



Jobenomics Urban Agriculture Program

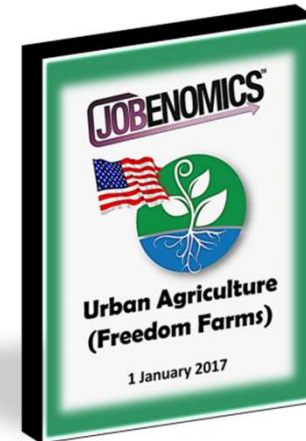


Chuck Vollmer
10 March 2019

Jobenomics Urban Agriculture



- **Team:** Jobenomics is teamed with ACTS Freedom Farms of America.
- **Mission:** Provide a solution to food shortage through self-sustaining and supportive live-work communities.
- **Vision:** Provide quality foods in harmony with the global environment, while empowering individuals to become an important partner in high-tech controlled environment agriculture.
- **Strategy:** 1) home ownership combined with an agriculture career, 2) corporate owned indoor commercial growing operations and 3) train "high-tech controlled environmental agricultural farmers.



ACTS



**Goal: Establish 25,000 new jobs within grow centers,
and another 25,000 ancillary jobs.**

Jobenomics Chicago Urban Farming



- Initial cadre will be mostly veterans (vetting and financing considerations) but will also include non-veterans.



**Converted
Warehouse
With Controlled
Environment & Vertical
Farming Systems**



- AG Core is the corporate team that manages and trains new recruits until they are capable of assuming the responsibility to run entire operation.
- Each micro-farm will consist of the land and a leased greenhouse that will be equipped and supplied by AG Core.



**Secure Produce On
Demand (POD)
Greenhouse**

**GAP, GHP, FSMA
Compliant Greenhouse**



Base earnings will be \$35,000 to \$40,000 annually with bonuses and profit sharing upon completion of first year.

Produce On Demand (POD) System

Off-Grid Configuration



A POD is for growing.
Processing and packaging will
be either conducted in the
POD or secondary sites.

100kW Solar Array

**Modular
Growing Facility**

**EV Refrigerated
Truck & Charging Station**

**HVAC/Power
& 20kW
Storage Station**

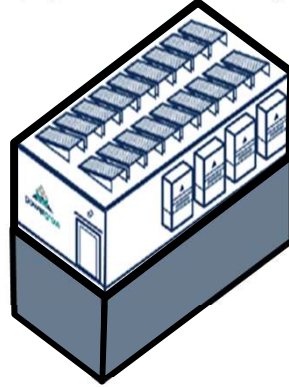
Produce will be harvested every 30-60-90 days depending on crops.

Live/Work/Office Units

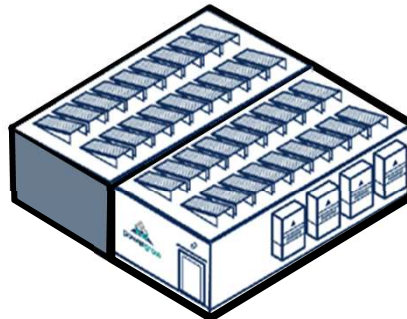
- **Affordable Multiuse Configurations:** Home, farm, office.
- **Livable:** from 1,000sf single family to 3,000sf multi-family.
- **Environmental:** LEED certified, insulated, mold resistant, solar
- **Suitable for small lots (1/8 acre) & spaces:**



Vertical Configuration (up to 3 stories)



Horizontal Configuration (Attached or Detached Units)



Modular/Portable



Proven



(TV Star Rick Harrison's Pawn Plaza in Las Vegas was built with the same manufactured modules as a POD)

**Micro Farmer will be part of a Local LLC
with profit sharing amongst all team members.**

Affordable Local Businesses



- **Year End Cash Balance:** Year 1 = \$350,000, Year 2 = \$650,000.
- **Indoors versus Outdoors:** 5-acre comparison: Indoor is 18-times more productive, Indoor generates 50% more revenue, Indoor EBIT is 434% higher than outdoor agriculture.

