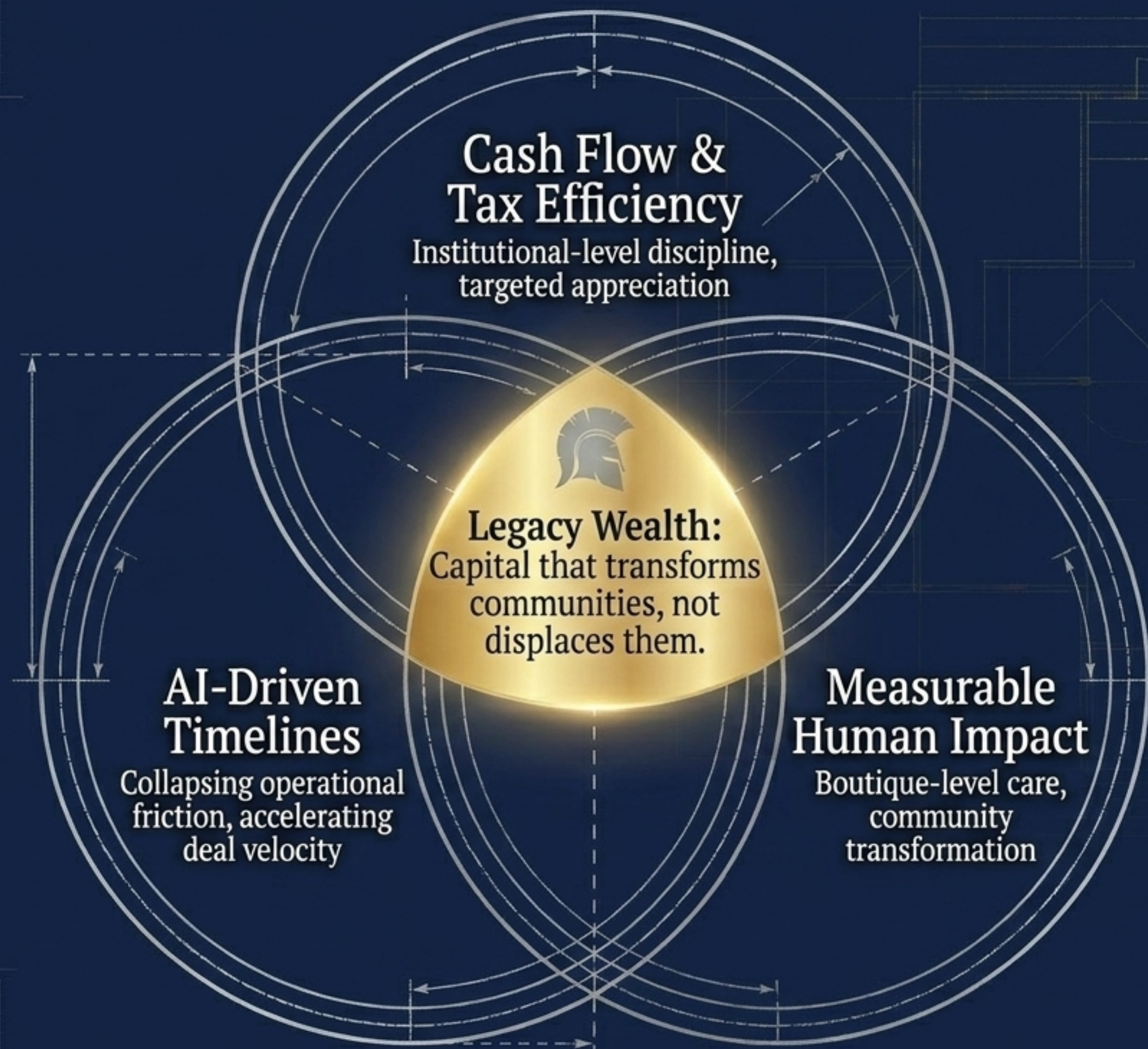
# The Investment Paradigm Shift

## Traditional Market Fatigue

- **Market Dynamics:** Volatile, unpredictable 60/40 portfolios
- **Revenue Model:** Single-stream yield dependency
- **Tax Strategy:** Reactive, limited depreciation benefits
- **Core Focus:** Profit-only, divorced from community impact

## The Titan Compassionate Approach

- **Market Dynamics:** AI-accelerated, derisked hard assets
- **Revenue Model:** 7 Streams of Income structural engineering
- **Tax Strategy:** Proactive, up to 80% Year 1 depreciation targets
- **Core Focus:** Wealth with Purpose (Profit + Measurable Human Impact)



