LOOK AHEAD

THE FUTURE IS FINALLY CLEAR

G FarmaPark

INNOVATION CENTER

Become our neighbor.

G FarmaBrands is offering a 27,200 sf Condo Greenhouse facility for a Medical Marijuana Cultivator that is looking to become licensed by the city of Desert Hot Springs and the State of California.

For more information visit www.GFarmaLabs.com/DHS

G FarmaBrands

Leaders of the Global Cannabis Revolution
FOR SALE

27,200 SF. CANNABIS CULTIVATION FACILITY

G FarmaPark™ • Innovation Center
Desert Hot Springs • California

INNOVATION CENTER
Desert Hot Springs, California
a GFarmaBrands Company

View from Little Morongo Road Entrance
G FarmaBrands is offering a 27,200 sf. Condo Greenhouse Facility for a Medical Marijuana Cultivator that is looking to become licensed by the City of Desert Hot Springs and the State of California. The facility comes with a 2,000 sf. building for marijuana drying & curing, restrooms, and office space. The property is separately metered.

- Secured and gated community
- Armed Guard 24/7
- Estimated delivery, 3rd quarter 2017

Project Details & Overview

Turn Key
$230/sf. Firm
*Serious inquiries only
What we do that others don’t!

Our services include building city and state guideline approved growing spaces and related facilities (commercial real estate, agricultural properties, and equipment) to future licensed or licensed marijuana business operators for their production needs. G FarmaBrands consultants help customize the build out with the state licensed operators. In this manner, we are able to assist clients increase yields through design of cultivation and production facilities, we help forge relationships.

Seed to sale services. Our turnkey, seed-to-sale service solutions offer service and tools to maintain compliance from point of corporate registration, through to establishing procedures, processing, tracking and reporting product. We have the expertise to keep our clients in compliance with the ever changing local, state, and federal laws.

Whose your neighbor?

- Family owned and operated
- Ancestry of Master Cuban Tobacco Blenders
- The Leader of the American Cannabis Revolution
- Leading contract manufacturer for cannabis cultivators
- Genealogy instilled three basic principles, Honor Family, Tradition & Quality
- Leading portfolio of lifestyle products and medicines that support wellness
- One of the Top 100 Private Cannabis Companies according to Ackrell Capital
- Featured in Forbes, Fortune, Inc., Entrepreneur, Time, USA Today, CNBC, International Business Times, Miami Herald, High Times, Culture, MMJ Daily, Desert Sun, Main St. and many more...
**PRO-FORMA**

Proposed Greenhouse Annual Yield Estimation

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total facility space</td>
<td>27,200 sf.</td>
</tr>
<tr>
<td>Total canopy space</td>
<td>22,000 sf.</td>
</tr>
<tr>
<td>Flowering canopy space</td>
<td>16,500 sf.</td>
</tr>
<tr>
<td>Vegetative canopy space</td>
<td>5,500 sf.</td>
</tr>
<tr>
<td>Green house yield</td>
<td>5 lbs / 100 sf / month</td>
</tr>
<tr>
<td>Total Flower production</td>
<td>9,900 lbs / yr</td>
</tr>
<tr>
<td>Total by-product production</td>
<td>2,970 lbs / yr</td>
</tr>
<tr>
<td>Total Cannabis</td>
<td>12,870 lbs / yr</td>
</tr>
<tr>
<td>Wholesale price (per lb) of flower</td>
<td>$1000</td>
</tr>
<tr>
<td>Wholesale price (per lb) of by-product</td>
<td>$200</td>
</tr>
<tr>
<td>Total Gross Revenue</td>
<td>$10,494,000</td>
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<tr>
<td>Net Revenue</td>
<td>$5,247,000 50% Margin</td>
</tr>
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Have you been waiting for the perfect opportunity to become part of the nascent cannabis industry? The future is finally clear for investors who want in on the fall of prohibition. California is the largest marijuana market in the nation and Desert Hot Springs is the epicenter of the regulated and licensed movement. If there has ever been a perfect time to invest into your dream cannabis business, it is now! If there has ever been a dream opportunity for the right investor to become a licensed cultivator, it is this one!

On October 2015 California Governor Jerry Brown signed into law three bills (AB 266, AB 243 and SB 643) these would pave the way to license and regulate commercial medical cannabis cultivation, manufacturing, distribution, transportation, sales, and testing in the state. The bills became law on January 1st, 2016. This announcement brought good news for many and a change of plans for G FarmaLabs.

