



Pre-Engineered & Ready-To-Build Cannabis **Facilities**

CANNABIS EXTRACTION FACILITIES

CANNABIS TESTING LAB FACILITIES

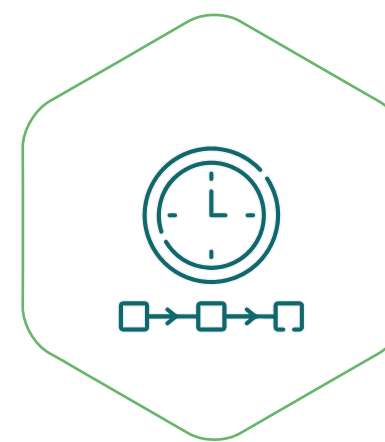
CANNABIS CULTIVATION FACILITIES

Problem

The unprecedented Growth in the legal cannabis industry is impeded by the lack of appropriate buildings.



Operators need facilities designed for compliance to operate in the heavily regulated medicinal and recreational cannabis industry.



Cannabis entrepreneurs immediately encounter elongated timelines and barrier to business operations due to:

- > Lack of appropriate, existing facility infrastructure .
- > Regulatory & municipal requirements.
- > Long process of traditional, design-build construction



The revenue lost from delayed facility construction is often more significant than the cost of the facilities.

Solution

Greenbox builders' facilities are designed, engineered, specified, & ready-to-build - providing a better solution for constructing cannabis facilities.

We provide Ready-To-Build facilities for:



CANNABIS
ANALYTICAL
TESTING



CANNABIS
EXTRACTION &
MANUFACTURING



CANNABIS
CULTIVATION

What makes us different is that our facilities are fully designed, engineered, specified & ready-to-build.

We disrupt the traditional build process and shrink time-to-occupancy from 12-18 months down to 6.

WE CAN HAVE
SUBMITTALS
TO THE CITY IN

45

DAYS



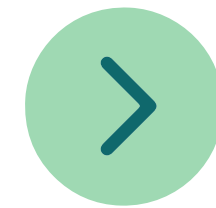
AND COMPLETE
CONSTRUCTION
AND OCCUPANCY IN

6

MONTHS

Our clients choose us because we get them to revenue quicker, 6-12 months quicker, allowing them to realize millions in additional revenue.

How we do it



Our building solution avoids the pitfalls of the traditional construction process

Traditional facility architectural design, engineering & construction typically exceed 12 months to 18 months.

Our ready-to-build facilities eliminate most preconstruction design, engineering, and specification time and our building techniques reduce the number of trades and compress construction schedules.