## Cash Flow & Tax Efficiency

Institutional-level discipline, targeted appreciation



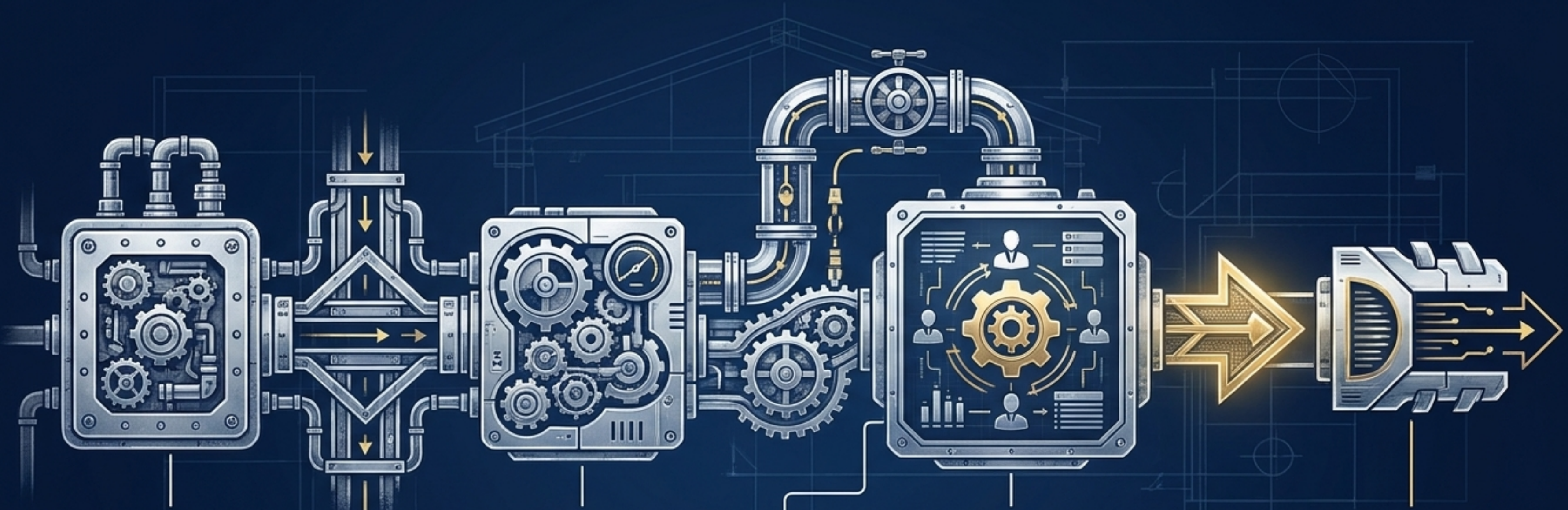
**Legacy Wealth:**  
Capital that transforms communities, not displaces them.

## AI-Driven Timelines

Collapsing operational friction, accelerating deal velocity

## Measurable Human Impact

Boutique-level care, community transformation



### Raw Market Data

Intake of nationwide distressed assets, niche land plays, and infrastructure opportunities.

### Land Shark Mastermind & DealHunter

Custom AI workflows rapidly underwrite, analyze comps, and outline exit strategies.

