

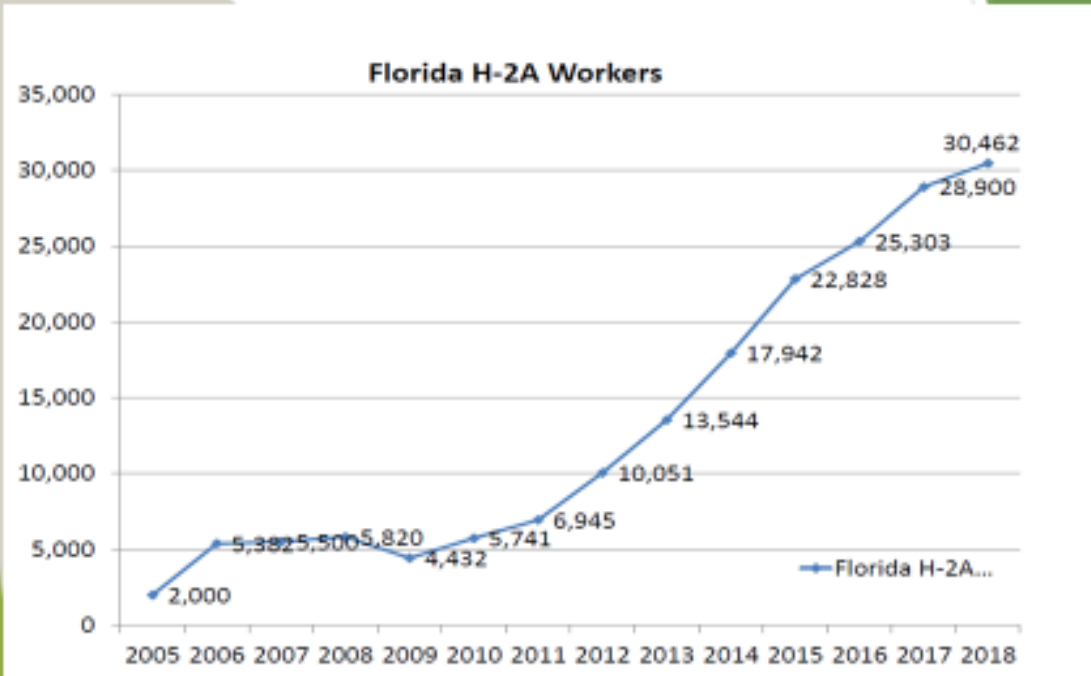


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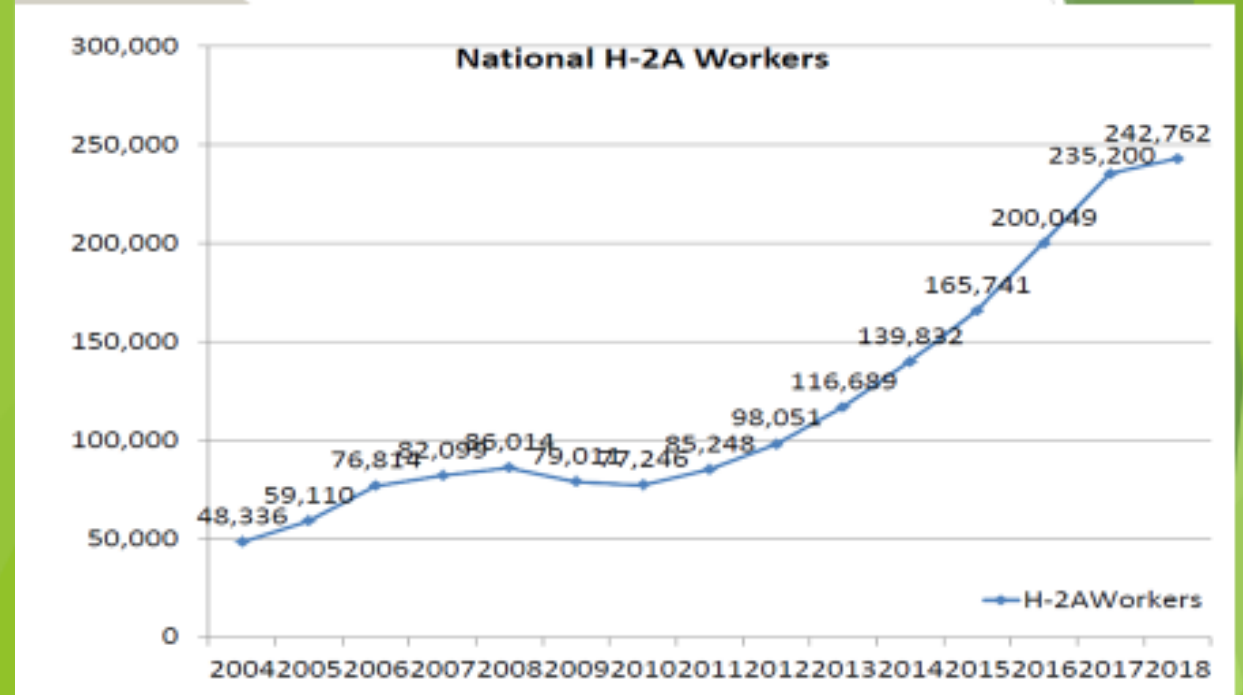
Florida and U.S.A Agriculture H-2A Trend Lines

Market Opportunity - Florida*



*NOTE: Provided by Florida Farm Bureau
AGRAPLEX II INC.

