



# POWERPLANT PARK

A PLANNED CANNABIS AGRICULTURAL COMMUNITY

## TENANT MODELS

### TRUE TURNKEY MODELS FOR CRAFT GROWERS & CANNA-INVESTORS

PowerPlant Park's has designed & engineered its 44 mixed-light greenhouses to produce the highest grade of cannabis flowers and extracted products in the State of California. Manufactured by Nexus of Colorado, (the premier provider of hybrid greenhouses), each unit built of glass & steel encompassing the latest technology in lighting, irrigation, environmental control, CO2 infusion and feeding management.

Our goal will be to utilize the best practices in the industry to produce the highest grade of cannabis and cannabis by-products. From the purity of the water to superior genetics, exotic strains and organic inputs, PowerPlant will always strive to provide our tenants with optimal conditions in which to hone their craft.

In today's wholesale market a pound of top-shelf cannabis is valued at \$1,800-\$2,500, \$5,000-\$7,500 at retail. Most of the cannabis processed at PowerPlant Park will be sold through our flagship retail store, (planned to open Dec. 2019) and legal delivery service, (Bay Area Leaf). Plans are underway to train 75 driver-owners in 9 Bay Area Counties to begin operations this October. PowerPlant also maintains a significant database of licensed MMJ dispensaries and delivery services throughout Northern/Southern California to assist our tenants with sales to these operators.

PowerPlant Park's tenant models allow applicants the opportunity to immediately secure a legal business address which is required to obtain a State cultivation license. A lease at PowerPlant Park eliminates the 2+year wait to acquire the necessary municipal use permits & state licenses. The greenhouse units are delivered with the first 1,100 plants in place atop the rolling benches. Investor tenants can elect to install their own production team or have PowerPlant Park master growers & professional staff handle production/sales. Investor tenants receive a profit distribution after each harvest, (total of at least 6 per year in a bloom-only rotation). Net revenues in year one are projected to be approximately \$1.4MM, once start-up costs are recouped, year two and subsequent years expected to be \$1.7MM to \$1.9MM.

The entire property will be surrounded by a security fence designed with guidance from the city's planning department and Richmond PD. In addition, Jet-Protect, who secures 6 of 7 Bay Area bridges have been contracted to provide perimeter security & monitoring to ensure the safety of PowerPlant Park's tenants, employees, production facilities and surrounding Richmond community. Security guards will be supplied by CORE, based in Oakland.

