

CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM

# WESTLAND FLATS OPPORTUNITY FUND LLC

A Delaware limited liability company



The interests offered herein are speculative securities intended for a limited number of experienced and sophisticated investors. This private placement memorandum is confidential and is not to be reproduced.

THE SECURITIES OFFERED HEREBY WILL BE MADE AVAILABLE ONLY TO VERIFIED "ACCREDITED INVESTORS"



# WESTLAND FLATS OPPORTUNITY FUND LLC

## Investment Highlights

<b>PROPERTY LOCATION:</b>	319.2 +/- Undeveloped Acres located in Oldham County, Texas
<b>MAX OFFERING SIZE:</b>	\$10,015,000 (10,015 units)
<b>MINIMUM INVESTMENT:</b>	50,000 (50 units)
<b>PRICE PER UNIT:</b>	\$1,000
<b>LIQUIDITY:</b>	Illiquid
<b>INVESTMENT TYPE:</b>	Limited Partnership
<b>INVESTMENT STRUCTURE:</b>	Private Placement (Regulation D, 506(c) exemption)
<b>TAX REPORTING:</b>	K-1
<b>LEVERAGE:</b>	None
<b>INVESTOR SUITABILITY:</b>	Accredited Investors Only
<b>FOR INVESTORS SEEKING:</b>	Diversification, Residual Income, Potential Growth, Feasible Tax Strategies* <small>*Strategy outcome dependent on voting by members. There can be no guarantee any of these goals will be met.</small>

## Strategy Options

1

**DEVELOP:**  
Solar Farm

2

**DEFER:**  
Future Growth,  
Development,  
or Donation

3

**CHARITABLE DONATION:**  
Land Donation to a 501(c)(3)  
organization. \$1.5M reserve  
for Additional Investments

InVia Capital, LLC | 11175 Cicero Dr #510, Alpharetta, GA 30022 | 770-752-1234

SEE IMPORTANT DISCLOSURES AND RISK FACTORS ON THIS SUMMARY.  
REFER TO THE PPM FOR A FULL DISCUSSION OF RISK FACTORS.  
FOR ACCREDITED INVESTORS ONLY.







## Solar Power Market

The Panhandle of Texas is uniquely positioned to lead the expansion of renewable energy, with its vast open spaces and abundant sunlight making it an ideal location for solar energy development. Texas, particularly the Panhandle region, has long been an energy powerhouse, traditionally driven by oil and natural gas. However, as energy demands grow and environmental concerns mount, the need for a more sustainable and diversified energy portfolio has become increasingly urgent.

One of the most significant advantages of renewable energy projects is their ability to generate increased tax revenues. These funds can be reinvested into critical public services, including education, healthcare, transportation, and public safety, strengthening the overall quality of life. Additionally, the introduction of solar plus battery storage systems often necessitates upgrades to

power grids and supporting infrastructure, boosting energy reliability and resilience.

As a result of rapidly decreasing costs, increased product efficiency, and significant subsidies, the solar industry has prospered in recent years. In 2021, solar power accounted for 46% of all new electricity generating capacity in the US\*.