Market Opportunity - USA*



*NOTE: Provided by Florida Farm Bureau
AGRAPLEX II INC.



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Florida Agriculture Statistics

U.S. Production Value of Florida Products

- Oranges 56%
- Grapefruit 54%
- Cucumbers 38%
- Tomatoes 34%
- Bell Peppers 32%
- Watermelons 23%
- Sweet Corn 22%
- Snap Beans 21%
- Squash 17%

Florida County Value of Agriculture Products (As Provided by USDA AG Census)

- Palm Beach \$999 Million
- Miami-Dade \$604 Million
- Hendry \$499 Million
- Hillsborough \$378 Million
- Polk \$350 Million
- Manatee \$298 Million
- Suwanee \$296 Million
- Highlands \$273 Million
- Okeechobee \$257 Million



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AgraPlex Highlights

- Proven Industry Experience with Larger AG-Grower
- Turnkey: Housing Solutions to Operations
- Meets Government Regulations and Standards
 - Buildings and Structures
 - Water Supply
 - Garbage and Refuse Disposal
 - Insect and Rodent Control
 - Heating and Cooling
 - Sewage and Liquid Waste Disposal
 - Personal Hygiene Facilities
- Buildings and Structures
 - Building Code Compliant
 - Impervious to Water, Termites, Mold, Mildew and Fire Proof
 - Meets Hurricane Wind Loads up to 150 MPH
 - Energy Efficient Systems
 - Lower Maintenance Cost
- Campus Operations and Facilities
 - Internal Rules and Regulations
 - Harvester/Grower Management Involvement
 - Campus Security Gate and Cameras
- Private Quarters
 - 4 Person Suites
 - Kitchen/Dining Area for 8 People
 - Sanitary Facilities
 - Laundry Facilities
 - Private Deck and Entrance to each Living Quarter
- Auxiliary Facilities
 - On-Campus Convenience Store
 - Recreation Room
 - Management Office
 - Sport Fields
 - Bonfire & Gathering Field
 - Kiosks for Gym, Interfaith and Maintenance Usage

