

Appendix I

Startup & Operations Cost

Hydroponic Indoor Garden Coalition

Category	Quantity	Price Per Unit	Annual Total	
Growing Materials				
Nutrient Mixture (CNS Gallons)	5 Gallons	\$ 125.00	\$250	
Seeds (Sensiseeds)	435	\$ 7.00	\$3,045	
Grow Medium (Clay Pebbles)	125	\$ 32.95	\$4,119	
Energy				
HVAC Energy Consumption	Estimated	Estimated	\$ 30,000.00	
Other Energy (General)	Estimated	Estimated	\$ 5,000.00	
Lights (54 Watt LED)	36,158,400 Watts	.669kwh	\$ 290,279.63	
Other utilities			\$ 2,500.00	
Admin				
ERP Software	12 months	\$ 416.00	\$ 5,000.00	
Salaries		\$ -	\$ 200,000.00	
Overhead				
Rent	Estimated	\$ 10,000.00	\$ 120,000.00	
Telephone			\$ 600.00	
Other utilities			\$ 2,500.00	
Insurance		\$ 600.00	\$ 8,000.00	
Maintenance			\$ 5,000.00	
Taxes			\$ 6,000.00	
Annual Total			\$682,293	
Monthly Operating Cost Est.			\$56,858	

START-UP COST

Fixtures and Equipment				
Whole Bay Dutch Bucket System	1305	\$ 20.68	\$27,000	

Seeds	435	\$	7.00	\$3,045	
Nutrient Mixture (CNS Gallons)	5 Gallons	\$	125.00	\$250	
Grow Medium (Clay Pebbles)	125	\$	32.95	\$4,119	
Light Fixtures (AlphaGrow T5)	154	\$	139.99	\$21,558	
Lights (T5 5-Pack)	400	\$	22.00	\$8,800	
Air Exchange (Generic Fans & Ducts)	TBD		TBD	\$10,000	
Mid-Range Production Extraction System (APEKS)				\$110,000	
Overhead and Misc					
Mezzanine Addition (AirForce)				\$90,000	
Security System				\$120,000	
Storage Packaging and Curing				\$1,000	
Labor for Installations				\$15,000	
Decorating and remodeling (walls)				1,000	
Legal and other professional fees				5,000	
Licenses and permits				5,000	
Subtotal				\$421,772	
Totals				\$1,104,066	

Revenue

Plants	435	Seed-Harvest Period	13 weeks	
Watt per hour	66,960			
lbs per harvest	147	Price \$/lb.	200	
Crop	Yeild-lbs	Price Oz.	Price per lbs	Total
Cannabis				
Strain 1	TBD			
Strain 2	TBD			
Total Per Havest (13 Weeks)		\$ 200.00	\$ 3,200.00	\$ 470,400.00

Return on Investment (ROI) Estimate	
Annual Gross Revenue	\$ 1,881,600.00
Annual Expenses	\$ 959,265.59
Annual Cash Flow	\$ 922,334.41
Return on Investment (ROI)	49%

ASSUMPTIONS
*Price per ounce \$200 per Oz. or \$3200/lbs
Yeild calculated 1 gram per Watt
.669 kwh for Maine Power Consumption