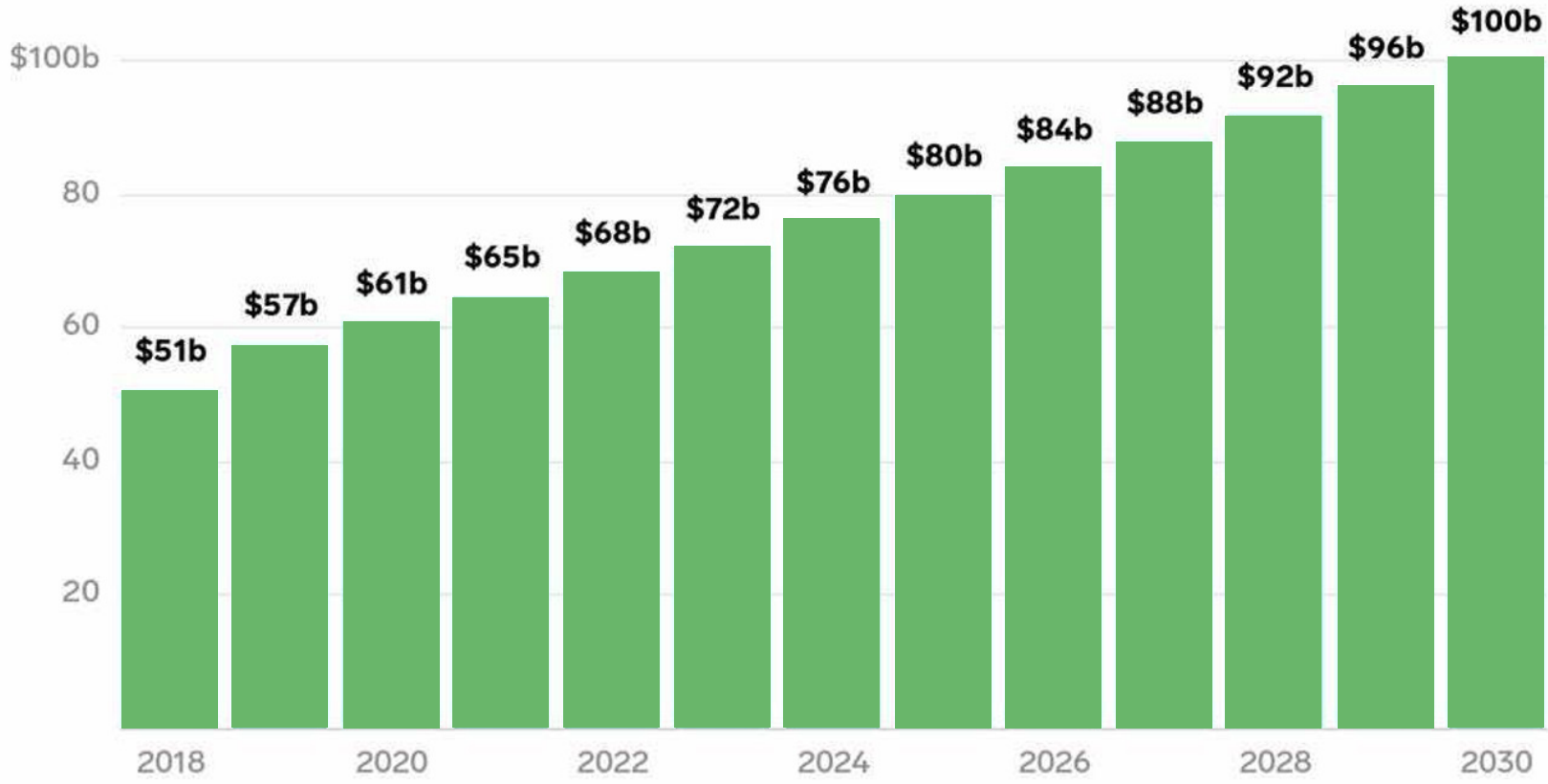
Our clients choose our facilities because we get them to revenue quicker, with a facility built for the unique needs of their cannabis operations.

Delays in construction equals lost revenues. Often, the opportunity cost of the lost revenue from a traditional construction process exceeds the entire cost of the building.