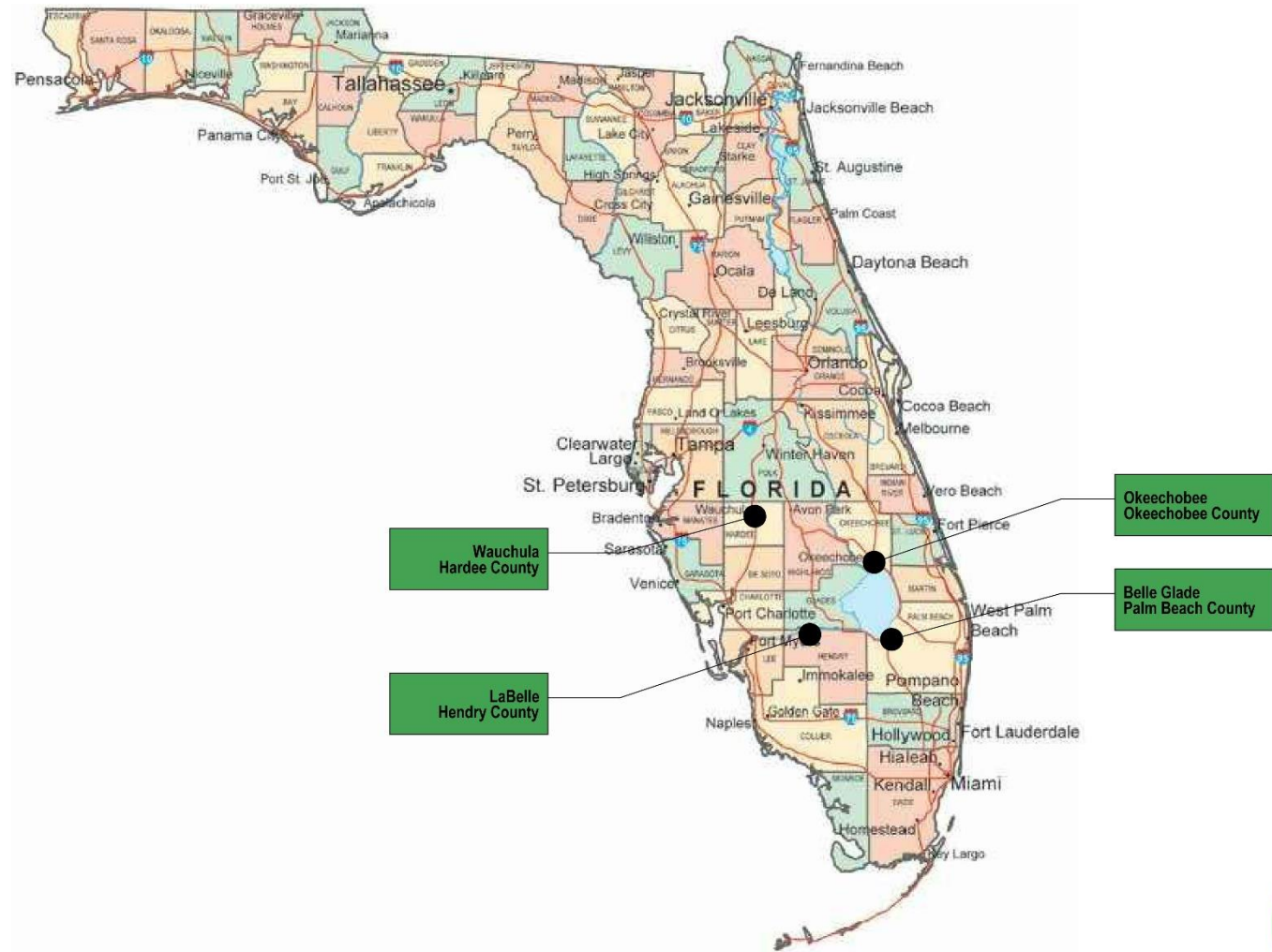


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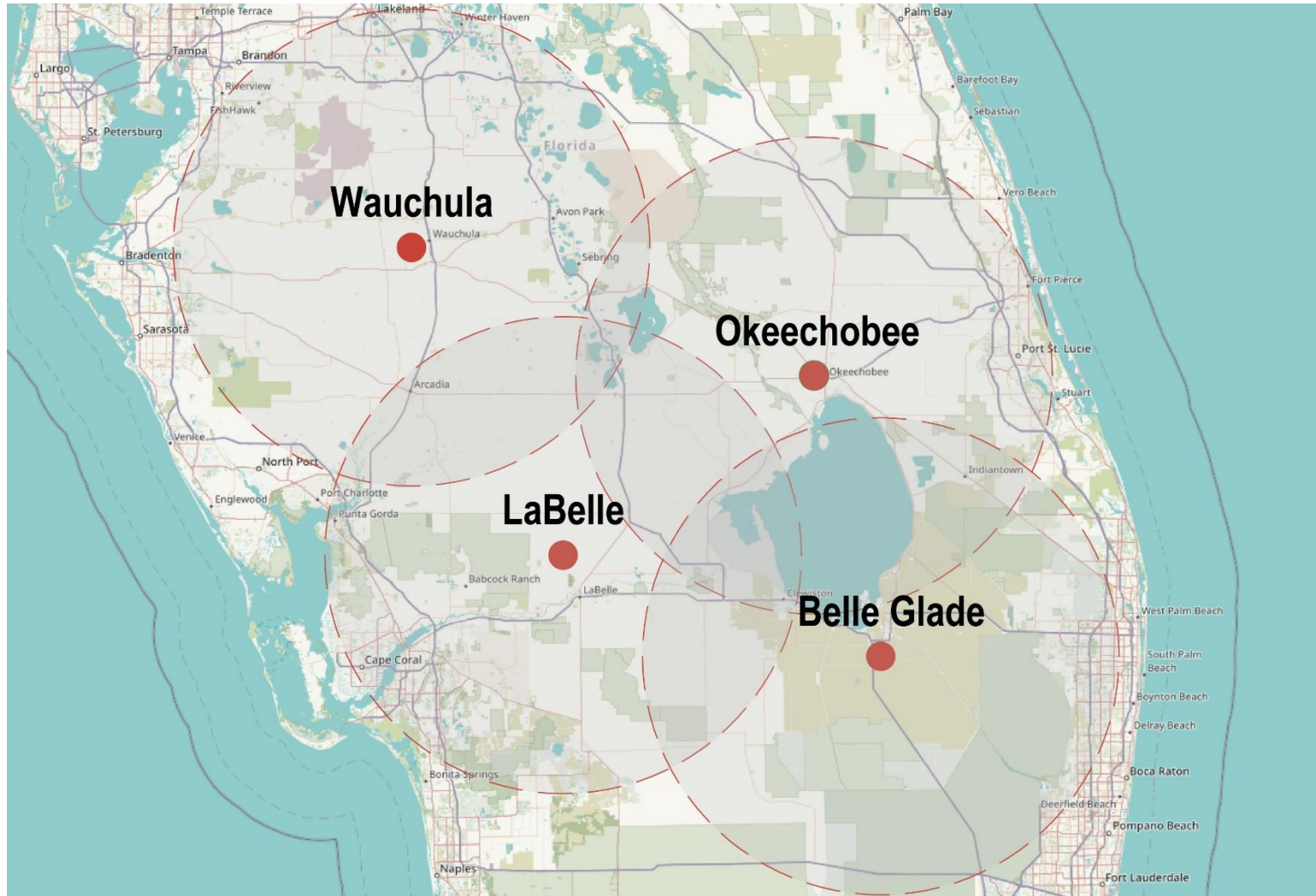
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Future Locations