Earnings Before Interest & Taxes

Significantly more efficient and cost effective than outdoor farming.

Live/Work Eco-Communities



Opportunity Zone Fund financing available.

Live/Work/Play/Retire Complex



Meets Chicago's desire for affordable homes, safe communities, green eco-friendly facilities, and business/employment initiatives.

Opportunity Funding Available For Jobenomics Chicago Urban Agriculture

■ Opportunity Zones

- 8,000 designated under-resourced Census tracts

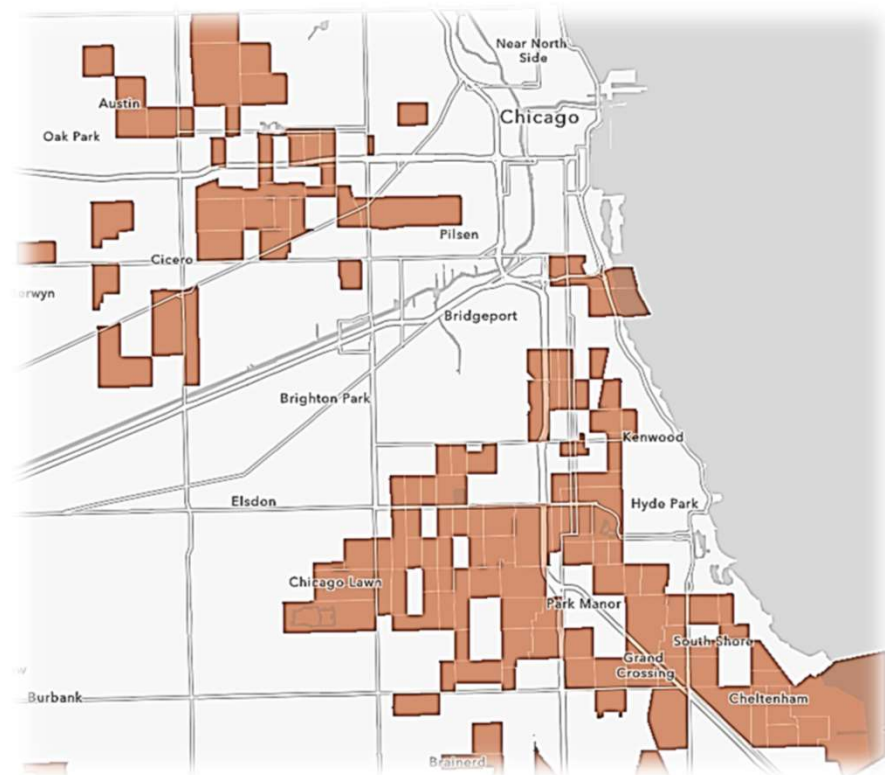
■ Opportunity Funds

- Preferential tax treatment for investment in economically-distressed communities

