

Executive Summary

Opportunity

Problem

Cannabis Smokers in California are always searching for high-end cannabis to smoke all year long that is consistent in high-end strains ,THC and reasonably priced. Hidden Valley Farm would be a great fit to fill this void.

Solution

Hidden Valley Farm will supply a high-quality greenhouse-grown cannabis flower thru-out the year to the California cannabis market. We will be growing strains that have the highest demand in the California cannabis market that we have secured from our award-winning nurseries.

Market

Hidden Valley Farm is centrally located to serve the Northern, Central, and Southern California cannabis market. Our research suggests that those segments together represent a pool of more than 5 million people that use cannabis with a market share of 4 billion dollars spent annually on cannabis products.(Data source from Green Market report)

Competition

Cannabis smokers have many options for buying their flower, but most of the alternatives to our method have major flaws in their cannabis flower, other farms will use lower end nutrients and they don't flush at the end of the season to get all the nutrient build up out of the plant causing the flower to have a harsh smoke when you inhale , also they rush to get there product to market by drying and curing their flower to fast and will ruin the terpene profile and lose THC potency making their flower a lower grade and getting less money for their flower. This is where we take our time growing with high end nutrients and a proper flush at the

end of the plants life cycle, dry and cure our flower at the right temperature and humidity to keep all the terpene profile and THC potency.

Why Us?

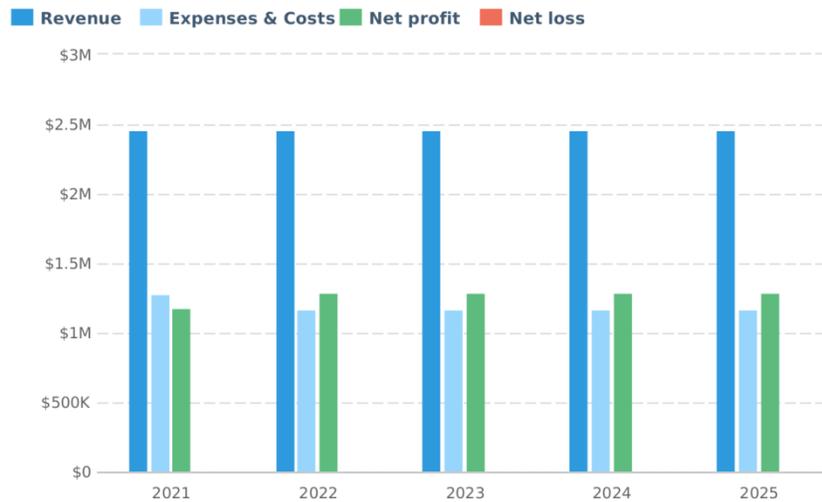
Our Founder Niccolo Compau has been hands-on and studying in the cannabis industry starting in 2012. Starting with mom and pop grows; cultivation has been his main focus. Niccolo's commercial cultivation experience includes managing Kola Farms in 2016-2018 Maxing out at 2.5 acres of cultivation. He is currently managing cultivation and cultivation development for Oak Creek Farm currently and through 2022 and will be overseeing the development of 6 acres of cultivation. Niccolo specializes in light deprivation greenhouse and outdoor cultivation techniques to develop productive and high functioning gardens that are run responsibly.

Expectations

Forecast

We are projecting sales of \$2,417.980 in year 1 and \$2,457.000 in year 2 and \$2,457.000 in year 3 with a profit margin of 52% this is all based on flower and sugar trim sales, We have the potential to expand into the fresh frozen market in the first year which could increase our project sales, further research will need to be done in this market.

Financial Highlights by Year



Financing Needed

Niccolo Compau the deed holder of the property will be securing the cannabis licenses from the county and the state for the property to do 22,000 light-dep greenhouses this property will be able to legally grow cannabis on. He is looking for an investor to finance the property \$550,000 at 8% interest for 5 years with no pre-payment penalty and to finance the grow operation at \$1,000.000 for 3 years at a 20% equity share for 3 years on net profit. Payment on the \$1.000.000

the initial investment will be paid down in 3 installments of \$333.333.33 per year.

Note: Property's that are 40 acres that are fully licensed to grow cannabis in Calaveras County are selling for \$2.500.000 plus depending on the build-out of the grow.