

Pro Forma Cultivation & Income Analysis

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Structure & Capacity

Electrical Capacity (Amps)	Voltage	Potential 1000W HPS Lights	Flower Room Amps*
2,000	480	998	1,200
Building (SF)	Lot (SF)	Potential Cultivation Space (SF)	Potential Flower Canopy Area (SF)**
41,600	89,298	38,909	29,930
Average Yield Per Light (LBS)	Potential Harvests Per Year	Potential Flower Room Plant Count ***	Canopy Limit
2.00	5.00	3,991	22,000
			LBS Per Year (Canopy Limit)
			7,333.33

Market Price & Cultivation Income

Market Price Per LBS*****	Potential Gross Income*****
\$ 1,250	\$ 9,166,667
\$ 1,500	\$ 11,000,000
\$ 1,750	\$ 12,833,333
\$ 2,000	\$ 14,666,667
\$ 2,250	\$ 16,500,000
\$ 2,500	\$ 18,333,333
\$ 2,750	\$ 20,166,667

Price & Return

Subject Price	Buildout & Equipment Cost Estimate
\$ 7,500,000	\$ 2,175,000
Total Price Per (SF)	Final Building Cost Estimate
\$ 180	\$ 9,675,000
Lot Price Per (SF)	Cost To Lease Extra Space (5 Year Term)
\$ 84	\$ 180,000
Extra Addresses to Lease (SF)	Annual Rent From Extra Space
20,000	\$ 720,000
Lease Rate Per Month (NNN)	Annual NOI Estimate ****
\$ 3.00	\$ 7,234,692

Estimated Annual Operating Expenses

Water & Power	14.46%	\$ 1,173,333
Salaries	11.29%	\$ 916,667
Nutrients	1.45%	\$ 117,333
Cultivation Medium	4.37%	\$ 354,444
Trimmers	8.67%	\$ 704,000
Security	3.01%	\$ 244,444
Misc	7.53%	\$ 611,111
Rent to Self: \$4 PSF	24.60%	\$ 1,996,800
NNN Charges to Self	1.12%	\$ 91,175
Local Tax 5% Gross	9.04%	\$ 733,333
State Tax 8% Gross	14.46%	\$ 1,173,333
Total Expenses	100.00%	\$ 8,115,975

*Assuming 60% of Electric Capacity for Flower Rooms
 **5x6 SF Area Per Light
 ***4 Plants Per Light in 5 Gallon Medium
 ****Using Gross Income With \$2000 Market Price (Including Trim Revenue) For NOI Estimate
 *****Price Includes Revenue From Trim



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