■ Investor Tax Benefits

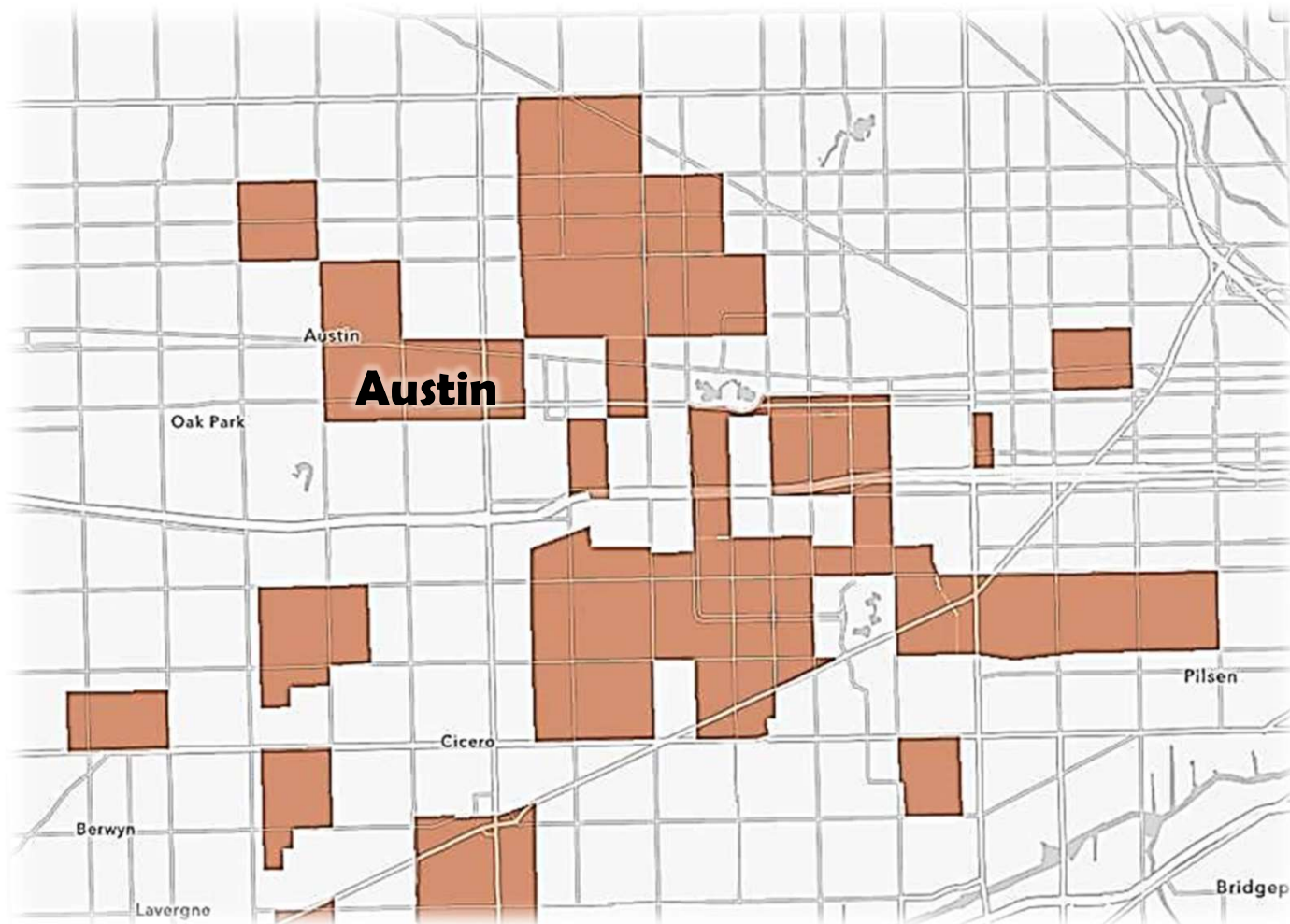
- Deferral of capital gains on property and equipment.
- Elimination of all taxes on capital gains if held 10-years

Chicago Opportunity Zones



Part of the 2017 Tax Cuts and Jobs Act, Opportunity Zones promise positive social impact by driving billions of dollars in long-term investment into under-resourced communities.

Under-Resourced Neighborhoods Near Austin Chicago Opportunity Zone



Key South Austin Stats: 41,600 population, 95% African American, 69% Single Mom households, 39% poverty rate, 44% working age men employment and 27% with no high school diploma.

