

PHP MULTI-VARIETAL INDOOR FARM SYSTEM  
 LIMESTONE CITY COOPERATIVE HOUSING  
 ELLIOTT AND DIVISION STREETS, KINGSTON

**FINANCIAL PROSPECTUS**

**CAPITAL COSTS**

	Floor area square feet		cost per sf.	
BUILDING	7,425	\$	200.00	See Multifamily Mortgage
	total number of grow bays		const cost per bay	
PHP REVI SYSTEM	585	\$	12,000.00	\$7,020,000.00
	categories			cost estimates
SOFT COSTS	DESIGN COSTS 4% of construction			\$280,800.00
	ENGINEERING, LEGAL contingency			\$55,000.00
	SERVICES contingency			\$120,000.00
SUBTOTAL				\$455,800.00
<b>TOTAL COSTS</b>				<b>\$7,475,800.00</b>

**OPERATING COSTS**

	usage- .75 kw/hour/bay X 24 hours		cost/watts/hour	annual consumption
UTILITIES	10,530	\$	0.0125	\$48,043.13
	2 full time production managers @ \$40/hr		paid hours + benefits	total management fees
MANAGEMENT WAGES	\$80.00		2,100.00	\$168,000.00
	30 full and part time staff average \$23.00/hr		\$690/hr X 1500 hrs	volunteer costs
LABOUR WAGES	\$690.00		1,035,000.00	\$0.00
	Number of Bays		Consumption per Bay/day	annual consumption
SUPPLIES	585		\$0.75	\$160,143.75
	Cost per Kg		% of VP production by weight	annual cost
LOCAL DELIVERY	\$0.45		137,592.00	\$61,916.40
	Floor area square feet		cost per sf.	annual cost
INSURANCE/TAXES, ETC	7,425		\$25.00	\$185,625.00
	Floor area square feet		cost per sf.	annual cost
LEASE TO LCCH	7,425		\$25.00	\$185,625.00
	Total Mortgage Amount		6% rate, 50 yr, monthly.	annual mortgage
EQUIPMENT LOAN	\$ 7,475,800.00		\$35,873.00	\$430,476.00
<b>TOTAL OPERATING COSTS</b>				<b>\$1,239,829.28</b>

**REVENUE**

	585 bays x 280 vp/bay = # VP*/ crop		Crops per year average	Annual VP* production
PRODUCE PRODUCTION	163,800		4	655,200.00
	Annual VP production		VP average retail price	
TOTAL PRODUCE SALES	655,200		\$3.50	\$2,293,200.00
TOTAL OPERATING COSTS				-\$1,239,829.28
<b>RESIDUAL INCOME (apply to housing cost)</b>				<b>\$1,053,370.73</b>

VP\* Vegetable Placement ( head of lettuce, bundle of carrots or beets) approximately 350 grams in weight.

planetary harvest projects