### The Daily Deal Room

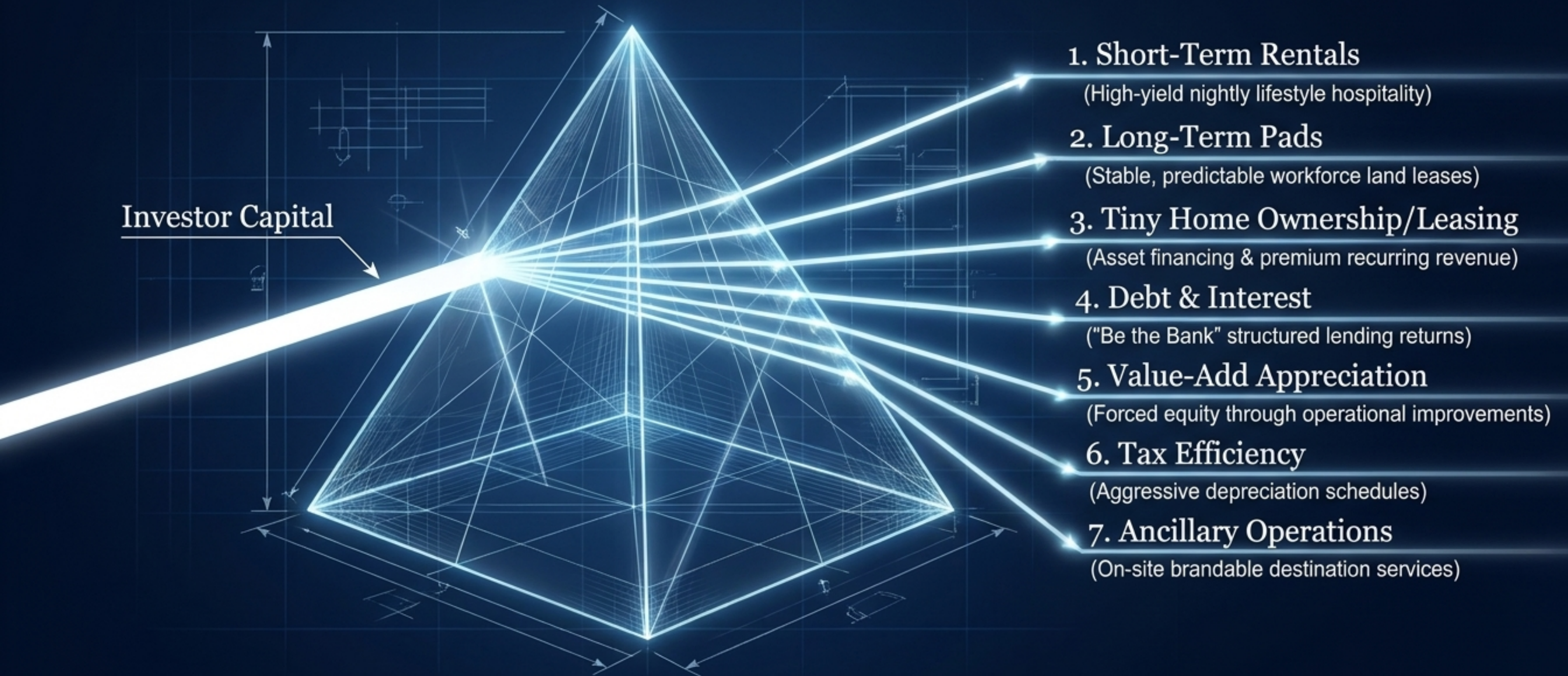
Human expertise meets AI efficiency. Deals are vetted in real-time by a Brain Trust of seasoned operators.

### Derisked Pipeline

Only the highest-conviction assets proceed to Titan Impact Group for acquisition.

**10x operational efficiency.** We collapse timelines from active hunting to passive deployment.

# The Architect's Blueprint



# The Architect's Blueprint



- - Build custom portfolios inside a single fund (Titan 23 LLC).
- - Select the specific deals you want; pass on the ones you don't.
- - Consolidated statements and a single K-1.



## Zero Uncommitted AUM Fees

No asset management fees for unallocated capital.



## Total Autonomy

Utilize "Auto-Allocate" for convenience, or hand-pick individual Debt and Equity tranches.