Austin Area Examples of Locations That Are Opportunity Zone Qualified

Initial real estate survey conducted January 2019



#9: 5,400 SF, 0.23 AC, \$295,000



#3: 80,000 SF, 2.2 AC, \$1,000,000

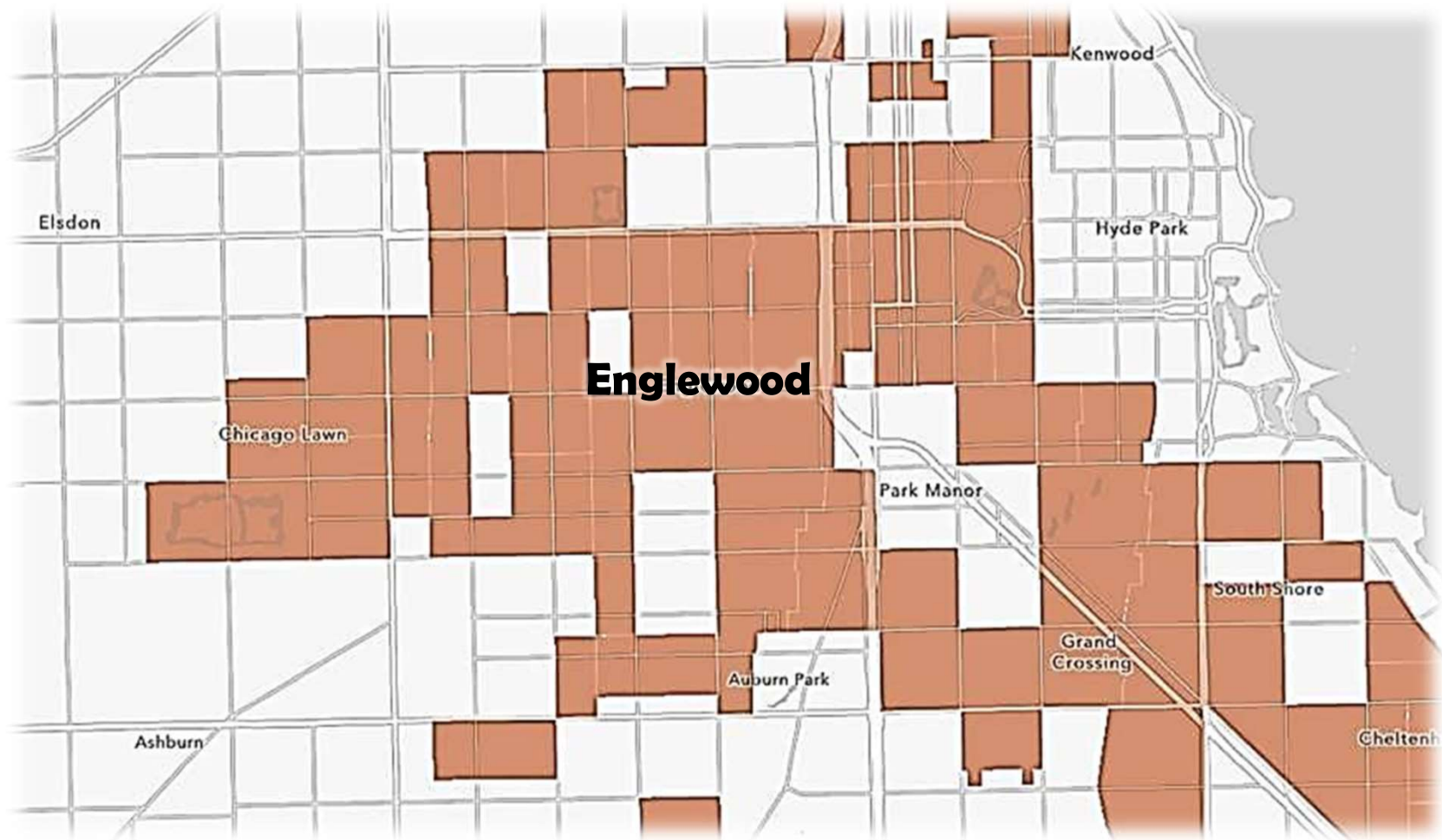


#10: 20,000 SF, 0.62 AC, \$1,299,000



Numerous Opportunity Zone locations are available.