The nationally recognized cannabis company was designing a 30,000sf manufacturing facility named "Innovation Center" with 60,000sf of cannabis canopy cultivation space in the city of Desert Hot Springs. The Governor's announcement set a maximum amount of canopy square footage for a licensed manufacturer. If it was not for those canopy space restrictions, this opportunity would have never been offered to the public.

Originally, G FarmaPark was designed to be a single tenant facility which would house one tenant, G FarmaLabs. The grand opening of G FarmaPark is scheduled for the third quarter of 2017. This 30,000sf manufacturing building inside the Park will be the flagship facility of G FarmaLabs. Guests from around the world are expected to tour this facility and be able to witness the latest innovations being used in extraction, cultivation and manufacturing of cannabis products.

The Offering

One turn-key Next G3N (Generation), fully environmentally controlled, light deprivation greenhouse condo, measuring 25,200sf and a "head house" measuring approximately 2,000sf. This was designed for office space, restrooms and an area for drying, curing and packaging marijuana. This property conforms to all state and city rules and regulations for cannabis cultivation. All you have to do is apply for your regulatory permit and start growing!

The Next G3N (Generation) Greenhouse will be delivered ready to cultivate. Marijuana clones will be the only thing missing inside this state of the art agricultural building. Attached to the PDF you will find all details of what will be included at time of delivery inside your greenhouse. You will receive the exact same build-out and interior finish that G FarmaBrands uses for their own cultivation facilities.

Why choose G FarmaPark?

The difference between this offering and other similar properties that are for sale in Desert Hot Springs is simple. It was designed by G FarmaBrands for their own use. It was not a real estate investor who did not have cannabis industry experience and knowledge that designed the project. It was never supposed to be offered for sale.

G FarmaPark was not a project that was put together to speculate real estate prices. Other properties on the market do not make financial sense for a cultivator in a regulated marketplace. G FarmaBrands chose the infrastructure and hardware in the build-out of their facilities due to their tremendous cannabis industry experience combined with their regular market agricultural contacts.

Many more experts continued to be brought together by Ata Gonzalez, lead project consultant and founder of G FarmaBrands. The team of experts include industry leaders from the cannabis space, attorneys, scientists, consultants, wholesale food product manufacturers, bakers, chocolatiers, elixirs, architects and construction experts. Everyone on the team that was assembled worked hand in hand to design G FarmaPark and produced a one of a kind facility that has never before been envisioned or designed in the American cannabis industry.

This team of experts took into consideration many factors while considering a design that would help create a successful cultivation business in the future. The team felt the most important factors to succeed in a competitive marketplace were to choose wisely in the structure and hardware that would be used to cultivate. This would assure the farmer maintains a low cost of goods, high yields and quality marijuana production.

In order to maintain G FarmaLabs as the market leader in cultivation and infused product manufacturing no stone was left unturned. The team chose to design a facility that would help push cannabis agriculture into the future. While the design process was taking place, it was expected that G FarmaLabs would be closely watched, studied and analyzed by its peers and competitors to see what facility they designed.

Mr. Gonzalez brought a set of unique leadership skills to trail-blaze this real estate project. The team he assembled continued to break barriers in cannabis cultivation, manufacturing and processing. This team of all-stars would turn his vision into reality and make G FarmaPark a one of a kind facility that produces the highest quality cannabis flowers and the best yields possible which would equate to having the lowest cost of goods in today's and tomorrow's competitive marketplaces.

This property was never meant to be offered for sale! Today you have a great opportunity to purchase this amazing cultivation facility with tremendous upside. If a great annual return is what you are looking for, look no further—today is your lucky day. Attached you will find a very conservative pro-forma depicting this greenhouses' annual performance and its estimated annual net profit. It's a no brainer! But this is why you choose G FarmaPark over anything else available on the market.

Why a Greenhouse and not a Tilt-Wall?

G FarmaBrands founder and lead project consultant, Ata Gonzalez and his team have successfully cultivated cannabis flowers indoor and outdoor for both, medical patients and recreational consumers. What their years of experience cultivating cannabis taught Mr. Gonzalez and his team was the importance of structure between a tilt-wall building or light deprivation greenhouse, a no brainer.