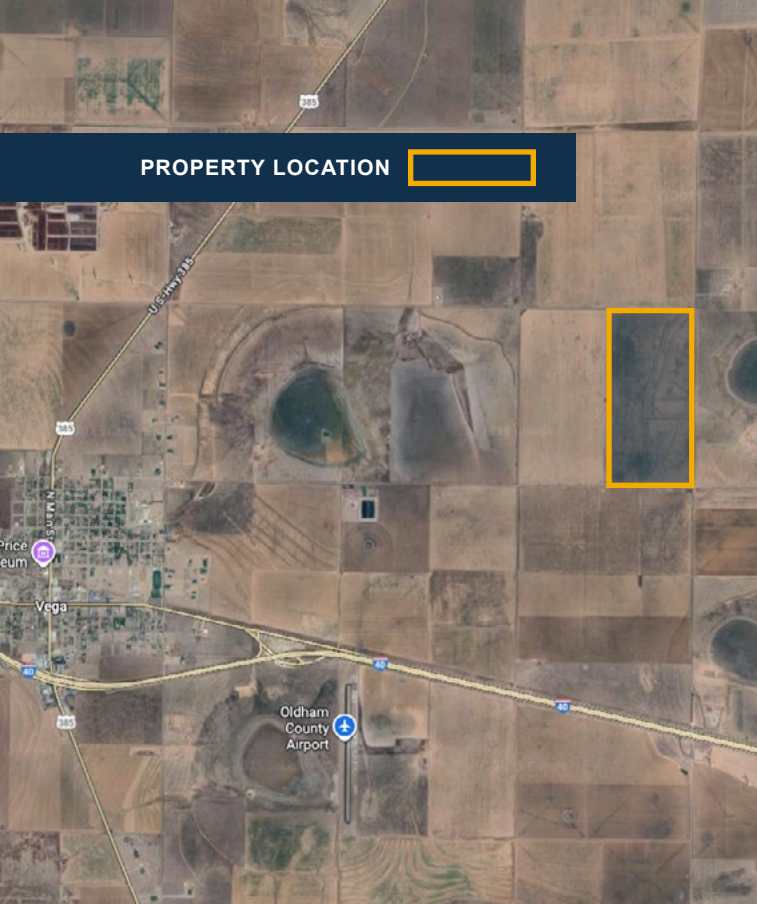


# 53%

SOLAR ACCOUNTED FOR 53%  
OF ALL NEW ELECTRICITY-  
GENERATING CAPACITY  
ADDED TO THE US  
GRID IN 2023\*

\* SAGA Renewables LLC (the "Solar Appraiser") provided an appraisal regarding the solar development (the "Solar Report"), which will be made available upon request to prospective Investors who sign a non-disclosure agreement. (PPM – Page 48-49)

PROPERTY LOCATION



## Property Overview

### IDEAL LOCATION

The land's gentle slopes and unobstructed sunlight maximize solar efficiency, while its proximity to existing transmission lines, including 69 kV, 230 kV, and 345 kV infrastructure, provides for seamless grid integration. Environmental assessments revealed no significant ecological or cultural barriers, with only minor wetland delineations required. This minimizes permitting risks and accelerates development timelines, a critical advantage in Texas's fast-moving energy market.

## Property Solar Projections

### DETAILS\*

The site-specific solar design is estimated to be 84 MWac, using Q Cells 710-watt panels, with an annual production of 227,300 MWh

### MARKET ANALYSIS

Manager believes the Property provides opportunities to realize competitive returns on investment if Development option is selected (PPM – Page 33).

### BATTERY STORAGE

The battery storage design closely matches the solar capacity, featuring a guaranteed annual capacity of 76 MWac, 4-hour system, totaling 304 MWh.

Any forward-looking statements are WESTLAND FLATS OPPORTUNITY FUND LLC's view of possible future events and performance and involve numerous assumptions, risks, and uncertainties. There can be no guarantee that the anticipated performance of the investment described herein will be achieved. The information set forth herein is accurate as of the date hereof.

\* Westland Flats, LLC Development Valuation, SAGA Renewables – July 24, 2025 Solar Report – page 8

## Westland Flats Opportunity Fund LLC

### INVESTMENT OBJECTIVES & STRATEGY

The primary business purpose of the Company is to acquire the Oldham Solar Interest and to participate, as a member of Oldham Solar, in developing the Real Property for the development and operation of solar power system.

### MANAGER

Westland Flats Manager LLC is a member-managed Georgia limited liability company. The Manager is managed and wholly owned by InVia Capital, LLC, a Wyoming limited liability company ("InVia Capital") which is wholly owned and managed by Murang Pak, its principal. InVia Capital is a land and real estate development company.





## WESTLAND FLATS OPPORTUNITY FUND LLC

200 Milton Park  
11175 Cicero Drive, Ste. 510  
Alpharetta, GA 30022

### Select Risk Factors

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"><li>• This investment involves a high degree of risk. Prospective Investors should purchase these securities only if they can afford the complete loss of their investment.</li><li>• Investment option selected by Members via the Mandatory Member Vote may not maximize profits for Members.</li></ul> | <ul style="list-style-type: none"><li>• Units in the Company have not been registered under federal or state securities laws and are highly illiquid; no public market is anticipated to develop.</li><li>• The Company is newly formed with a lack of operating history and may not be adequately capitalized to pursue operations.</li></ul> | <ul style="list-style-type: none"><li>• If Members of the Company elect to pursue the Donation Option, each Member should anticipate that if the Internal Revenue Service chooses to audit Oldham Solar LLC, the charitable contribution deduction may be disallowed with potential penalties imposed.</li></ul> |
|---|--|--|

This document is being provided for information purposes only and does not constitute an offer or a recommendation to buy or sell securities or other financial instruments. For a full description of the terms of the offering including a discussion of the risks and fees involved, please refer to the following Confidential Private Placement Memorandum which accompanies this document.

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