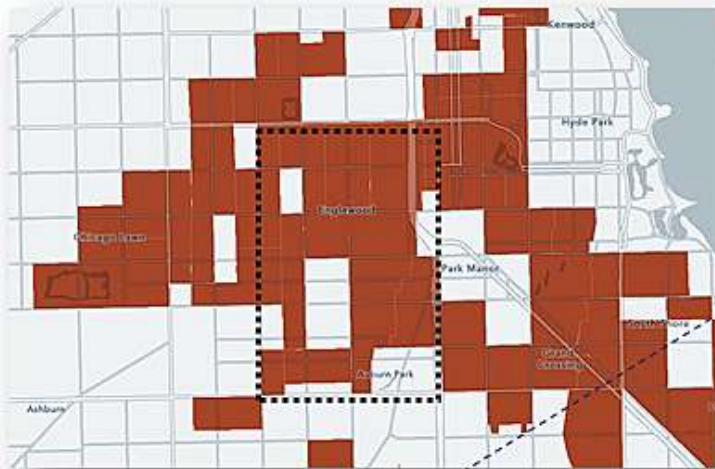
Under-Resourced Neighborhoods Near Englewood Chicago Opportunity Zone



Key Englewood Stats: 30,700 population, 95% African American, 80% Single Mom households, 54% poverty rate, 41% working age men employment and 28% with no high school diploma.