In a regulated marketplace that allows for massive greenhouse structures to be erected and permitted, growing inside a tilt-wall warehouse structure would be a costly mistake the team couldn't make when designing G FarmaPark. Simply stated, indoor cannabis growing inside a tilt-wall warehouse building is not the future of cannabis agriculture in America. It is actually a thing of the past!

By growing in a Next G3N (Generation) light deprivation greenhouse, your cost of goods will out-perform most, produce the same quality flowers the patients/consumers expect and it allows you to maximize yields every harvest. The year-to-year tilt-wall facilities that promote indoor cannabis cultivation could never compete with the cultivators of tomorrow. The future of cannabis agriculture is light deprivation, year around, greenhouse farming...

Tilt-Wall buildings for indoor cannabis cultivation became a black market phenomenon during the last few decades. Gorilla growers made tilt-wall, indoor cannabis cultivation, the preferred method to avoid detection by law enforcement. There was no safer method than a tilt-wall because a greenhouse would quickly catch the eye of the "bird in the sky" (police helicopter) who would send word to the ground units and a visit by law enforcement was almost certain.

The gorilla grower felt safe being able to hide inside heavily populated and developed cities using the tilt-wall, warehouse style buildings. Indoor cannabis cultivation began to boom and many gorilla growers became successful indoor cultivators. The tilt-wall buildings made the gorilla grower feel camouflaged from law enforcement. In the midst of a city's heavily populated industrial zoning districts, locating a tilt-wall structure being used for indoor cannabis cultivation is like finding a needle in a haystack.

G FarmaBrands believes in agricultural style cannabis cultivation and all the infrastructure designed and built for their licensee's throughout different territories across the country will maintain the same method of cannabis cultivation. The future of cannabis agriculture is light deprivation, year around, greenhouse farming...

Hello Neighbor...

Besides purchasing a well thought out and designed cultivation facility in Desert Hot Springs, you will have the rare opportunity to share G FarmaPark with G FarmaLabs! Your neighbors are the "Leaders of the American/Global Cannabis Revolution" with nearly one hundred skilled of different edible, drinkable and traditional cannabis brand name products. No other cannabis company even comes close to this!

As you warm up the relationship with your new neighbors, discussing the future possibilities of becoming a G FarmaLabs contract cultivator over a coffee is a very real possibility. State regulations limit a manufacturer square feet of cannabis cultivation so they are forced to enter into contracts with cultivators and purchase product from others.

G FarmaBrands could potentially ask you to grow a few of their seven secret strains, train you on the medium and nutrient schedule used to grow G FarmaLabs flowers for consistency purposes. Both parties would enter into a contract to wholesale all your flower and byproduct at the attached "pro-forma" pricing to G FarmaLabs California. That’s definitively a possibility...

A second option is G FarmaLabs contract manufacturing a cannabis brand of products for you with the cannabis your greenhouse produces. The "Innovation Center" manufacturing facility was designed to become the largest contract manufacturer of cannabis infused products in the state of California.

We are firm believers in the correlation between success and having good relationships. What better place to locate your future cannabis business than inside G FarmaPark, next door to G FarmaLabs California licensees.

This facility is in the heart of Desert Hot Springs. The location has close proximity to the 10 Freeway and close to many amenities to make transportation easy.

DON'T MISS WATCHING THIS VIDEO TO SEE A REAL LIFE NEXT G3N GREENHOUSE OPERATING...

https://vimeo.com/155237846
Password: nextg3n
Specifications
Prepared for GFarma Labs

Next G3N Commercial Gable DES140’ x 183’ 25,620sft

- Superior Rollform construction frame Next G3N Commercial Gothic Arch gutter connected frame. Ready to accept light deprivation and shade screens. 14’ under gutter height, 12’ on center 4”square press broken column
- Corrugated 8mm twinwall solarsoft polycarbonate roof
- Corrugated 8mm twinwall solarsoft polycarbonate sidewalls
- Steel end wall walls with double bubble insulation below gable, 8mm twinwall solarsoft polycarbonate above
- (12) - steel swing door
- (2) - 10’x10’ Roll up Doors
- (24) - 48” Coolair Exhaust fans with automatic aluminum shutters and light trap housing and light traps
- (4) - Schaefer open top 70’x 5’x 6’ evaporative cooling system, Includes lifting vent, light trap housing and light traps for DES
- (48) - 20”Schaeffer HAF (Horizontal Air Flow Fan)
- (1) - Link4 customized iGrow 1800 environmental controllers with motor controllers and custom contactor panel
- (4) - Automated Next G3N Patent Pending Onyx breathable light deprivation system (2)35’ x 84’, (2)105’x 84’

