

Operating Assumptions			
Income Assumptions and Data/ Space Allocation		Expense Assumptions and Data	
Total Facility Size (Sq. Ft)	48,372	Operation Expenses	
Warehouse / operations space	12,000	Total Electrical Cost per Year	\$482,150.40
Total Facility Size For Cultivation (Sq. Ft)	36,000	Total Electrical Cost per Month	\$40,179.20
Total corridor space	372	Total Electrical Cost Per Room Monthly	\$2,678.61
Cultivation Related Space		Cost Per KWH	\$0.15
Total Size of Flowering Rooms (Sq. Ft)	24,000	Days Per Year	365
Total Flowering Canopy (Sq.Ft.)	20,000	Electrical service currently available at facility (amps)	8000
Total size of Veg Rooms (Sq. Ft)	9,600	Electrical service currently used / allocated at facility (amps)	0
		kWh per room per month	17,857.42
		kWh all flower rooms per month	161,703
		kWh all veg rooms per month	106,158
		kWh all cultivation rooms per month	267,861
		Total Electrical Cost All Flower Rooms Yearly	\$ 224,256.00
		Total Electrical Cost All Flower Rooms Monthly	\$ 18,688.00
		Total Electrical Cost per Flower Room Monthly	\$ 1,868.80
		Total Electrical Cost Per Flowering Light Per Year	\$280
Total Veg Canopy (sq.ft.)	8,000	Cost Per Flowering Light Per Year	\$280
Total size of mother Rooms (Sq. Ft)	2,400	Cost Per Flowering Light Per Day	\$0.77
Total Mother Canopy (sq ft)	2,000.00	Watts Per Flowering Light	640
Total size of Clone Rooms (Sq. Ft)	566	Hours Per day	8
Total Clone Canopy (sq ft)	396	% Veg To Flower	50%
		Total Electrical Cost All Veg Rooms Yearly	\$ 157,680.00
		Total Electrical Cost All Veg Rooms Monthly	\$ 13,140.00
		Total Electrical Cost per Veg Room Monthly	\$ 2,628.00
		Total Electrical Cost Per Veg Light Per Year	\$394
Metal Building-1		Cost Per Veg Light Per Year	\$394
Secured Entry	236	Cost Per Veg Light Per Day	\$1.08
Packaging / Labeling Room	708	Watts Per Veg Light (Watts)	400
Corridor	148	Hours Per day	18
Shower Room	56	Total Electrical Cost of A/C Per Year Per Light	\$125.27
Women's bathroom	64	Total Electrical Cost of A/C Per Year	\$100,214
Men's bathroom	64	Total Electrical Cost of A/C Per Month	\$8,351
		Average hours a day on	8
Trimming Room	600	Kilowatts per hour per ton BTU	3.52
Vault	210	Tons A/C required per Hour	65
Drying / Curing Room	1213	Cogeneration System Electrical Aspects	
Distribution / Delivery Area	739	Current electrical service capacity at facility (amps)	8000
Shipping / Receiving / Loading Area	591	Current electrical service capacity at facility (volts)	480
Manufacturing Room	2500	Current electrical service capacity at facility (kW)	3840
Electrical Room	126	Cogeneration system electrical capacity (kW)	530
Safe Room	60	Electrical load reduction factor with cogeneration	14%
Security Office	126	Gas Cost Per Month (base case, no cogen)	\$1,451
TOTAL WAREHOUSE 1 AREA	7441	Gas (\$ per sq. ft. per month)	\$0.03
		Additional monthly gas expense with Cogen system	\$10,770.69
Metal Building-2		Cogeneration system financial aspects	
Secured Entry	69	Cash purchase price (turnkey system w/ equipment & installation)	\$ 3,919,211
Packaging / Labeling Room	697	Monthly finance payment for leased system (year 1-5)	\$ 29,002
