



SYNC 3.0 — Investor Memo

Short Investability Memo

Version	Investor Extract
Date	2026-06-25
Source	SYNC 3.0 Targeted Document Pack
Audience	Investors / Lenders / Diligence Teams

This standalone extract preserves the investor-facing posture of the SYNC 3.0 targeted pack. Its controlling message is narrow and disciplined: SYNC 3.0 is investable only as a selective greenfield utility-node model, not as a universal hyperscale template. The design becomes financeable when the efficiency architecture is inseparably attached to binding public-system governance.

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For Commercial Hyperscale Developers: You are granted a license to utilize the hardware efficiencies of SYNC 3.0 (Pillars 1-4) IF AND ONLY IF you legally and contractually bind your facility to the Municipal Collapse-Prevention Layer (Pillars 5-7). >

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Investor Memo

SYNC 3.0 should be evaluated as a selective deployment standard designed to improve interconnection viability, water legitimacy, and lawful continued operation in constrained markets. It is not presented here as a universal return-maximization platform or an uncapped hyperscale growth thesis.

Topic	Investor Relevance	Memo Position
Permitting durability	Directly affects denial risk, energization timing, and stranded-asset exposure	Core reason to consider SYNC 3.0
Greenfield-only posture	Protects capital efficiency and avoids retrofit overreach	Retain as hard deployment limit
Governance attachment	Pillars 5–7 determine whether the project can credibly operate in constrained markets	Mandatory
Thermal symbiosis	Can improve returns, but only under narrow site and offtake conditions	Model as conditional upside
Telemetry sophistication	Useful for assurance and compliance, but not the primary source of economic value	Baseline plaintext metering plus optional enhanced tier

Key Investor Position

The merged controlling posture is simple: SYNC 3.0 is strongest where permitting durability, water legitimacy, and interconnection survivability matter more than pursuing uncapped load growth. In such markets, the value of the model is not just lower intensity metrics; it is a more defensible path to approval and continued operation.

Investor reading: This is a selective investment thesis. The project becomes materially more interesting where the governance layer reduces

denial risk and regulatory fragility, even if that same layer constrains unconstrained scale-up.

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Decision Ranges

The following are merged decision ranges preserved from the controlling suite. They are not guaranteed outcomes. They are diligence ranges to be tested against site, tariff, offtake, financing structure, and regulatory attachment.

Item	Merged Decision Range	Memo Interpretation
PUE target	1.03–1.08, optimized cases at or below 1.06	High-performance envelope for well-engineered greenfield liquid cooling
Cooling water target	Approx. 0.00–0.01 L/kWh	Near-zero operational cooling-water dependency in the intended deployment posture
Heat export threshold	At or above 120°F / 49°C	Useful only if anchor demand is real, proximate, and technically matched
Flexible IT load	~20% design point; 15% lower-bound threshold in some source audits	Must be real and enforceable, not nominal
Reference facility	2 GW greenfield	Use staged pilot deployment before scale-out
Infrastructure CapEx baseline	\$720M–\$980M	Infrastructure envelope only; not synonymous with full all-in hyperscale campus cost
Levered IRR range	12.8%–21.4%	Financeable range under varying assumptions for compliance, incentives, monetization, and site quality

Investor memo conclusion: SYNC 3.0 is strongest where permitting durability, water legitimacy, and interconnection survivability matter more than pursuing uncapped load growth.

Treat the ranges above as diligence inputs, not as promised outcomes.

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