

EnKore Development Fund I

100MW Data Center Campus

Project Investor Overview

LOCATION	ASSET TYPE	RETURN PROFILE	RISK LEVEL
Byron, GA (Middle Georgia — 583 Acres)	Data Center Infrastructure	8–10% preferred return + equity upside	Low-Moderate
DEVELOPMENT TYPE	TIMELINE	FUND ALLOCATION	BADGE
Ground-Up + NNN Lease	36–60 months to full buildout	30% of Fund I	Hyperscale Infrastructure

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PROJECT OVERVIEW

A transformational 583-acre, 100MW data center campus in Byron, Georgia — strategically positioned to serve the explosive growth in cloud computing, artificial intelligence, and digital infrastructure demand. The campus is designed to accommodate hyperscale tenants including major cloud providers, colocation operators, and enterprise data users, with NNN lease structures providing stable, long-term cash flows with minimal landlord obligations.

THE INVESTMENT OPPORTUNITY

Data center demand is experiencing unprecedented growth driven by AI workloads, cloud migration, and digital transformation across every industry. Georgia has emerged as a premier data center destination due to its favorable power costs, tax incentives, fiber infrastructure, and business climate. Byron, GA offers exceptional power access, land availability, and strategic positioning along major fiber corridors — making it ideal for hyperscale campus development.

DEVELOPMENT STRATEGY

Land Control	Secure 583-acre site with existing power infrastructure and fiber access in Byron, GA
Power Procurement	Execute power purchase agreements with Georgia Power for 100MW+ capacity

Infrastructure	Install campus-wide fiber, cooling, and electrical distribution infrastructure
Tenant Procurement	Execute long-term NNN leases with hyperscale cloud and colocation operators
Phased Buildout	Develop campus in phases aligned with tenant demand and capital deployment

MARKET OVERVIEW

AI Demand	AI workloads driving 40%+ annual growth in data center power consumption globally
Georgia Advantage	Top 5 US data center market — favorable power rates, tax incentives, fiber density
Power Access	Byron site has direct access to Georgia Power transmission infrastructure
Fiber Connectivity	Located along major Southeast fiber corridors connecting Atlanta to coastal markets
Tax Incentives	Georgia offers significant data center tax exemptions on equipment and construction
NNN Structure	Triple-net leases transfer operating costs to tenants — minimal landlord obligations

FINANCIAL OVERVIEW

Target Return	8–10% preferred return + substantial equity upside on campus sale or refinance
Fund Allocation	30% of Fund I capital (\$15M at full raise)
Investment Phase	Phase 2 — Reg D 506(c) (accredited investors, \$25,000 minimum)
Hold Period	36–60 months buildout, 7–10 years total for full campus value realization
Exit Strategy	Campus sale to institutional REIT or data center operator at stabilization
Risk Profile	Low-Moderate — NNN structure with creditworthy tenants reduces operational risk

KEY RISK FACTORS

- Power procurement risk: Delays in securing utility agreements or grid interconnection approvals
- Tenant concentration risk: Dependence on a small number of large hyperscale tenants
- Technology risk: Rapid changes in computing architecture affecting data center design requirements
- Construction risk: Specialized construction requirements and limited contractor availability

HOW TO INVEST IN THIS PROJECT

Step 1	Register your investor interest at enkorecapital.com — no commitment required
Step 2	Receive the PPM when issued (Q3–Q4 2026) — registered investors get priority access
Step 3	Review the PPM with your financial advisor and verify accreditation if required
Step 4	Complete the subscription agreement and fund your investment

Contact EnKore Capital	invest@enkorecapital.com · (470) 293-9500 · enkorecapital.com Schedule a call: calendly.com/appointments-enkorecapital/30min
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