



GUARDRAIL

DIGITAL CORPORATION

Guardrail Digital DC1, a Data Center Opportunity 5 MW Bitcoin Mining Project in South Carolina




Brett Garman

Managing Partner, CEO

brett@guardrailmining.com

+1-843-819-6975



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OUR TEAM



PAUL MORRIS
GENERAL PARTNER



BRETT GARMAN
MANAGING PARTNER



ADAM PLUEMER
OPERATING PARTNER






TERMS

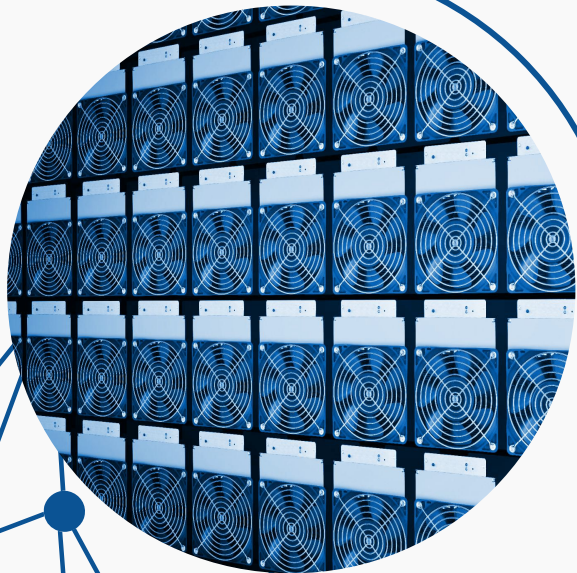


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We build and manage data centers specifically designed or retrofitted for bitcoin mining.

We offer a simple SPV-like investment structure and seek to achieve lower risk by building mines at or below the 5MW range.

Each project is engineered to ROI in less than 4 years with a 2X target at exit or mine replenishment.

(Later, our plan aims to move the above targets to a 3X-5X return if capitalization allows for it.)

OPPORTUNITY SUMMARY

GUARDRAIL DIGITAL DC1



~\$16 Million

Total
Funding



2X Return

Estimated 42-month
Mine Yield @\$160K



21.2% IRR

Targeted
Returns



~5 MW

5 MW Data Center for
Bitcoin Mining




143,000 TH/s

Bitcoin
Target Hashrate



North American infrastructure capacity for bitcoin mining does not support the miners that are currently flooding the market.

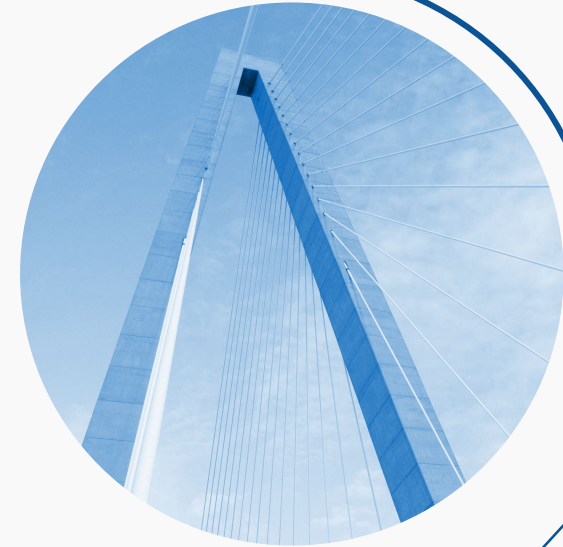


There is a way to bring mining capacity on faster while still lowering the investment risk in a bitcoin mine.

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GUARDRAIL DIGITAL DC1

5 MW Data Center for
Bitcoin Mining





PROJECT PHASES



01

Construction

Site selection and infrastructure
of 5MW

02

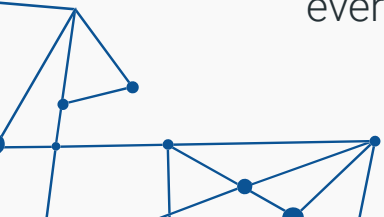
Buy Miners

Purchase mining units on new
or secondary market

03

Prepay OpEx

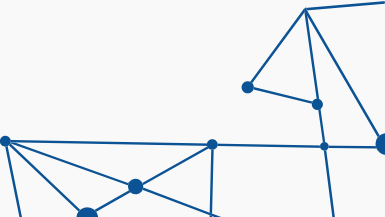
Pay for electricity and ops
12 months in advance
every year



04

Sell or Continue

Prepay for 12 more months
or exit



PRE-TRANCHE

\$2,120,000

Divided into two rounds: "A" & "B"

Accomplishes the construction and infrastructure of a 5MW mine

Includes:
20% MANAGEMENT FEE DISCOUNT



PRE-TRANCHE "A"

Site purchase – \$720,000

Site selection, acquisition, power agreement,
and planning.