Englewood Area Examples of Locations That Are Opportunity Zone Qualified

Initial real estate survey conducted January 2019



#1: 57,000 SF, 1.4 AC, \$490,000



#5: Empty lot, 0.15 AC, \$1000,000



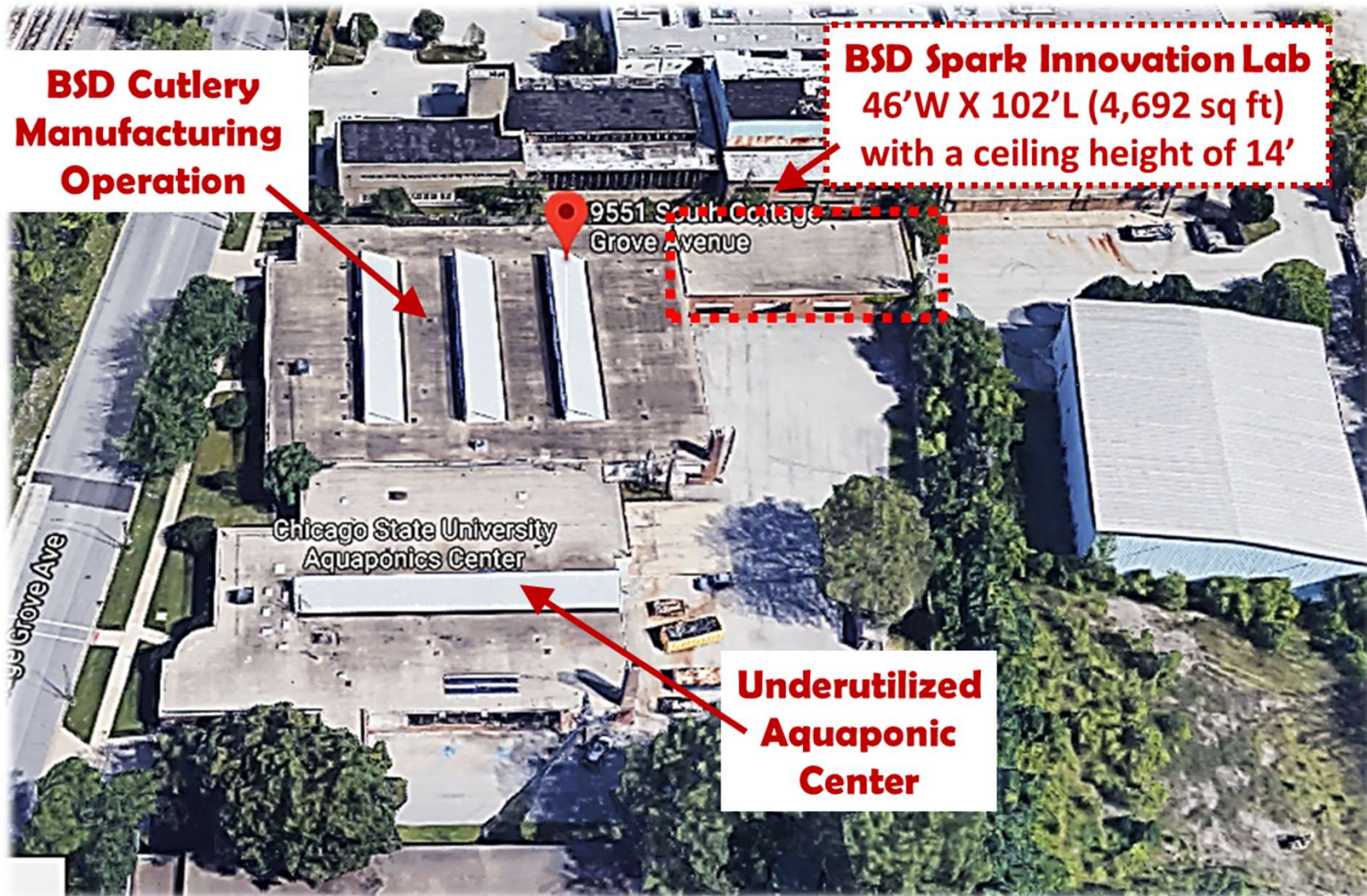
#2: 23,000 SF, 1.6 AC, \$1,150,000



Active food processing facility

Numerous Opportunity Zone locations are available.

BSD Industries L3C



9551 South Cottage Grove Avenue, Chicago.

Produce On Demand Launch Model



Vision

Structured Program Launch Built To Scale

- Start growing in a **Produce On Demand** facility that can be expanded into larger grow facilities and areas:
 - 3-5 employees in Year 1 with a POD 48'W x 48'L x 11'H
 - 20 – 30 employees in Year 2 with addition of greenhouses or POD expansion
 - 150 employees by Years 4/5 with full master plan
- Up to 100% equipment financing with appropriate credit rating
- Start with specialty crops and expand to greenhouses
- Create permanent career paths and business ownership