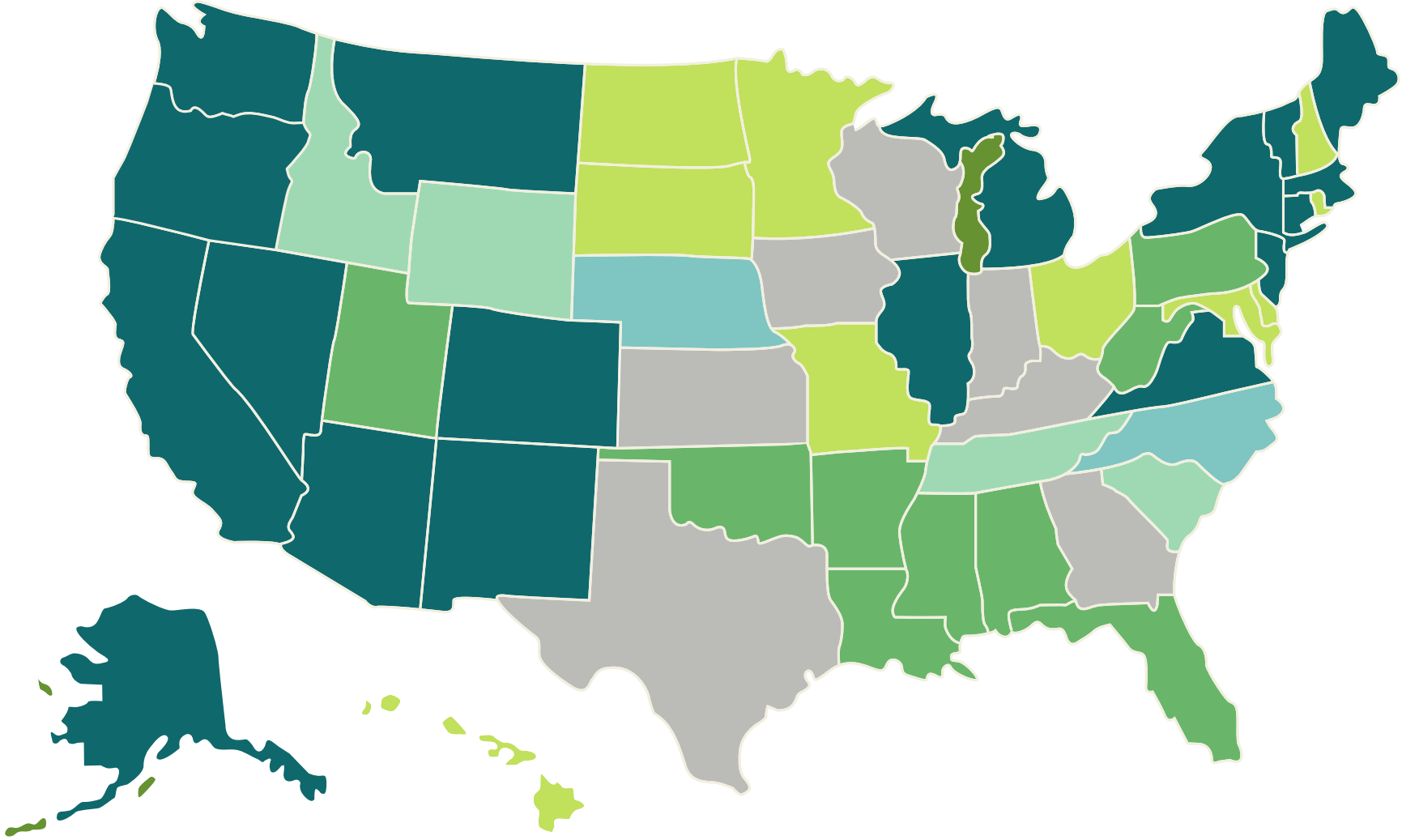
THIS IS AN UNPRECEDENTED

Projected US cannabis market



Source: Cowen and Company

BUSINESS INSIDER



- legalized
- Medical and Decriminalized
- Medical
- Decriminalized
- CBD Only
- Fully illegal

MOMENT IN HISTORY

Greenbox builders' revenue model



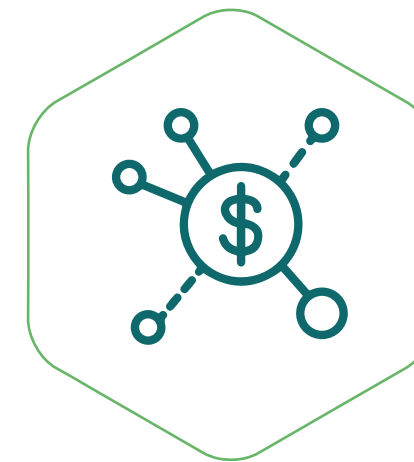
AVERAGE SALE

Our 3,660 square foot Cannabis Analytical Lab facility sells for approx. \$1,500,000



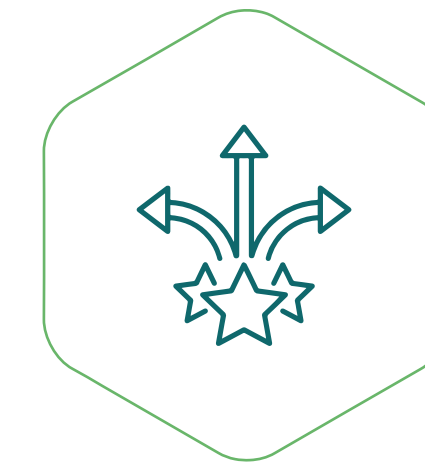
PROFIT MARGIN

Our building project contract is Cost Plus 25% markup. Each building earns us a net income of \$300,000



ADDITIONAL REVENUE STREAMS

- > Equipment Packages
- > Training and professional services
- > Financing
- > Facility As Service Model



MARGIN GROWTH OPPORTUNITIES

- > Premanufactured Components
- > Economies of Scale
- > Repeatable & Scaleable

How much are we raising? What will we be using the funds for?

We are raising \$250,000

USE OF PROCEEDS ARE PRIMARILY FOR:

.01

Hiring key team
members to
support operational
growth



.02

Marketing funds
to support a
national sales
campaign



.03

Additional
product
development



Snapshot - Achievements to date



- ✓ Building our first facility in Oklahoma, \$1.7 million contract
- ✓ Positive Cash Flow
- ✓ National marketing campaigns producing leads
- ✓ \$15 million in sales pipeline
- ✓ Positive peer-reviews
- ✓ Successful development of referral partner program
- ✓ Operational team development
- ✓ Design-Engineering Team that can operate in all 50 states
- ✓ Offices in Ontario, CA
- ✓ Presence at Cannabis Trade Shows



DESIGNED | ENGINEERED | SPECIFIED
READY-TO-BUILD CANNABIS FACILITIES
OCCUPANCY IN 6 MONTHS