20% MANAGEMENT FEE DISCOUNT



PRE-TRANCHE “A”



First Choice

Existing property within 100 miles of Charleston, SC

Why Charleston

Existing experience working with power providers

Existing relationships with electricians and engineers

Existing network of service contractors



PRE-TRANCHE "B"

Site Buildout – \$1,400,000

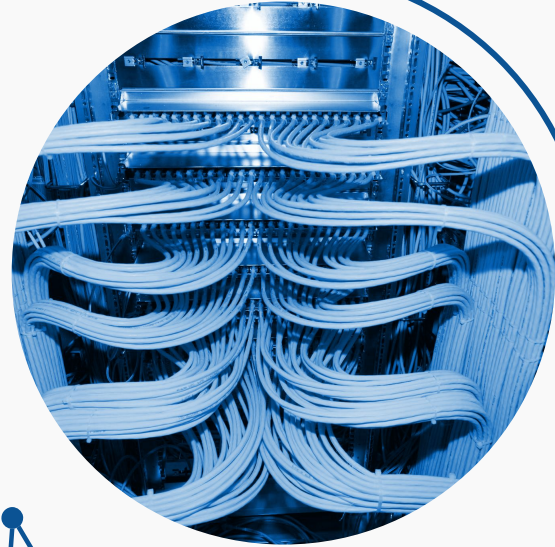
Adds electrical infrastructure, networking, security, and miners thus completing the 5 MW mine.

TRANCHE 1

Q1 2023

Miners and OpEx – \$7,700,000

- 1) Acquire fleet of 1,500 ASIC miners below 3K/unit (4.3M)
- 2) Fund Operations and electricity for 12 months (\$3.4M)





TRANCHE 2

Q1 2024

12 more months – \$3,750,000

Prefund the electricity and operations cost for another 12 months.

TRANCHE 3

Q1 2025

Recap option –\$3,750,000

- 1) Add another 12 months of OpEx or exit with a sale or buyout.
- 2) 1X hurdle before sale/buyout. Followed by profits distributed pro rata through the liquidation waterfall.





\$15.5M ~ \$17,3M

OVER 4 YEARS for a targeted 2X ROI





Optimizing long term returns by funding
the power and operations to not sell
bitcoin until target price.

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Maximizing liquidity through regular distributions allowing investors the flexibility to access their bitcoin anytime.

TARGET RETURNS

2X

Capital

By December 2025

21.2%

IRR

\$160K bitcoin target
Sold in 2025

5X

Capital

7-8 year hold

25.8%

IRR

\$500K bitcoin target
Sold in 2029

* IRR Calculated using Cash IN/OUT basis and total estimated BTC yield through Q4 of stated year at a 4% diff adjust MoM.



PRE-TRANCHE A FUNDING

\$720,000



20% MANAGEMENT FEE DISCOUNT



DISTRIBUTION SPLIT

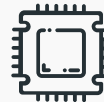
Investment Amount	Pre-Tranche	Other Tranches
<\$100,000	76:24	70:30
\$100,000 - \$500,000	80:20	75:25
\$500,000 - \$1,000,000	84:16	80:20
\$1,000,000+	88:12	85:15

INVESTMENT BENEFITS



Owning Bitcoin

Investors receive regular bitcoin distributions to maximize liquidity.



Owning Miners

Investors own ASIC mining assets and participate in potential capital appreciation.



Owning Property

Investors enjoy additional benefits owning real estate and buildings.



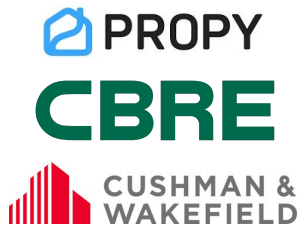
Owning Company

Investors own majority stake of a multi-member LLC through SPE-like structure.

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Questions?

Brett Garman

Managing Partner, CEO

brett@guardrailmining.com

+1-843-819-6975

Paul Morris

General Partner, CIO

paul@guardrailmining.com

+1-917-583-9553