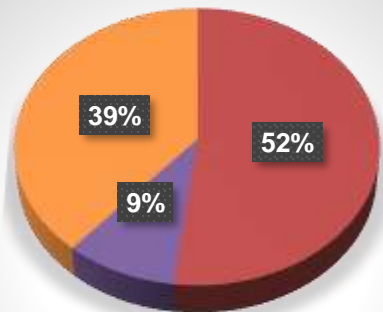


U.S. Opportunity Zone Clean Energy Project

20 Acre Greenhouse in New England

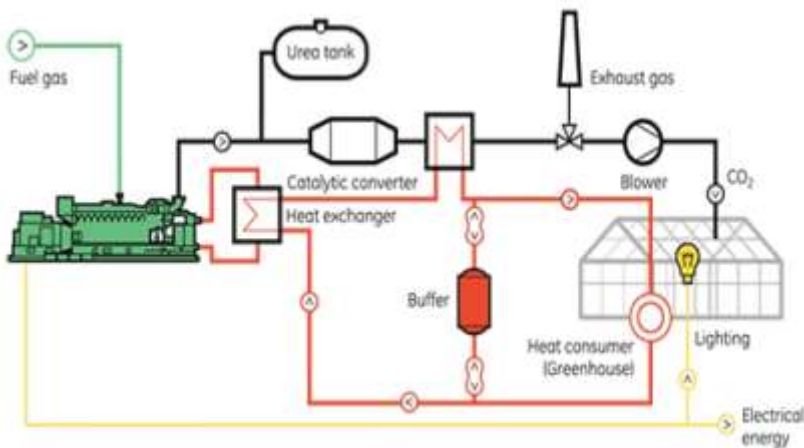


CAPITAL STACK EQUITY RAISE



- Bank: \$33.25 Million
- Invested Capital: \$6 Million
- Equity Investment Raise: \$24.75 Million

Opportunity Zone Clean Energy Project Highlights



State-of-the-Art Technology: Combined Heat and Power (CHP) with CO2 recapture and reuse. Automated Greenhouse.

Substantial Tax Benefits: Opportunity Zone Deferrals and Exclusions of Taxes. 100% Bonus Depreciation in Year 1.

Shovel-Ready Project: 20 acres of new greenhouse in Phase One. Easily Scalable for future expansions

Business Case: Strategically located within 3 hours of supermarkets in Boston. Meets growing demand for fresh produce picked within 24 hours of delivery.

Investment Case: \$24.75 million purchase of 75% equity is projected to return \$4.6MM to \$8.9 MM annually during years 2-10. Payback will be in 1Q of Year 5.



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CONSULT YOUR TAX ADVISOR. THIS IS A SUMMARY ONLY.

THIS INVESTMENT INVOLVES SIGNIFICANT BUSINESS RISKS.

FOR ACCREDITED INVESTORS ONLY.

Projections: Investor Cash Flows + IRR

(Assumes 75% of project distributions, Gain from Sale of Project in Year 10 ¹)

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Year	Investor Distribution	Cumulative Cash Flow
2020	-\$24.75MM . (Does not include tax benefits of 100% bonus depreciation; or any deferral of capital gains taxes)	ZERO
2021	\$4.53MM	\$4.53MM
2022	\$5.65MM	\$10.18MM
2023	\$5.85MM	\$16.03MM
2024	\$6.09MM	\$22.12MM
2025	\$6.25MM	\$28.37MM Payback in 1Q 2025 on cash only, no tax benefits considered
2026	\$7.55MM	\$35.92MM
2027	\$7.96MM	\$43.88MM
2028	\$8.44MM	\$52.32MM
2029	\$8.98MM	\$61.30MM IRR 20%
2029 SALE of project	Assumes Sales price of 7.5X EBITDA	\$82.67MM= 75% of sales price of project
10 Year IRR and Total Cash to Investors	31%	\$143.97MM (\$61.30 MM + \$82.67 MM)

¹Cash flow analysis does not take into consideration tax deductions and Opportunity Zone deferrals and exclusions of taxes on capital gains.