SOUTHWESTERN ASSET MANAGEMENT

SOUTHWESTERN BDB MELKEBRUK, LLC

Southwestern BDB Melkebruk, LLC is a Texas limited liability company formed to acquire an approximately 640-acre dairy facility. The company believes that the facility's discounted purchase price and opportunistic improvements – combined with its managers' deep agricultural experience and industry expertise – may offer a unique opportunity for upside potential.







FARMLAND – AN ESSENTIAL ASSET CLASS

Farm and farm-related properties are vital to food, fiber, and feed production in the U.S. As a commercial real estate asset class, these properties offer many of the same benefits as traditional real estate investments with several additional, unique advantages including fewer improvements, lease payments secured by crop liens, and production insurance.

OUR INVESTMENT STRATEGY

Identify
established, successful producers within strategic agricultural markets seeking to acquire farmland and farm-related properties.

Acquire
income-producing properties at a substantial discount to market price.

Lease
to the initially identified "production partner" for food, fiber, and feed commodity production.

OFFERING TERMS

Total Equity Raise	$10,000,000
Minimum Investment	$100,000
Offering Price	$1,000/unit
Objectives	(1) Oversee the dairy tenant's efforts to improve the dairy and (2) create liquidity for investors through a sale of the property
Preferred Return	10% annual cumulative, non-compounded interest on unreturned net capital contributions
Participation Split	80% to the members per their respective percentage interest and 20% to the manager
Targeted Hold Period	5 years

WHY FARMLAND?

Performance
Farmland has averaged ~11% total returns over the last 30 years, outperforming most major traditional and alternative asset classes.

Lower Volatility
Farmland has historically provided stability for investors during market downturns.

Uncorrelated Returns
Farmland has historically been uncorrelated to major conventional assets and broader market indices.

Hedge Against Inflation
As food prices climb during inflationary periods, so should the value of the land that supplies the food, making farmland a historic inflation hedge.

Diversification Benefits
With its many uses and low correlation, farmland may offer much needed diversification during heightened uncertainty.

Built-in Appreciation Potential
Farmland is a scarce resource with a vital role in the global economy – feed and provide resources for a growing population.

WHAT DRIVES FARMLAND DEMAND?

Food
Growing world population = increased food demand

Fiber
Growing world population = increased textile demand

Feed
Increased protein demand = increased feed demand

AN EXPERIENCED FARMLAND MANAGER

Southwestern Asset Management's (SwAM) founders have a combined 19 years of financial services and real estate investing expertise, along with deep roots in the agriculture industry, coming from at least six generations of farming, livestock production, and agribusiness services. Southwestern is dedicated to bringing the farming industry forward while protecting investors and providing opportunities for them to achieve their long-term objectives. SwAM is a Southwestern Financial Group, Inc. subsidiary.

Innovative Farmland Investments with unique farm-specific advantages.

Deep Farmland Roots based around our values of dedication and integrity.

Transparent Fee Structure is just a part of our commitment to investors.

CONTACT US TO LEARN MORE: 325.356.1771 | SwAM@coloradofsc.com

1.Data are based on annual total returns from January 1, 1992 through December 31, 2023. Sources: Privately Held U.S. Farmland - NCREIF Farmland Index; Privately Held U.S. Commercial Real Estate - NCREIF Real Estate Index; Stocks - S&P 500 Total Return Index; Bonds - Bloomberg Barclays U.S. Aggregate Index; Gold - LBMA Precious Metal Prices. Indexes are unmanaged and not available for direct investment.

RISK FACTORS

This communication is neither an offer to sell nor a solicitation of an offer to buy any securities of the fund, which can be made only by a Private Placement Memorandum (PPM). This material must be reviewed in conjunction with the PPM to fully understand all the risks of any offering of the securities. A copy of the PPM would be made available to accredited investors only in connection with any offering. Prospective investors should carefully read the PPM and review any additional information they desire prior to making an investment and should be able to bear the complete loss of their investment.

The offering will not be registered with the SEC under the Securities Act or the securities agency of any state, and is being offered in reliance upon an exemption from the registration provisions of the Securities Act and state securities laws applicable only to offers and sales to Investors meeting the suitability requirements set forth herein.

Private placements are speculative and an investment in the units involves a high degree of risk and is suitable only for persons of substantial financial means who have no need for liquidity in this investment.

An investment in units involves substantial and speculative risks including, but not limited to, risks associated generally with the start-up nature of the company, the company's lack of prior operating history, lack of liquidity in the units, real estate-related risks regarding the properties, risks related to the manager's inability to fully-implement the business plan if the maximum offering amount is not raised, lack of diversity of investment, continuing uncertainty in the financial and credit markets, the use of leverage, lack of any identified investments, reliance on the manager to manage the company, the absence of fiduciary responsibilities of the manager, substantial manager and affiliate compensation, the existence of various conflicts of interest between the manager and its affiliates, including the company, and tax risks.

Some other risks may include but are not limited to:

- The company is a new entity with limited prior operating history.
- The manager has limited net worth.
- Reliance on key principals.
- Limited transferability of units.
- Tenant financial condition.
- Real estate illiquidity.
- Farming market volatility.
- Tax risk and classification
- Loss of entire investment
- No secondary market for shares
- Limits on redemption and transferability of shares

Securities offered through Colorado Financial Service Corporation, member FINRA/SIPC. Colorado Financial Service Corporation and Southwestern Asset Management are separate entities.