



Palermo Solar Investors, LLC

INVESTMENT HIGHLIGHTS:

PROPERTY LOCATION:	325 +/- Undeveloped Acres Located in Aiken County, South Carolina
MAX OFFERING SIZE:	\$11,000,000 (1,100 Units)
MINIMUM INVESTMENT:	\$50,000 (5 Units)
PRICE PER UNIT:	\$10,000
LIQUIDITY:	Illiquid
INVESTMENT TYPE:	Limited Partnership
INVESTMENT STRUCTURE:	Private Placement (Regulation D, Rule 506 (b))
TAX REPORTING:	K-1
LEVERAGE:	None
INVESTOR SUITABILITY:	Accredited Investors Only

ASSET TYPE: Zoned, Entitled, and Appraised Land Development

FOR INVESTORS SEEKING:

Diversification, Residual Income, Potential Growth, Feasible Tax Strategies*

*Strategy outcome dependent on voting by members. There can be no guarantee any of these goals will be met.

STRATEGY OPTIONS:

1 DEVELOP:
Solar Farm

2 DEFER:
Future Growth, Development, or Donation

3 DONATE:
Conservation Easement on Land with Significant Reserve for Additional Investment

InVia Capital, LLC

Preston Ridge Road, Suite 150 Alpharetta, GA 30005 770-752-1234

SEE IMPORTANT DISCLOSURES AND RISK FACTORS ON THIS SUMMARY.
FOR ACCREDITED INVESTORS ONLY.



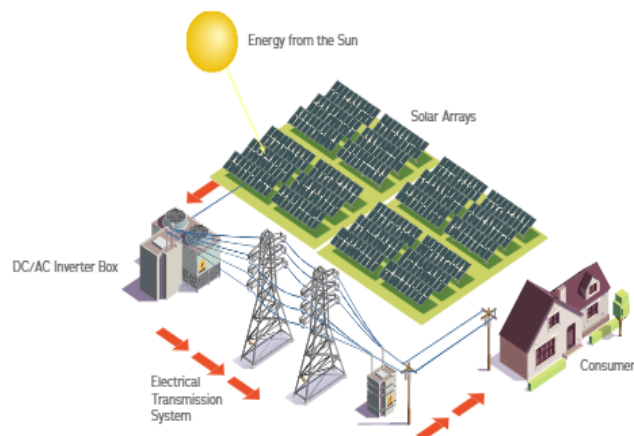
Growth in Solar Energy

As part of the renewable energy sector, solar investments are essential to reducing carbon emissions, enhancing the reliability, security and resilience of the U.S. power grid and promoting U.S. energy independence.¹

According to Solar Energy Industries Association (SEIA), the average annual growth of the U.S. solar market over the past ten years was 33%, and solar accounted for 46% of all new electricity-generating capacity added in the U.S. in 2021, the third year in a row that solar made up the largest share of new capacity.²

Solar photovoltaic (PV) is projected to be the “king of electricity” by the International Energy Agency (IEA), anticipated to experience 12% annual growth from 2019-2040.³

SOLAR PANELS & SOLAR FARMS EXPLAINED



Source: Renew Wisconsin

- 1) <https://www.energy.gov/eere/renewable-energy>
- 2) <https://www.seia.org/research-resources/solar-data-cheat-sheet>
- 3) <https://macsolarindex.com>

Selected Risk Factors—Please refer to the offering document for a full list of risk factors:

- Loss of investment;
- Substantial audit risk;
- May constitute a “Listed Transaction” under Treasury regulations;
- Illiquid investment with indefinite time horizon;
- Risks associated with real estate ownership;
- High fees;
- Suitable only for accredited investors with aggressive tax-planning objectives; investors are urged to seek advice from trusted personal financial and tax advisors before considering this investment.

PLEASE REFER TO THE OFFERING DOCUMENT FOR A DETAILED DISCUSSION OF THE OFFERING AND RISK FACTORS.

THIS INFORMATION DOES NOT CONSTITUTE AN OFFERING OF, NOR DOES IT CONSTITUTE THE SOLICITATION OF AN OFFER TO BUY ANY SECURITIES. THIS INFORMATION IS PROVIDED SOLELY TO INTRODUCE THE COMPANY TO THE RECIPIENT AND TO ENABLE THE RECIPIENT TO DETERMINE WHETHER THE RECIPIENT WOULD LIKE ADDITIONAL INFORMATION. ANY SALE OF SECURITIES WILL ONLY TAKE PLACE PURSUANT TO APPROPRIATE, DETAILED PRIVATE PLACEMENT MEMORANDUM, SUBSCRIPTION AGREEMENT AND/OR OTHER DOCUMENTATION.

Securities Offered through Vistia Capital, LLC Member FINRA/SIPC