

Income	Year 1	Year 2	Year 3			
Gross Sales	\$2,000,000	\$5,300,000	\$5,300,000			
Owner Investment for Startup	\$300,000	\$0	\$0			
<b>Total Income (based on 35g/sq ft, 5.5 harvests/yr, \$2500/lb)</b>	<b>\$4,600,000</b>	<b>\$2,650,000</b>	<b>\$5,300,000</b>			
<b>Capital Expenses - Buildout</b>						
Excavation	\$15,000					
Concrete Slab	\$100,000					
Insulated Building Shell w/Room Partitions	\$1,500,000					
Paint indoor/outdoor	\$20,000					
Painting - Labor	\$45,000					
Backup Power incl/Engineering	\$250,000					
Landscaping	\$10,000					
Plumbing/Drainage/Irrigation Infrastructure	\$75,000					
Electrical	\$85,000					
Fencing	\$30,000					
Signage indoor/outdoor	\$5,000					
Company Van incl/Compliance Hardware	\$30,000					
Other Labor for Setup	\$30,000					
<b>Buildout Subtotal</b>	<b>\$2,195,000</b>					

<b>Capital Expenses - Equipment</b>						
Security Equipment Indoor/Outdoor incl. lighting	\$50,000					
Security Equipment Installation	\$30,000					
Vaults/Safes	\$2,000					
Racks	\$110,000					
Rack Installation	\$25,000					
Plant Lights	\$400,000					
Plant Light Installation	\$40,000					
Other Lights (electrician installs)	\$12,500					
Water Filtration/Purification	\$8,500					
Ozone Injection incl. installation	\$150,000					
Nutrient Management System & Measuring	\$7,500					
Irrigation System Parts	\$32,000					
Other Pumps	\$3,600					
Irrigation System Installation	\$20,000					
Quality Control Testing	\$30,000					
Certified Scales	\$2,500					
Environmental Monitoring	\$8,500					
Cleaning/Sanitation Equipment	\$6,000					
Light Meter & Spectrometer	\$500					

Heat Mats & Controllers	\$1,500					
Fans/Air Movement incl outtake fans	\$10,000					
Ducting	\$3,500					
Air Conditioners, Dehu, Air Mixing	\$350,000					
AC Installation	\$350,000					
Air purification and installation	\$40,000					
Condensate Collection/Filtration Setup	\$4,500					
Lighting Controllers	\$5,000					
Compressed Gas Setup - O2 and CO2 (hardware & monitoring)	\$5,500					
Work Tables & Carts	\$15,000					
Rolling Ladders	\$12,500					
Soil/Oxygen Sensors	\$5,000					
Foliar Spray Equipment	\$3,000					
Inventory Scanners	\$2,000					
Office Furniture	\$8,000					
Computers	\$5,000					
Refrigerators	\$4,000					
Drinking Water Machine	\$200					
Washer/Dryer	\$2,500					
Misc Equipment	\$25,000					
Backup equipment/parts	\$40,000					
<b>Equipment Subtotal</b>	<b>\$1,830,800</b>					

<b>Capital Expenses - Supplies</b>	<b>Initial Purchase</b>	<b>Yearly Cost</b>			
RFID Tags	\$1,000	\$600			
Cleaning/Sanitation Supplies	\$1,000	\$1,000			
Clothing/PPE	\$2,000	\$2,000			
Pest Prevention Supplies/Substances	\$1,000	\$1,500			
Grow Media - Rockwool, Coco Fiber	\$35,000	\$120,000			
Pots	\$8,000	\$500			
Storage/Trash/Transfer Containers	\$3,000	\$100			
Measuring Cups	\$200	\$25			
Pitchers - all sizes	\$400	\$15			
Propagation Trays	\$1,200	\$26,000			
Seed Starters	\$400	\$500			
Tape	\$200	\$500			
Labels	\$200	\$200			
Markers	\$50	\$100			
Food/Beverage	\$400				
Office Supplies	\$1,000	\$2,000			
Thermometers	\$200	\$100			
Hygrometers	\$200	\$50			
Mixing Utensils	\$250	\$20			
Measuring Utensils	\$250	\$20			
Nutrients	\$10,000	\$3,000			
Growth Additives	\$1,200	\$800			
Magnifiers	\$400	\$60			
Hoses	\$600	\$80			

Hose fittings	\$180	\$40			
Scissors/Shears	\$400	\$800			
Other Supplies	\$3,500	\$4,000			
<b>Supplies Subtotal</b>	<b>\$72,230</b>	<b>Yearly Supplies</b>			
		<b>\$164,010</b>			
<b>Capital Expenses Other</b>					
Outsourced System Setup	\$6,400	\$0			
Background Checks	\$800	\$500			
Compliance Training	\$5,000	\$2,000			
Website Construction	\$5,000	\$300			
<b>Other Subtotal</b>	<b>\$17,200</b>	<b>\$2,800</b>			
	<b>Yearly Supplies + Other</b>				
<b>Capital Expenses - Grand Total</b>	<b>\$4,115,230</b>	<b>\$166,810</b>			
<b>Operating Expenses</b>		<b>Monthly</b>	<b>Yearly</b>		
<b>Software Subscriptions-</b> Inventory, Compliance, Plant Health, Enviro Settings, Irrigation Control, Accounting		\$1,000	\$12,000		
Supplies (carried down from list above)		\$13,901	\$166,810		
Security Monitoring & Storage		\$500	\$6,000		
Payroll Wages		\$68,000	\$816,000		
Payroll Taxes		\$3,000	\$36,000		
Trade Associations/Advocacy		\$1,000	\$12,000		
Insurance: Health		\$56,000	\$672,000		

Insurance: Liability		\$4,000	\$48,000			
Insurance: Workers Comp		\$1,500	\$18,000			
Insurance - Cannabis Additional		\$2,000	\$24,000			
Licensing Fees: Local		\$100	\$1,200			
Licensing Fees: State		\$500	\$6,000			
Legal Fees		\$1,000	\$12,000			
Accounting		\$800	\$9,600			
Advertising & Social Media		\$2,000	\$24,000			
Merch		\$300	\$3,600			
Telecommunication		\$300	\$3,600			
Bank Fees		\$75	\$900			
Internet		\$200	\$2,400			
Meals & Entertainment		\$300	\$3,600			
Rent		\$4,300	\$51,600			
Repairs & Maintenance		\$600	\$7,200			
Travel Expenses		\$1,200	\$14,400			
Utilities		\$20,000	\$240,000			
Waste Management		\$2,000	\$24,000			
Other/Cost Overruns		\$15,000	\$180,000			
<b>Total Operating Expenses</b>		<b>\$199,576</b>	<b>\$2,394,910</b>			
		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Net Income</b>		<b>\$4,600,000</b>	<b>\$2,650,000</b>	<b>\$5,300,000</b>	<b>\$5,300,000</b>	<b>\$5,300,000</b>
<b>Capital Expenses Repaid</b>		\$1,371,743	\$1,371,743	\$1,371,743	\$0	\$0
<b>Operating Expenses</b>		\$2,394,910	\$2,394,910	\$2,394,910	\$2,394,910	\$2,394,910
<b>Total Expenses</b>		<b>\$3,766,653</b>	<b>\$3,766,653</b>	<b>\$3,766,653</b>	<b>\$2,394,910</b>	<b>\$2,394,910</b>

NET PROFIT		\$833,347	-\$1,116,653	\$1,533,347	\$2,905,090	\$2,905,090
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