

Nectar Farms

Cannabis farm/distribution

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Financial Measures
Nectar Farms
Cannabis farm/distribution

September 19, 2024
Analyzer Express
15310 Hwy 238

Purchase Price	\$ 2,500,000
*Acquisition Costs	\$ 50,000
*Total Purchase Price	\$ 2,550,000
Financing	\$ 0
Equity (Based on the Purchase Price)	\$ 2,500,000 (100.00%)
Loan to Value Ratio	0%
Commercial Rentable Area (Sq. Ft)	-
Price per Sq. Ft	N/A

	Actual	Forecasted
Capitalization Rate (Using Purchase Price)	8.97%	9.38%
Potential Gross Income Multiplier (PGIM)	11.15	10.67
Effective Gross Income Multiplier (EGIM)	11.15	10.67
Net Income Multiplier (NIM)	11.15	10.67
Return on Equity (ROE)	8.97%	9.38%
Default Ratio or Break-even (Using PGI)	0%	0%
Default Ratio or Break-even (Using EGI)	0%	0%
Debt Service Ratio	N/A	N/A
Income per Sq. Ft per Year (Using PGI)	N/A	N/A
Income per Sq. Ft per Month (Using PGI)	N/A	N/A
Operating Expense Ratio (Using PGI)	0%	0%
Operating Expense Ratio (Using EGI)	0%	0%
Operating Cost per Sq. Ft per Year	N/A	N/A
Operating Cost per Sq. Ft per Month	N/A	N/A

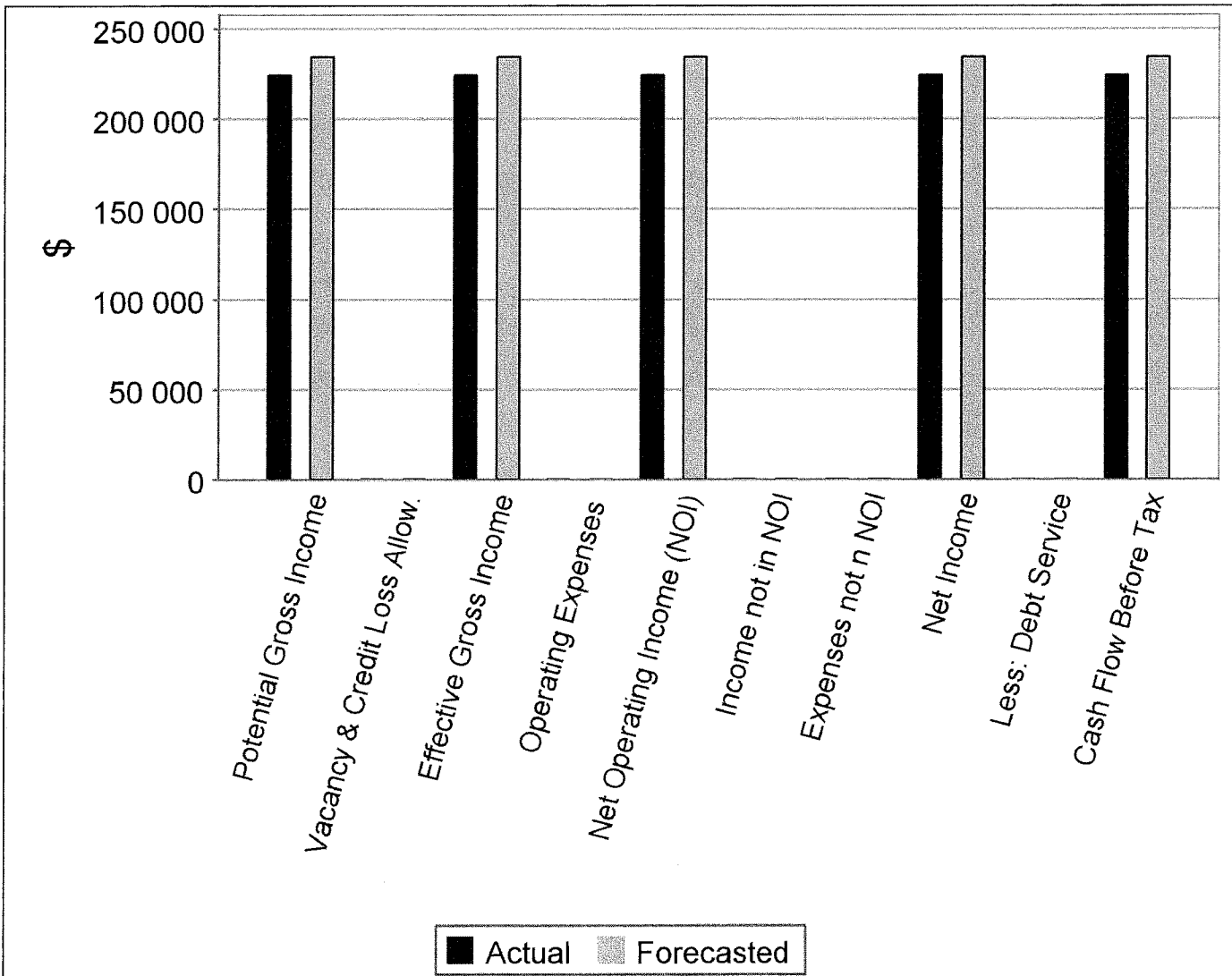
* The Financial Measure calculations:

- a) Uses the Purchase Price not the Total Purchase Price which includes the Acquisition costs
- b) Excludes Income and Expenses not included in the Net Operating Income

Cash Flow Comparison Report
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	<u>Actual</u>		<u>Forecasted</u>	
		<u>% of EGI</u>		<u>% of EGI</u>
Potential Gross Income	224,312	100.00%	234,406	100.00%
Less: Vacancy & Credit Loss Allow.	0	0%	0	0%
Effective Gross Income	224,312	100.00%	234,406	100.00%
Operating Expenses	0	0%	0	0%
Net Operating Income (NOI)	224,312	100.00%	234,406	100.00%
Less: Debt Service	0	0%	0	0%
Cash Flow Before Tax	224,312	100.00%	234,406	100.00%



Income & Expense Statement
 Nectar Farms
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	Forecasted (12 months)			per Unit or Sq. Ft
	Quantity	% of EGI	\$ per Sq. Ft	
Income				
Income	-	100.00%	- /yr	19,533.83 /mo
Additional Rent (TIM's)	-	0%	- /yr	- /mo
Parking	-	0%	- /yr	- /mo
Other Income	-	0%	- /yr	- /mo
Potential Gross Income	234,406	100.00%	- /yr	- /mo
Less: Vacancy and Credit Loss	-	0%	- /yr	- /mo
Effective Gross Income.	234,406	100.00%	- /yr	- /mo
Operating Expenses.				
Accounting & Legal	-	0%	- /yr	- /mo
Property Management	-	0%	- /yr	- /mo
Other Expenses	-	0%	- /yr	- /mo
Operating Expenses	-	0%	- /yr	- /mo
Net Operating Income (NOI)	234,406	100.00%	- /yr	- /mo
Less: Debt Service	-	0%	- /yr	- /yr
CASH FLOW BEFORE TAX	234,406	100.00%	- /yr	- /mo

Vacancy and Credit Loss Allowances

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	Actual	
	(12 months)	
Income	-	-
Additional Rent (TIM's)	-	-
Parking	-	-
Other Income	-	-
	-	0%