





## About Us

Terra Development LLC was started by Darryl Dyche, CFP®, Peyton Riley and Matt Selman in 2018, bringing together our deep experience and histories in the investment and real estate industries to positively impact the future through real estate development. Whether we're developing a solar farm, adding homes to our local communities, conserving land, providing mining opportunities, or raising tax equity capital for renewable energy projects, our investments are forward-thinking and thoughtful.

Our combined 75+ years of experience paired with more than \$140 million in real estate development projects allows us to locate and create strategic partnerships so our investors can gain access to profitable real estate investment opportunities that balance risk and return. These are projects and investments we put our own money into right alongside our investors.

### OUR MISSION

To serve as an issuer and allocator of private real estate investments for accredited investors.

### OUR OBJECTIVE

To locate and create profitable real estate investment opportunities for those who invest with us.

### OUR PHILOSOPHY

We understand the varied risks associated with real estate and we believe that the return should justify the risks taken. We also believe in what we develop. The co-partners invest alongside others in the limited partnership.









We uncover development opportunities with an eye to the future, and the potential for profit.

## DEVELOPMENT PROJECTS



### OLIVIAN

Undeveloped land – highest and best use for mining clay aggregate

**LOCATION:** Jefferson Davis Parrish, LA

**SIZE:** Approximately 171 acres of agricultural land

**CAPITAL RAISED:** \$12,990,000 | Capital Raised Close Date: 12/18/18



### WHITE WING

Undeveloped land – highest and best use for mining clay aggregate

**LOCATION:** Jefferson Davis Parrish, LA

**SIZE:** Approximately 154 acres of agricultural land

**CAPITAL RAISED:** \$13,034,000 | Capital Raised Close Date: 12/06/19



### COMMERCE SOLAR

Undeveloped land – highest and best use for utility scale, ground mounted solar photovoltaic (PV) system

**LOCATION:** Commerce, GA

**SIZE:** Approximately 490 acres of agricultural land

**CAPITAL RAISED:** \$14,300,000 | Capital Raised Close Date: 12/18/20



### TWIGGS SOLAR

Undeveloped land – highest and best use for utility scale, ground mounted solar photovoltaic (PV) system

**LOCATION:** Twiggs County, GA

**SIZE:** Approximately 507 acres of undeveloped property

**CAPITAL RAISED:** \$15,114,000 | Capital Raised Close Date: 12/31/21



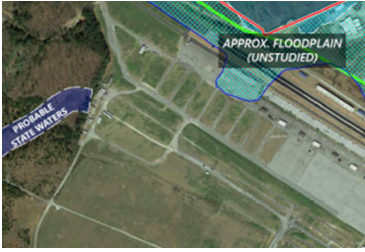
### THE HOMESTEAD AT MILTON

Trophy Club Golf Course – highest and best use for residential development

**LOCATION:** Milton, GA

**SIZE:** 180-acre former golf course

**CAPITAL RAISED:** \$4,795,000 | Capital Raised Close Date: 02/11/21



**DRAGWAY INTERNATIONAL**

Atlanta Dragway – highest and best use for mixed-use development

**LOCATION:** Atlanta, GA

**SIZE:** Approximately 313-acre land parcel in the Interstate 85 corridor

**CAPITAL RAISED:** \$5,150,000 | Capital Raised Close Date: 07/02/21



**1858 INVESTMENTS**

Undeveloped land – highest and best use for residential development

**LOCATION:** Alpharetta, GA

**SIZE:** Approximately 1.67-acre land parcel

**CAPITAL RAISED:** \$1,400,000 | Capital Raised Close Date: 11/16/21



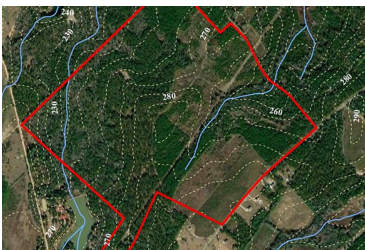
**TSS SOLAR**

Undeveloped land – highest and best use for utility scale, ground mounted solar photovoltaic (PV) system.