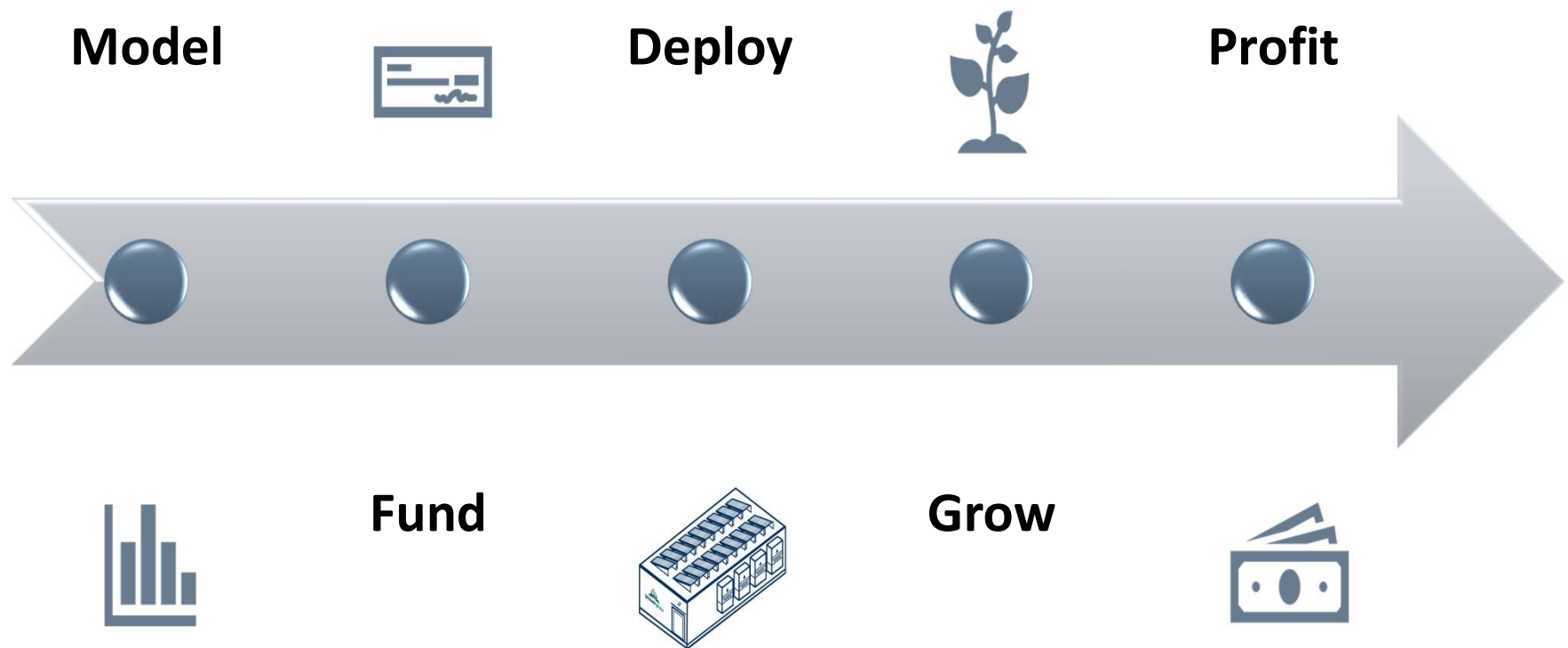
Model

Local Ownership With National Support

- Local ACTS FFA LLC manages POD growing operations with support from Corporate, partners and suppliers
- Local ACTS FFA LLC secures \$300,000 in operating capital
- Structured support managed by ACTS FFA Corporate and PowerGrow
 - Funding: 100% equipment financing for POD Grower Training Food Quality: GAP, GHP & FSMA and Organic Certification from FSA Farm Service Administration
 - Marketing & Sales support: revenue stream for ACTS Corporate
 - Veteran Support (USDA & VA)
- Sell direct to retail grocers, farmers markets, food service restaurants, hotels, etc, universities and other buyers

Process

Fast Track To Launch And Profitability

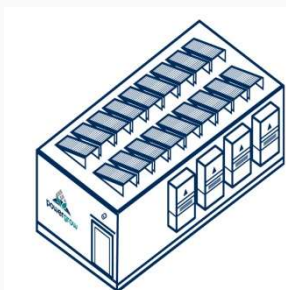


120 days for delivery and setup under Fast Track.

Scaling Into Local Markets

Launch – Expand – Scale

POD LAUNCH

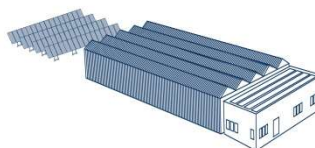


**Growing Crops and
Generating Revenue in
60 to 90 Days**

3-5 Direct Jobs

YEAR 1

1 ACRE POD EXPANSION or 1 TO 5 ACRE GREENHOUSE

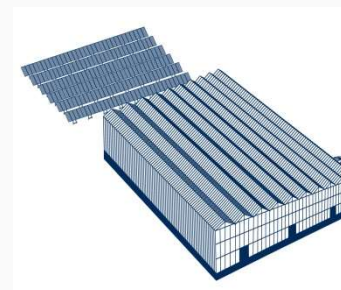


**Expandable Footprint
for Market Expansion
and Multiple Crops**

20-30 Direct Jobs

YEAR 2

5 TO 15 ACRE GREENHOUSES



**Maximizes Economies
of Sale, Revenue
and Profits**

150 Direct Jobs

YEARS 3 - 5

**10-50 PODs Located
throughout The District of Columbia**

**1-3 Locations
In DC-MD-VA Metro**

Modular Fast Launch Strategy

Produce first crops 30-60 days following set up of POD

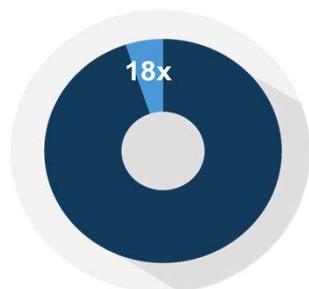


- ✓ Fast Ramp: Revenue & Profit in Year 1
- ✓ Remote monitoring and management
- ✓ Mitigates grower performance risk
- ✓ Long-term facility flexibility

Growing operations begin 120 days after lease approval and ordering of the capital improvements.