- Wauchula
 - 640 People
 - 17 Acres
- Okeechobee
 - 480 People
 - 10 Acres
- LaBelle
 - 480 People
 - 12 Acres
- Belle Glade
 - 400 People
 - 15 Acres



One Hour Driving Radius

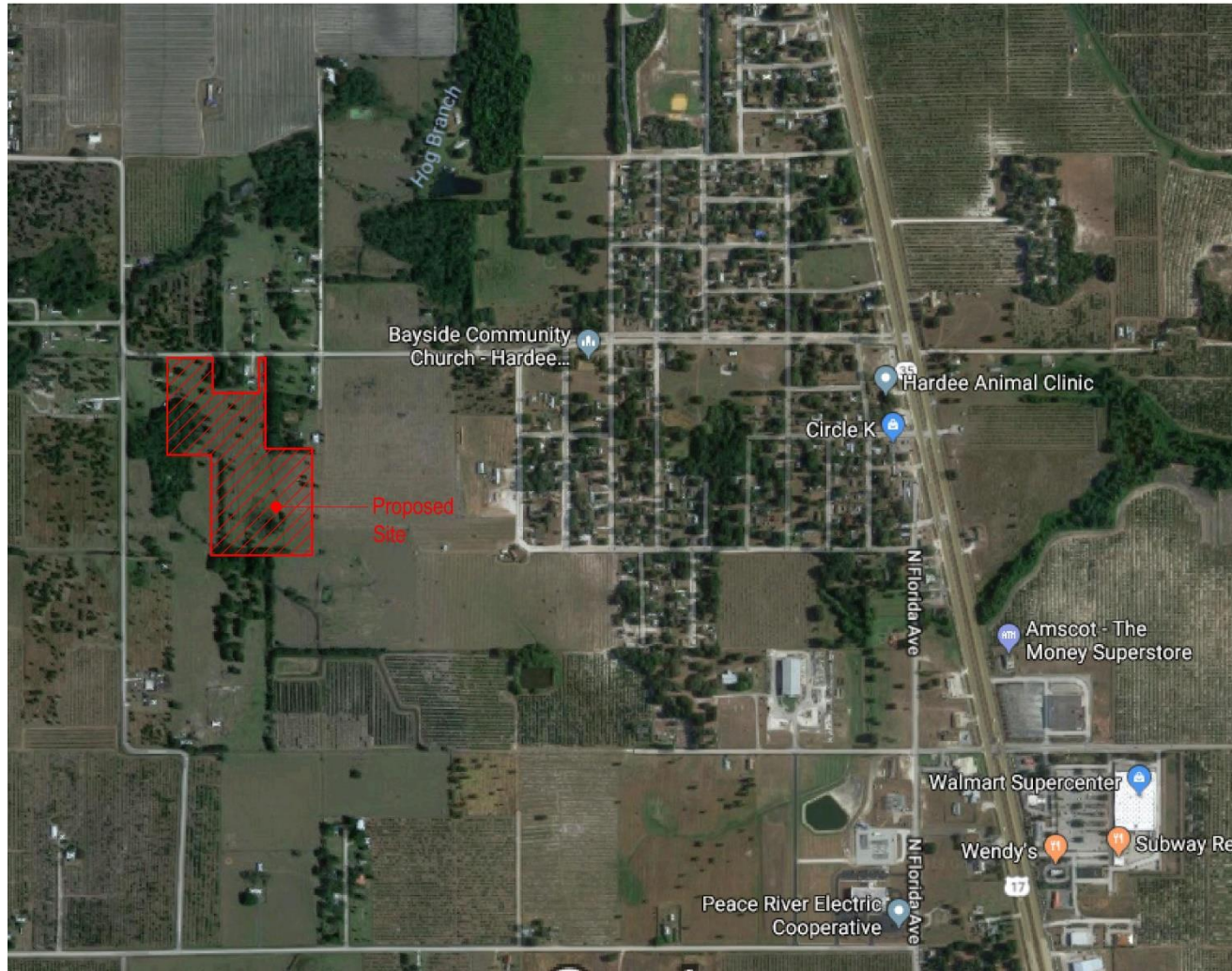


10 Mile Driving Map



Wauchula, Hardee County

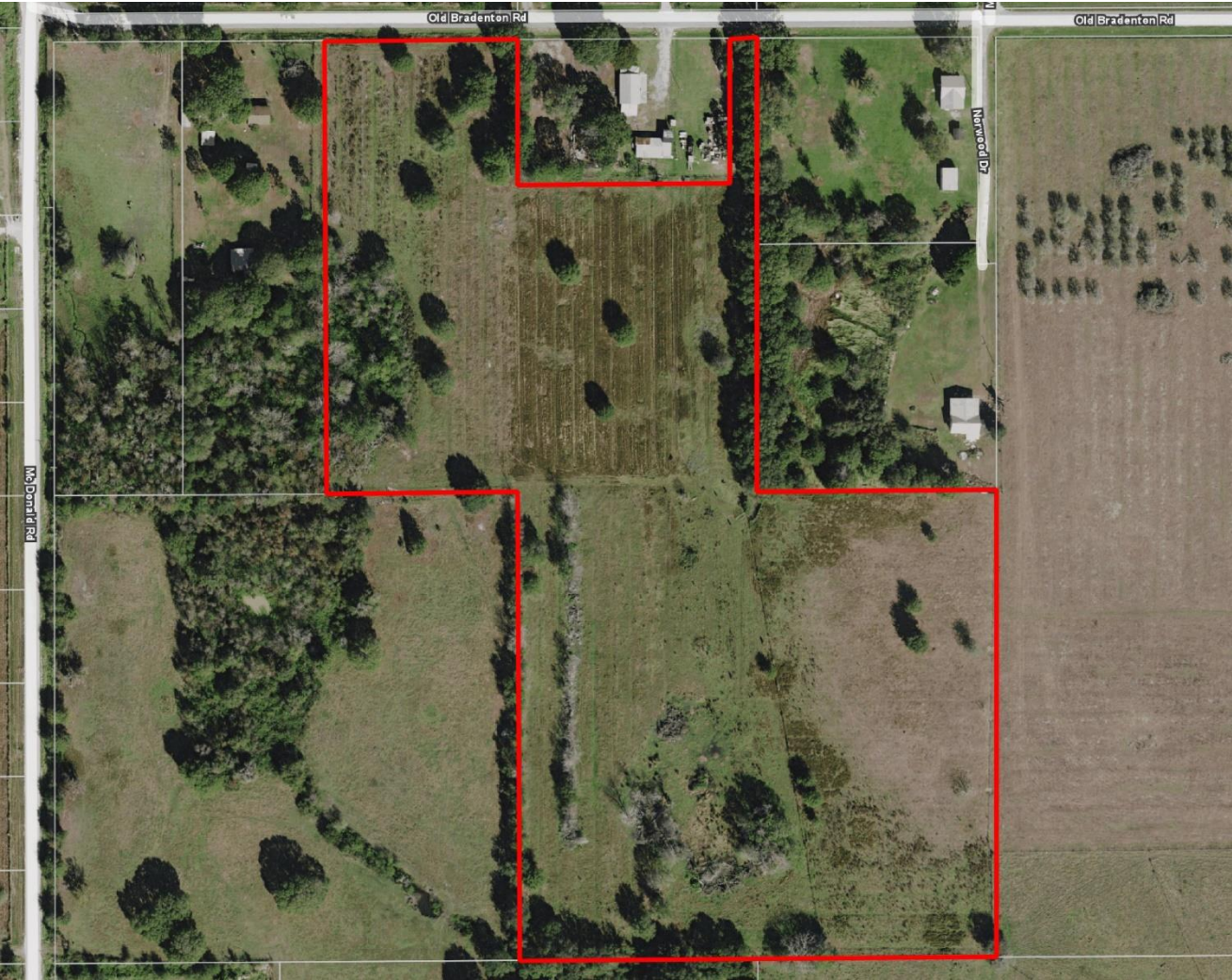
Neighborhood Map



Wauchula, Hardee County



Aerial Site Plan



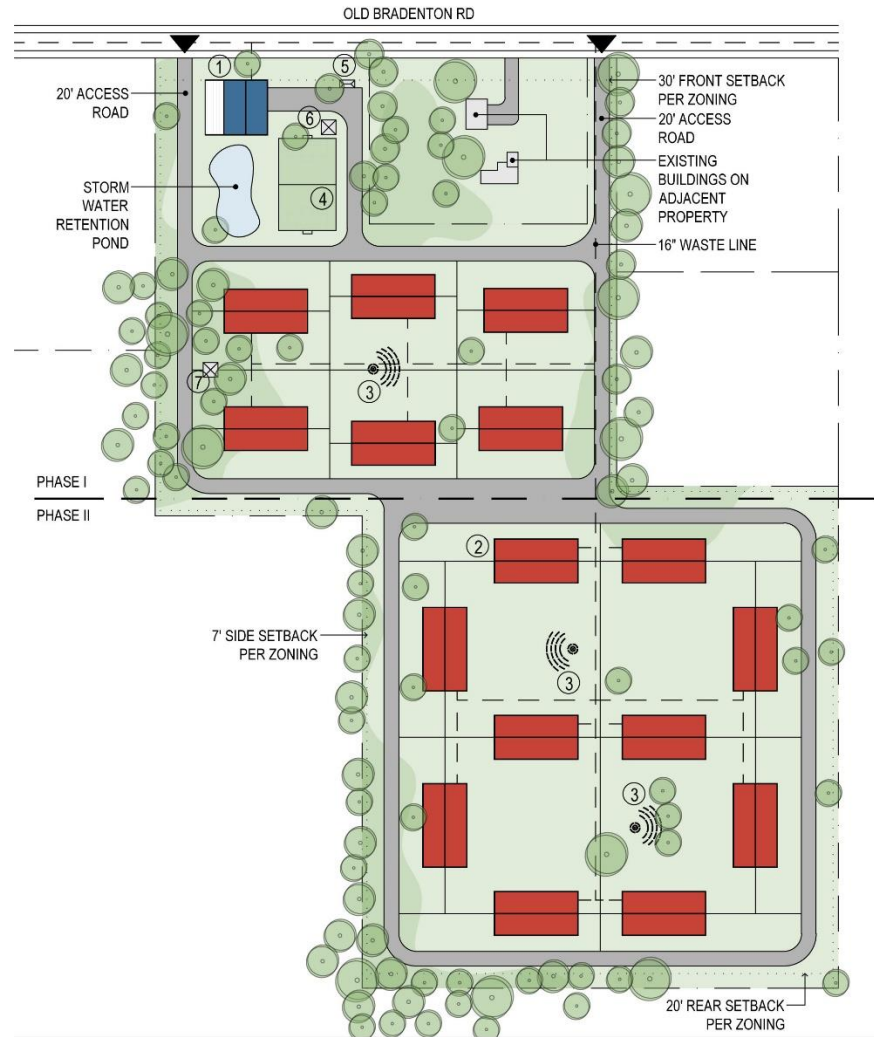
Wauchula, Hardee County



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Site Plan



Wauchula, Hardee County

AgraPlex II Campus



Wauchula, Hardee County

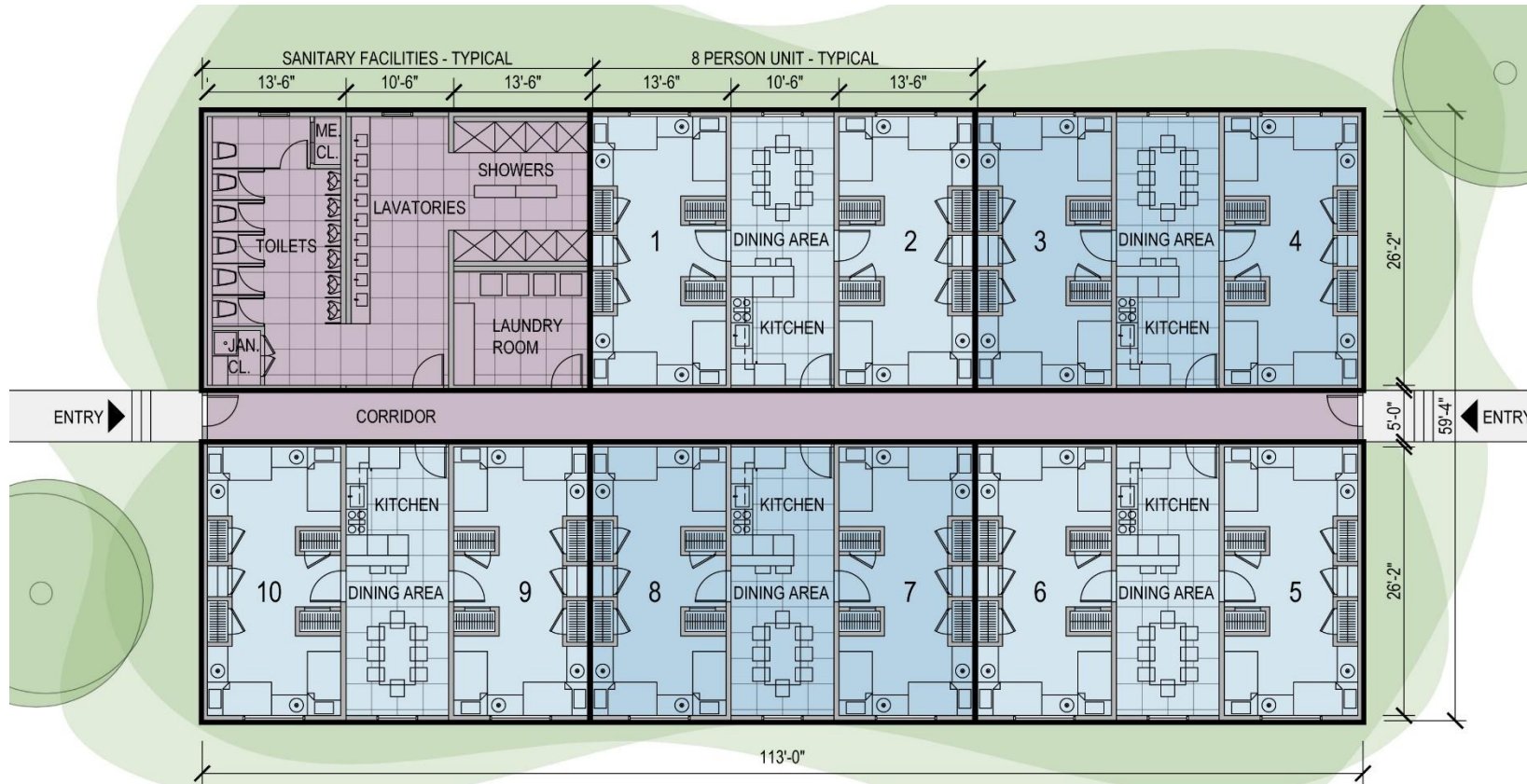
Administration Building



Wauchula, Hardee County



40 Bed Housing Accommodation



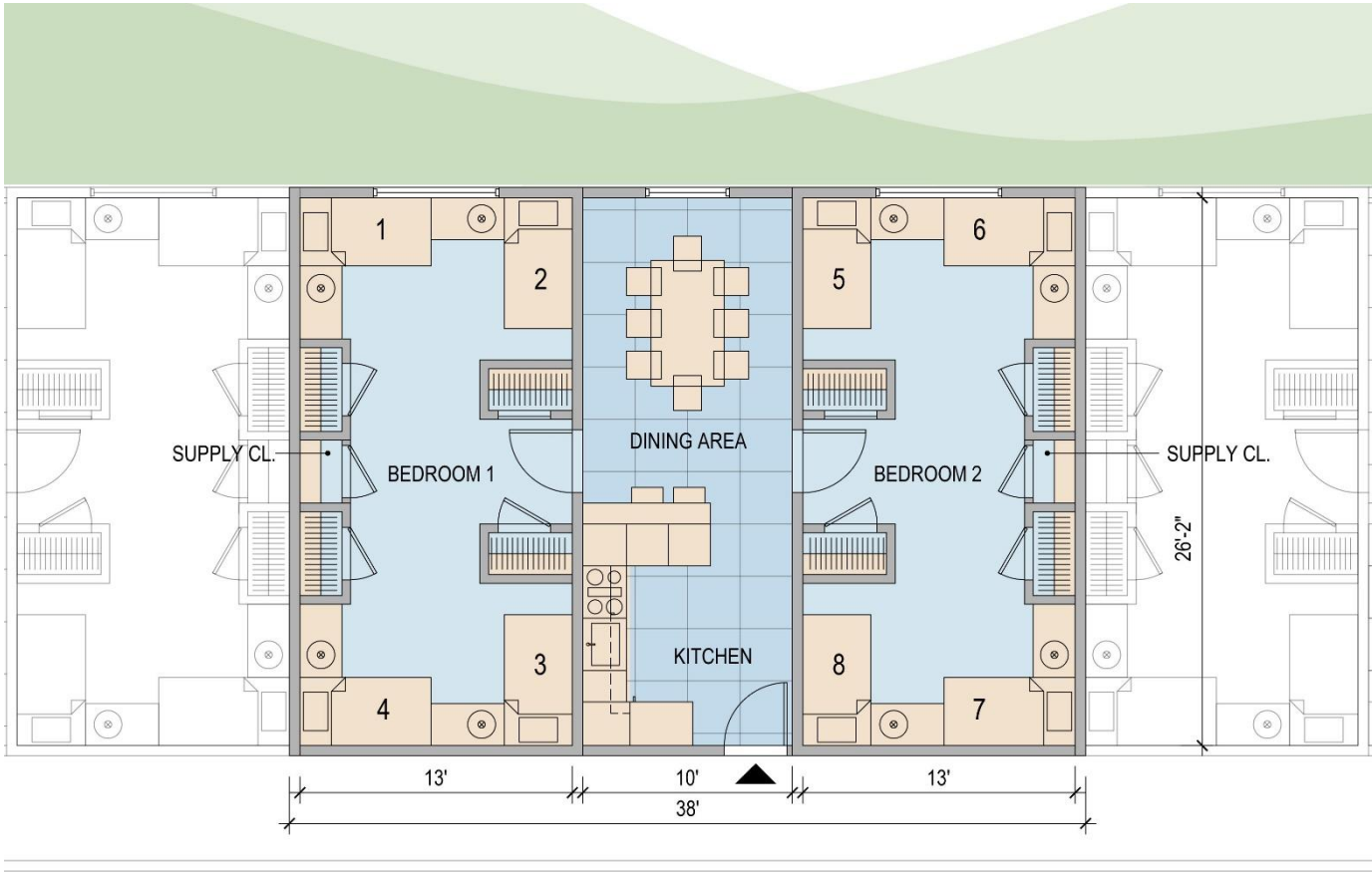
Wauchula, Hardee County

A Growers'/Harvesters' Designated Building



Wauchula, Hardee County