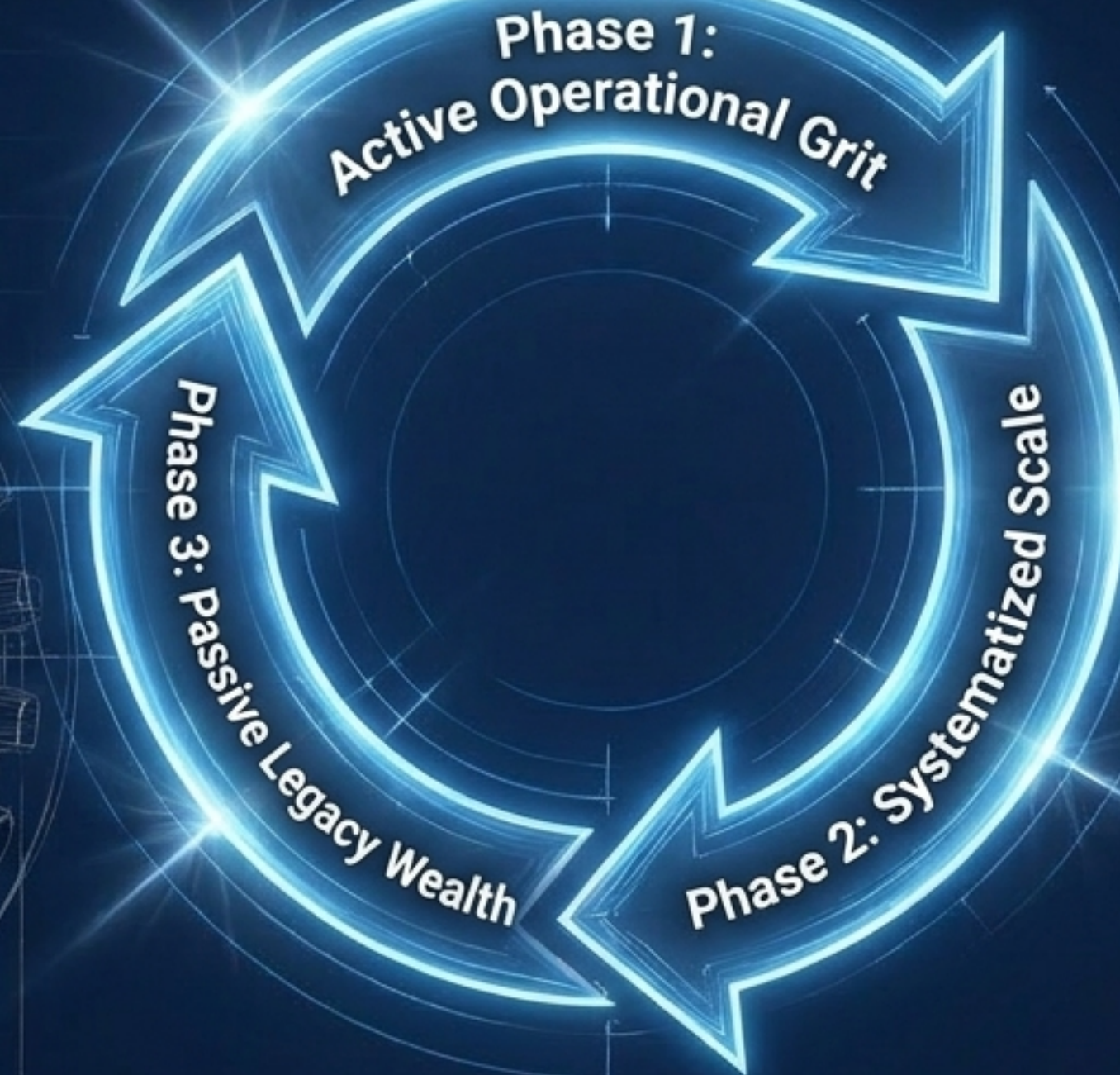
## Transparent Alignment

Executive and deal-specific fees are disclosed before capital is allocated.

# The Architect's Blueprint

## Catherine Bell, President & Founder

- Founder of 'Flipping Females' (500+ successful fix & flips).
- Master of systems, collapsing timelines, and adding commas to bank accounts.



## Tommy Dee, Tracey Gore, Laura Miller & The Titan Impact Group Team

- A multi-disciplinary brain trust bringing decades of institutional expertise across structured debt, commercial acquisitions, AI integration, and community revitalization.

**\$154M+** **\$300M+** **1,400+**

**Active AUM**

**Raised over 10 years  
from 6-figure investors**

**Deals Successfully  
Executed**

Proven execution across multi-asset classes, bridging capital markets with human transformation.

# The Architect's Blueprint

## Profit (The Financials)



### Debt Validation Fund:

\$50,000,000 | Fully Executed |  
20% Investor Return



### Real Estate & Energy Portfolios:



Triple Net Lease Medical:  
~51% Investor Return



Industrial Asset: ~35%  
Investor Return



Oil & Gas Fund

## Purpose (The Impact)



### Human Intervention:



33,000+ Veterans and First  
Responders provided with  
financial relief and debt  
resolution.



### Community Stabilization:



Mobile Home Park Portfolio  
preserved affordable  
housing for 467 families.