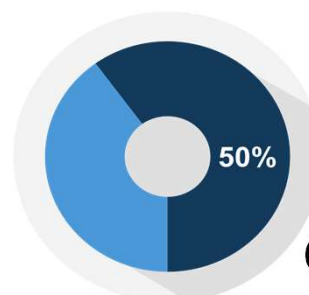
5-Acre Greenhouse

Large Scale Jobs Engine



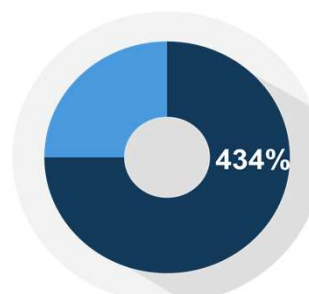
Acre Comparison

Indoor: 5
Outdoor: 93



Revenue Comparison

Indoor: \$3,389,829
Outdoor: \$2,259,886



EBIT Comparison

Indoor: \$874,822
Outdoors: \$201,322

Performance Categories	5 Acre High-Tech Greenhouse Grape Tomatoes
Acreage Under Glass	5
Growing Area (% actually planted)	95%
Growing Area in Square Footage	206,910
Yield per Square Foot	0.71
Total Yield per planting	146,906
Number of Plantings per year	10
Waste factor for transport and processing	94%
Estimated Yield to Market:	1,377,979
Estimated Market Price Per Pound	\$2.46
Estimated Gross Revenue	\$ 3,389,829
Cost of Labor, Seed, Water, Chemicals/Fertilizer	\$ 1,394,573
Cost of Lease and Power	\$ 1,046,980
Total Cost to Grow	\$ 2,441,553
Net income before shipping:	\$ 948,275
Cost of Shipping	\$ 73,453
EBIT	\$ 874,822

Significantly more efficient and cost effective than outdoor farming.

Support Programs

Federal, State, Local & National Team

■ Financial

- Land Acquisition, POD & Equipment Funding, Operating Capital

■ Operational

- Food Safety: GAP, GHP, FSMA
- Organic Certification
- Staff Augmentation with Subject Matter Experts

■ Sales & Marketing

- National Retail Produce Off-Taker Programs

■ Growing Expertise

- Upstart University, U of A CEAC, Master Grower Services
- ACTS FFA extensive training ongoing.
- Local Universities and colleges will utilize PODs as remote training centers for students.

ACTS FFA Management Team



Business Innovation, Analytics, Fulfillment And Business Economics Experts



Michael Buehler

CEO & President
Business
Innovation



Bill O'Connor

Chief Analytics
Officer
Project Financing
Expert



Robert Flegal

Chief Operating
Officer
Fulfillment Expert



Chuck Vollmer

Vice Chairman,
ACTS FFA
Advisory Board



**ACTS Freedom Farms Advisory Board Members include
controlled environment agriculture and fertigation experts.**

Contact Information



R. Michael Buehler, CEO ACTS Freedom Farms of America,
949-295-1337, RMB@ACTS.ws

Chuck Vollmer, Jobenomics Founder and President,
703-319-2090, cvollmer@jobenomics.com

Dr. Dorrelle L. Burnett, Jobenomics Chicago Team Leader and
CEO of Chicago-based CFCI Foundation, 312-890-1988,
dorrelle@cfcifoundation.org, www.cfcifoundation.org
www.Jobenomics.com

Willie Woods Jr., Jobenomics Chicago, ACTS FFA Regional
Manager, (630) 263-3353, wtwoodsjr.2@gmail.com