Typical Unit



Wauchula, Hardee County



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The Result

“The Agricultural industry is going through a transformation that requires the growers and harvesters to provide a sustainable living environment that dignifies and enhances the morale of the migrant worker and delivers value to the local community.”

AGRAPLEX II meets this fundamental goal through their proprietary building technology and housing support solution.

Investment

<u>Total Initial Investment:</u>	<u>\$8,785,333.00</u>
Per Annum ROI on Debt:	\$453,999.00 @ 6.5% Interest per Year*
Per Annum ROI on Equity:	<u>\$596,161.00 @ 80% Net Profit for 3 YRS.*</u>
Total Per Annum ROI:	\$1,080,161.00

*Note: After 3 Yrs. the equity proceeds distribution is restructured at 50%-50% with AgraPlex II's management or the management buys out the equity partner's position. The equity investment of \$1,800,00.00 has an annual ROI of 43% per Yr. for the initial 3 Yrs.

In addition, after 3 Yrs. AgraPlex II's management will refinance the debt portion with another entity.

Use of Proceeds

<u>Use of Funds</u>		<u>Remarks</u>	
Land			250,000.00
Site Work	Foundation, Utilities, Earthworks		800,000.00
Permits			50,000.00
Construction	Total SF = 111,670		6,221,650.00
Soft Costs	A/E, Site Engineering, Legal, Site Planning /Approval, Financing, Mgmt., Travel, Misc.		725,000.00
Contingency	3%		241,400.00
Subtotal:			\$8,288,050.00
Cost of Debt	Over 12 months Construction Period @ 6%		<u>497,283.00</u>
			\$8,785,333.00
Equity	Partner invest 20%		\$1,757,066.00
Debt	AgraPlex invest 80% (Bank or Private Investor)		\$7,028,267.00
Total Initial Investment:			\$8,785,333.00