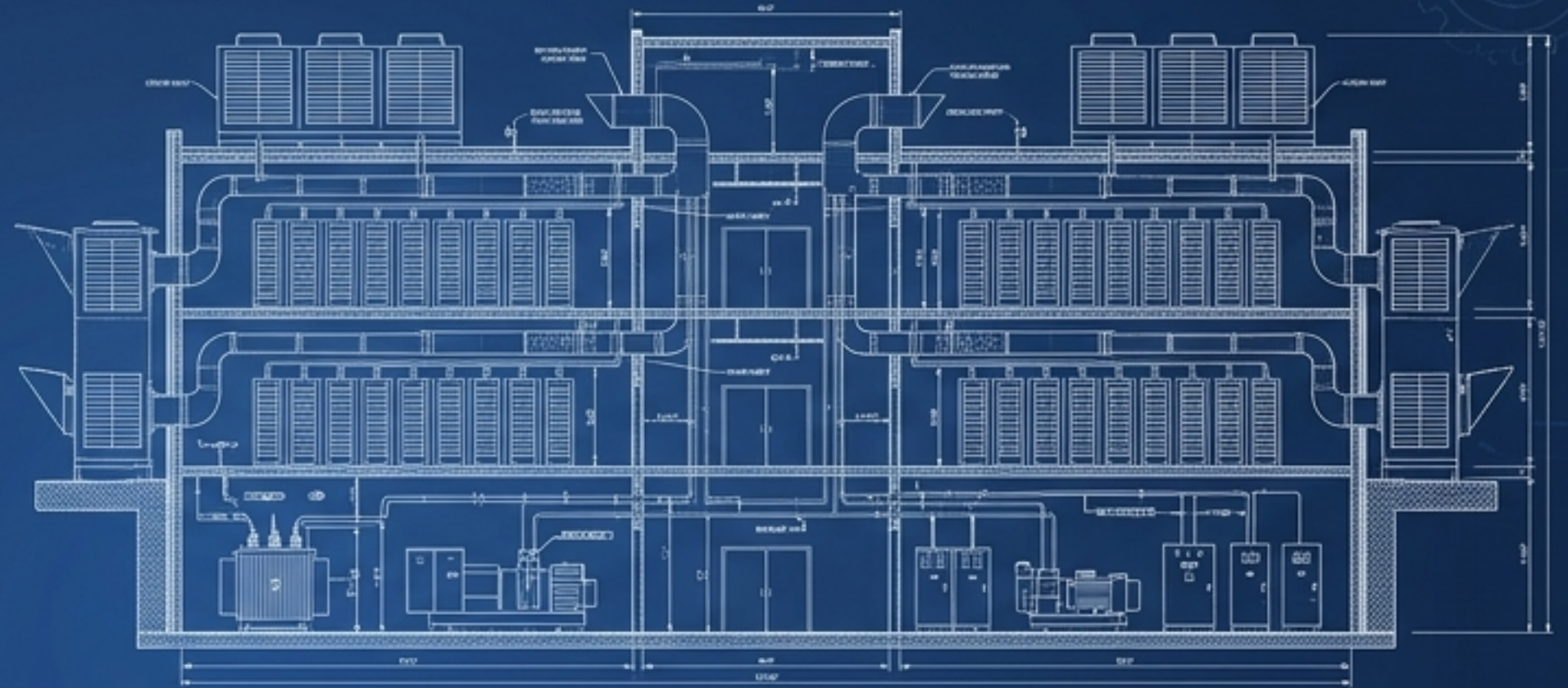
# Titan 23 LLC | A Regulation D 506(c) Offering

- Offered at \$10.00 per Unit (2,000,000 Total Units)
- Minimum Investment: 5,000 Units (\$50,000)
- Primary Focus: Data Infrastructure, Next-Gen Opportunity Zones, Lifestyle Hospitality, Structured Debt.
- The Mandate: Maintain GP/Co-GP status in 80%+ of the portfolio to guarantee operational control and rigorous standards.