Women's bathroom	64	Maintenance	
Men's bathroom	64	Maintenance Per Sq Foot	\$2.5
Trimming Room	505	Maintenance Cost per Room	\$6,000
Vault	217	Additional monthly maintenance expense with Cogen system	\$ 7,920
Shipping / Receiving / Loading Area	589	Water Cost Per Month	
Distribution / Delivery Area	338	Total water volume needed for cultivation per week (gal)	16,392
Drying / Curing Room	941	Total water volume needed for cultivation per month (gal)	71,031
Electrical Room	124	base water cost per month	\$ 90.92
Security / Safe Room	64	Las Vegas Water Rate per 1,000 gallons (2019)	\$ 1.28
TOTAL WAREHOUSE 2 AREA	3672	Las Vegas Water Surcharges per month	\$ 2,736.35
		Garbage Cost Per Month	\$1,451
TOTAL WAREHOUSE AREA	11,113	Garbage (\$ per sq. ft. per month)	\$0.03
		CO2 Cost Monthly	\$8,400
Rooms	15	Percent of rooms utilizing CO2 at facility	100%
Rooms Total	15	CO2 per sq. ft. Flower Monthly	\$0.35
Rooms Producing Flower	10	Testing Costs	
Rooms Veg	5	Testing Cost Per Year	\$241,406.37
Room Size (sq ft)	2,400	Testing Cost Per Month	\$20,117
Canopy Area per room	2,000	Testing Cost Per Batch	\$800
Canopy Coverage per fixture (sq. ft.)	25	Testing Batch Size (lbs.)	30
Lights (per room)	80	Taxes	
Total Lights (All flower rooms)	800	NV Excise Tax Rate	15.00%
Total Lights (All cultivation rooms)	1,200	City of North Las Vegas tax rate	3.00%
Yield per Sq Foot (g)	45	Clark County Tax Rate	0.00%
Total Yield per harvest (lbs)	198.4	Security	
Harvests per Year	4.6	Security Expense Monthly	\$7,665
Annual Yield (lbs.)	9,052.7	Security Cost per year	\$91,980
Monthly Yield (lbs.) - flower	754.4	Security Cost per day	\$252
Monthly Yield Per Room (lbs) - flower	634	Security Rate per hour	\$ 21.00
Monthly Yield (lbs.) - smalls	32	Shift Length hours	8
Monthly Yield Per Room (lbs) - smalls	8	Shifts Per Day	1.5
Monthly Yield (lbs.) - trim	831	Guards Per Shift	1
Monthly Yield Per Room (lbs) - trim	219	Internet/Phone	
% Converted to Extracts	16%	Internet/phone per month	\$500
harvests per month	3.80	Insurance	
Annual Flower for Sale Per Room (lbs.)	905.3	Insurance per month	\$9,600
Monthly Flower for Sale Per Room (lbs.)	75.4	Licensing	
Trim per lb. Flower (lbs.)	30%	Monthly license expense	\$ 9,167
Annual Trim per Room (lbs.)	271.58	Annual license expense	\$ 110,000
Monthly Trim per Room (lbs.)	22.63	NV License fee annual - Cultivation Rec	\$ 10,000
Annual Flower for Extracts Per Room (lbs.)	1,448.4	NV License fee annual - Production Rec	\$ 3,300
Monthly Flower for Extracts Per Room (lbs.)	120.7	NV License fee annual - Cultivation Med	\$ 1,000
Sales Price Flower per lbs.	\$1,400	NV License fee annual - Cultivation Med	\$ 1,000
Sales Price Trim per lbs.	\$100	NV License fee annual - Distribution	\$ 7,500
MONTHLY SALARY		Software and Misc./Monthly	
SUBTOTAL	\$ 31,666.67	Software	\$2,500
MONTHLY WAGES		Legal/Accounting	\$5,000
SUBTOTAL	\$ 55,544.39	Marketing	\$4,000
	California	Nevada	Education
Employer Portion FICA	6.20%	6.20%	Transportation
Employer Medicare	1.45%	1.45%	Office supplies
Unemployment	3.45%	2.95%	Travel
Federal Unemployment	0.60%	0.60%	
Employment Training Tax	0.01%	0.50%	
	11.71%	11.70%	
Health Care Contribution	500		