**LOCATION:** Twigg County, GA

**SIZE:** Approximately 376 acres of undeveloped land

**CAPITAL RAISED:** \$10,030,000 | Capital Raised Close Date: 09/26/22



**LAURENS SOLAR**

Undeveloped land – highest and best use for utility scale, ground mounted solar photovoltaic (PV) system

**LOCATION:** Laurens County, GA

**SIZE:** Approximately 365 acres of undeveloped land

**CAPITAL RAISED:** \$13,731,000 | Capital Raised Close Date: 11/1/22



**RANDOLPH SOLAR**

Undeveloped land – highest and best use for utility scale, ground mounted solar photovoltaic (PV) system

**LOCATION:** Randolph County, GA

**SIZE:** Approximately 376 acres of undeveloped land

**CAPITAL RAISED:** \$13,112,000 | Capital Raised Close Date: 12/13/22



**BURKE SOLAR**

Undeveloped land – highest and best use for utility scale, ground mounted solar photovoltaic (PV) system

**LOCATION:** Burke County, GA

**SIZE:** Approximately 358 acres of undeveloped land

**CAPITAL RAISED:** \$12,915,000 | Capital Raised Close Date: 12/2/22



INVESTED IN THE FUTURE

We stand behind what we develop, positively impacting the future one acre at a time.



# Matthew Selman

## MANAGING PARTNER



Matt joined the company with more than 20 years of experience in the financial services industry, having previously served as a Regional Vice President and Vice President of Sales for multiple private equity firms including, Wells Real Estate Funds, Inland Securities, Black Creek Capital, Highland Capital, Triloma Securities and Frontier Asset Management.

Matt has extensive knowledge of private equity, private debt, commercial real estate, tax advantaged investing, hedge funds and capital markets. He has raised more than \$2 billion of equity in various public and private pooled investment funds.

His experience includes raising capital for Non-Traded REITs, Non-Traded BDCs, Partnerships, 1031 Exchange Programs, Partnerships with a Conservation Easement Election, 40 Act Closed End Funds and Mutual Funds. Matt has called on financial advisors affiliated with regional and national Broker Dealers in the Wirehouse, Regional, Bank, Insurance, Independent and Fee Only RIA channels. He has experience representing commercial office, industrial, hotel, multi-family, retail shopping centers, big box retail, triple net lease, lending to healthcare companies, asset backed lending to energy companies, seniors housing, short term vacation rentals, residential and commercial land development, mining, and solar development.

Matt received a BBA in Marketing and Professional Sales from Kennesaw State University, and has held FINRA Series 7, 63 and 24 licenses.

In his spare time, Matt serves as Chairman of Fundraising for the Cherokee County Younglife Committee where he is responsible for fundraising activities and donor relations in Cherokee County Georgia. Additionally, he competes in Tough Mudder and Spartan races to help raise money for the Shriners Hospitals. He enjoys playing golf, snowboarding, wake surfing, traveling and spending time with his family.

Matt resides in Canton, Georgia with his wife, Elizabeth, and their two children, Charlotte and Calvin.

## RAISING EQUITY EXPERIENCE

### WELLS REAL ESTATE FUNDS

- Piedmont Office Realty Trust Inc. (Formerly Wells Real Estate Investment Trust)
- Columbia Property Trust (Formerly Wells Real Estate Investment Trust II)
- Catchmark Timber Trust
- Multiple Wells Sponsored 1031 Exchange TIC Programs

### INLAND REAL ESTATE

- Retail Properties of America Inc. (Formerly Inland Western REIT)
- InvenTrust Properties Corp. (Formerly Inland American REIT)
- Xenia Hotels and Resorts, Inc. (Formerly Inland American REIT)
- Multiple Inland Sponsored 1031 Exchange DST Programs
- Highlands REIT (Formerly Inland American REIT)
- Inland Diversified REIT (Merged with Kite Realty Group Trust)

### BLACK CREEK CAPITAL

- Industrial Income Trust, Inc. (Merged with Western Logistics II LLC, an affiliate of Global Logistic Properties Limited)
- Industrial Property Trust, Inc (Acquired by Prologis)
- Diversified Property Trust, Inc.