# The Architect's Blueprint

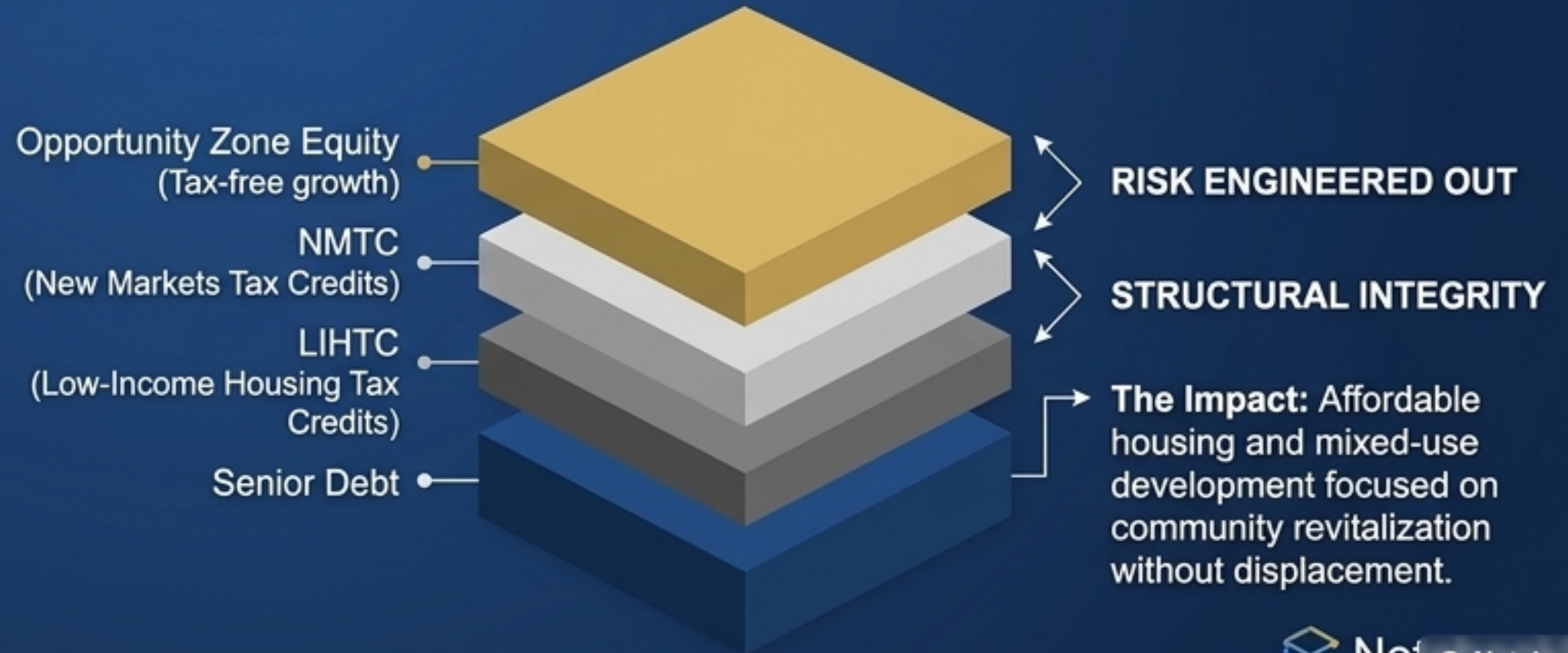
## Virginia Data Center Infrastructure

- **The Thesis:** The convergence of the AI demand surge and high-margin energy/compute real estate.
- **Target:** ~22% IRR / ~2.1x Equity Multiple
- **The Advantage:** Potential for 80% first-year depreciation benefits.



## Next-Generation Opportunity Zones

- **The Thesis:** Tax-free growth via Opportunity Zone Equity stacked with NMTC and LIHTC.
- **The Impact:** Affordable housing and mixed-use development focused on community revitalization without displacement.



# The Architect's Blueprint

## Luxury RV Resorts & Tiny Home Communities

**The Arizona Model:** High-end RV resort integration with tiny home ownership.

**Revenue Vectors:** Blending short-term experiential rentals, long-term reliable pad leases, and tiny home asset financing.



## “Be the Bank” Debt Strategies

**The Thesis:** Expansion of structured lending and note acquisition to guarantee predictability.

**The Advantage:** Securing the control position. Relying on real property collateral allows us to dictate terms and generate predictable yields regardless of market volatility.



# The Architect's Blueprint

## A Master Schematic Matrix

	Data Infrastructure	Next-Gen Opportunity Zones	Luxury RV / Tiny Homes
Target Returns	~22% IRR / 2.1x EM	Tax-free long-term compounding	High ongoing yield
Tax Benefits	~80% Year 1 Depreciation	Capital gains deferral & elimination	Accelerated depreciation
Cash Flow Profile	Backend heavy / Exit-driven	Stabilized mid-term yields	Immediate, multi-stream
Impact Vector	Fueling the AI economy	Community revitalization	Solving workforce & lifestyle housing

# Secure Your Tomorrow.

- **Next Steps:**

Review the Titan 23 LLC PPM and specific Deal Memos via the Avestor Portal.

- **Contact & Capital Allocation:**

To schedule your Capital Allocation Strategy Call, please speak with Michael Hughes of MPH Advisors.  
1-408-568-6478 | [catherine@titanimpactgroup.com](mailto:catherine@titanimpactgroup.com)

*Catherine Bell*