

Sunrise Site

50 MW Available | Expansion to 150 MW+

- Initial Capacity: 50 MW available immediately
- Expansion Potential: Up to 100 additional MW via new substation (completion expected April 2026)
- Acreage: 20 acres secured; negotiating option on adjacent land for future expansion
- Power Cost: ~\$0.034–\$0.046/kWh all-in
- Infrastructure: Water + fiber on-site
- Use Case: Bitcoin mining / digital infrastructure
- Expansion CapEx (Optional):
 - Transformer upgrades to unlock additional 100 MW: \$3M–\$6M
- Market Value:
 - Estimated \$200K–\$400K per MW on resale

Strategic Note: Flexible structure allows either near-term resale or longer-term hold to capture expansion upside.

Mountain View Site

100 MW Minimum | Scalable to 200 MW

- Initial Capacity: 100 MW committed
- Expansion Potential: Up to 200 MW with addition of one 50 MVA transformer
- Acreage: ~80 acres only ~40 acres required for 100–200 MW build
- Power Cost: ~\$0.036–\$0.048/kWh all-in
- Infrastructure: Water + fiber on-site
- Use Case: Bitcoin mining / large-scale compute
- Estimated Upgrade CapEx:
 - 50 MVA transformer: ~\$3M
- Market Value:
 - Estimated \$200K–\$400K per MW

Strategic Note: Utility insiders have indicated rapid scalability once initial performance thresholds are met.

Avalanche Site

25 MW Live | Long-Term Expansion to 300 MW+ (AI-Focused)

- Current Capacity: 25 MW available today
- Acreage: ~100 acres
- Power Sources (Rare):
 - Nuclear transmission line
 - Hydroelectric
 - Three major natural gas pipelines (Louisiana → New York corridor)
- Expansion Potential:
 - 300 MW+ via new nuclear substation
 - Estimated substation timeline: 12–14 months
 - Estimated substation cost: ~\$22M
- Infrastructure:
 - Dark fiber on-site
 - Multiple redundant power sources (highly desirable for AI workloads)
- Use Case: AI / high-reliability data center campus
- Market Value:
 - AI sites with redundant power regularly transact at \$1M+ per MW

Strategic Note: Exceptionally rare asset with multi-source power redundancy — ideal for hyperscale AI buyers.

Browning Site

30 MW Available | Immediate Monetization Opportunity

- Initial Capacity: 30 MW available immediately
- Acreage: ~10 acres
- Power Cost: ~\$0.036–\$0.048/kWh all-in
- Infrastructure: Water + fiber on-site
- Use Case: Bitcoin mining / digital infrastructure
- Market Value:
 - Estimated \$200K–\$400K per MW

Strategic Note: Clean, low-cost entry with fast resale potential.

Portfolio Positioning

Across this initial pipeline, BSLA is targeting:

- Low-cost power well below national industrial averages
- Near-term liquidity opportunities (3-16 month resale windows)

- Embedded expansion optionality via transformer and substation upgrades
- High-value AI adjacency where redundancy and fiber materially increase \$/MW pricing

This pipeline represents the first wave of acquisitions under the BSLA strategy, with additional sites under active review through the same utility and energy-provider relationships.