Operating Income Proforma

640 Man H2A Labor Housing P&L Projections			
	Year 1	Year 2	Year 3
Revenue			
Housing (based on 40 wks of operation 640 men @ \$70/wk)	\$ 1,792,000.00	\$ 1,792,000.00	\$ 1,792,000.00
Laundromat coin operated (based on \$5pp x 640 x 40wks)	\$ 128,000.00	\$ 128,000.00	\$ 128,000.00
A La Carte (based on 640 x \$7pp x 40wks)	\$ 179,200.00	\$ 179,200.00	\$ 179,200.00
Total Gross Revenue	\$ 2,099,200.00	\$ 2,099,200.00	\$ 2,099,200.00
Operating Cost/Annual Bases			
Professional Services (Legal, Accounting, Permits, License Fees, Inspections, Fines, Taxes, Pest Control, Garbage Hauling)	\$ 244,000.00	\$ 232,000.00	\$ 232,000.00
Management & Maintenance (Site Mgr., 3 Security, Nurse, Superintendent/Maintenance, Equipment/Repair, Housekeeping, Equipment Operating Costs, Ground Equipment lease rates, Annual Cleaning, Contingency)	\$ 586,000.00	\$ 686,000.00	\$ 686,000.00
Utilities (Water, Sewage, Electricity, Gas)	\$ 70,000.00	\$ 82,000.00	\$ 82,000.00
Total Expenses	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00
Earnings Before Interest & Taxes	\$ 1,199,200.00	\$ 1,199,200.00	\$ 1,199,200.00

Wauchula, Hardee County

Return On Investment

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<u>Earnings Before Interest & Taxes:</u>	\$ 1,199,200.00	\$ 1,199,200.00	\$ 1,199,200.00
Cost of Debt @ 6.50%	\$ (453,999.00)	\$ (453,999.00)	\$ (453,999.00)
Return to Investor	\$ 745,201.00	\$ 745,201.00	\$ 745,201.00
<u>Distribution of Proceeds:</u>			
To Equity Investor: 80%	\$ 596,161.00	\$ 596,161.00	\$ 596,161.00
To AgraPlex: 20%	\$ 149,040.00	\$ 149,040.00	\$ 149,040.00



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For More Information: 201.489.0419