Automated Ridge Vent  (double line Item if dual vents are selected)

- (8) - Automated covered 54” ridge vents
- (8) - 180NM DC motors for automated operation

Internal Automated retractable shade system

- (2) - Automated internal retractable push pull shade systems approx. 140’x 84’ with heat reflective open mesh aluminum cloth
- (2) - Lock AC gear motors for automated operation

Forced Air Unit Heater  (not needed if using hydronic heating)

- (8) - Modine PTP450 400,000 BTU output heater
- (8) - Venting kit/ and or custom light deprivation heater hanger

Rolling Benches

- (48) -56”x 80’ Rolling Benches with pre-punched cross ready to accept heating tubes

Integrated Under Bench Heating Hydronic System

- (1) -1.2mil BTU Hydronic Heating System with HTP High Efficiency Boiler

Agrolux ALF1000 1000W HPS Lights

- (320) - Agrolux ALF1000 Double Ended HPS lights
- Custom mount brackets to attach to light bars

Engineered Prints

- (1) - Site specific stamped structural engineered prints prepared for greenhouse structure includes piers.
The Next G3Nertion Gable Building was designed from the ground up to be a Light Deprivation/ Multi Energy screen greenhouse. Curtains are not an after thought or retrofit into this structure, they are the purpose.

**NEXT G3N LIGHT DEPRIVATION**

Patented pending design using custom made components to make sure the photo period is maintained reliable time after time. Standard with 3-Layer breathable blackout and full airflow/cooling capabilities when closed, the Next G3N Light Deprivation is a year around workhorse.

**PROVEN ROLL FORM FRAME**

Built from proven roll-formed components, the Next G3N Gable is both strong and a extremely efficient in its design. The roll form truss and purlins are not only much stronger then standard tubing commonly used in competitors’ greenhouse frames, it also channels condensation away from your plants helping you keep water where you want it.

**DESIGNED FOR MULTIPLE CURTAINS**

The pre-punched roll form frame of the Next G3N Gable is ready to accept two automated screens. This simplifies the installations of a Lightdep and/or energy/shade curtains and brings extreme efficiency capabilities to your greenhouse from the start.
STRENGTH AND FLEXIBILITY

The Next G3N Gable rigid covered greenhouse is a commercial strength structure. Designed to withstand heavy snow loads and high wind loads. Multiple standard widths including 30’ 41.5’ and 50’ it can also be engineered to any custom width up to 50”. Standard gutter heights of 12’ and 14’ give you the ample growing room.

COMPLETE GROWING SYSTEMS

The Commercial Gable is not just offered as a greenhouse it is also offered as a complete growing system with options such as:

- Roof Vents
- Sidewall Vents
- Environmental Controls
- Bench Heating
- Rolling Bench Systems

NEXT G3N GREENHOUSE FEATURES

+ Double truss design integrates curtains while strengthen frame
+ Frame designed for a positive light deprivation seal even across gutter connects
+ Can be engineered for infinite widths to accommodate any sizing needs
+ Engineered for heavy snow loads
+ Versatile design allows for multiple ventilation options

COMPLETE GROWING SYSTEMS FEATURES/OPTIONS

STRUCTURE

- Galvanized steel double truss roll-formed frame with 12’ column spacing
- Rigid covering options include 8mm twin wall polycarbonate and corrugated polycarbonate
- Multiple standard widths including 30’ and 41.5’ Infinite custom widths available. Gutter Heights available in 12’ & 14’

LIGHT DEPRIVATION

- Patent pending NEXT G3N Light Dep system with purpose built components and frame integration
- Blackout system uses high quality 3-layer breathable material and reliable German built drive motors.
- Light Traps and housing allow cooling/air exchange capabilities when Light Deprivation is closed

HEATING/COOLING

- Unit Heaters, Bench/Floor Heating, Evaporative Cooling Systems

ENVIRONMENTAL CONTROLS

- Environmental control system tailored specifically for this greenhouse structure such as Link4 and Agrowtek

TO FIND OUT MORE

Contact NEXT G3N at:

909.315.6400
Sales@NextG3NGreenhouse.com