### HIGHLAND CAPITAL

- Nexpoint Capital Healthcare BDC
- Highland Capital Mutual Funds

### TRILOMA SECURITIES, LLC

- Triloma Bourne Seniors Housing II
- Triloma EIG Energy Fund
- 45 offerings sponsored by Ecovest Capital

### TERRA DEVELOPMENT, LLC

- Olivian Investments, LLC
- White Wing Investments, LLC
- Commerce Solar Investments, LLC
- Twiggs Solar Investments, LLC
- Dragway Industrial, LLC
- Homestead Milton Investments, LLC
- 1858 Investments, LLC

### TITUS INVESTMENT GROUP, LLC

- Blue Ridge Heights Development I, LLC

### FRONTIER ASSET MANAGEMENT

- Blue Ridge Heights Development I, LLC
- Frontier Tax Managed Strategies
- Frontier ETF Strategies
- Frontier Faith Based Strategies

## Peyton W. Riley

PARTNER



Peyton joined the company with more than 29 years of experience in the financial services industry. Peyton's broad experience includes financial planning, estate planning, insurance, investments, business planning and tax planning. He has raised more than \$100 million of equity in various private pooled investment funds. His experience is working with High Net Worth and Accredited Investors in real estate investments for mining, residential, commercial, solar development and land conservation.

Peyton is an investment advisory representative with Dyche Wealth Management, Inc., a Registered Investment Advisory firm registered with the State of Georgia. Peyton received a ABJ from the University of Georgia.

Peyton is an active member of his community. He is a member of Fayetteville First Baptist Church where he has been a Deacon and Sunday School Teacher. He serves on the board for Southwest Christian Care, a nonprofit which seeks to serve terminally ill patients. He enjoys boating and golfing.

Peyton resides in Fayetteville, Georgia with his wife, Wendy, and their four children, Hunter Victoria, Madison Rachel, Peyton Jr and Lanier Grace.

## Darryl Dyche, CFP®

PARTNER



Darryl has more than 30 years of experience in the financial services industry. Darryl received a BBA in Business Administration, with an emphasis in Accounting, from Georgia State University in 1988. He has held FINRA Series 7, 63 and 65 licenses and currently holds the FINRA Series 65 license.

Darryl currently operates Dyche Wealth Management, Inc., a Georgia Registered Investment Advisory Firm, which began in January 2012. He previously worked as an Independent Advisory Representative for Commonwealth Financial Network for 12 years. He has extensive knowledge in investments, financial planning, tax advantaged investing, private equity and capital markets, residential/commercial land development, mining, and solar development.

In his spare time, Darryl enjoys studying apologetics and technical analysis, teaching, skiing, snowmobiling, fishing, traveling and spending time with his family.

Darryl resides in Fayette County, Georgia with his wife, Stephanie. They have been married for 32 years and have four children, Mathew, Philip, Jordan and Daniel.



# Our Team

## Evelyn Saavedra

**DIRECTOR OF CLIENT SERVICES AND OPERATIONS**



Evelyn Saavedra brings more than 20 years of experience in financial services. As Director of Client Services and Operations, her focus is on developing key relationships and building organizational processes that are vital to providing an exceptional experience to our clients, financial advisors and vendors.

Evi lives in Atlanta with her family and enjoys trying new foods, hiking, camping, the lake and beach.

Previously held: Series 7, 63, 24 and 99 Securities Licenses

## Brenda N. Del Valle

**CONTROLLER**



Brenda joined Dyché Wealth Management (DWM) in 2020 to bring her vast experience in Accounting, Auditing, Taxation and Budgeting to DWM and Terra Development LLC. She holds a BAcc degree in Accounting from Florida International University.

Brenda has more than 30 years of experience in the Accounting and Finance field for both global and domestic Fortune 500 companies with a breadth of knowledge that covers several industries, which include public and private companies and partnerships. Brenda has previous experience with Hunter Douglas, Fleming Companies, Beaulieu of America, Georgia Pacific, and Southwire.

Brenda resides in Fayette County with her husband, James and four children, Brittney, Olivia, Joseph and Carter.







**TERRA**  
DEVELOPMENT

[TERRADEVELOPMENTLLC.COM](http://TERRADEVELOPMENTLLC.COM)

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