



USVI HEMP FARM

OPPORTUNITY ZONE

FUND

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This Qualified Opportunity Zone Fund represents direct ownership in an industrial hemp farm located in St. Croix USVI. This \$9mm single-asset fund project has been organized by Jack Thomas and his local management team. This group has both the government relations and strong community ties needed to succeed. Jack has also partnered with industry-leading Green Point Research (GPR) to advise/manage on seed selection, farming, processing, and distribution. Coupling the ideal growing environment with multiple tax advantages should allow this project to be the lowest cost producer of high-quality CBD oil in the U.S.

- The JV with Green Point Research will allow the farm to wet bail 2000-pound bags of biomass to GPR's Industrial Processing Center and Process into CBD oil. GPR will then further process the CBD oil into high margin Isolates
- Investors will benefit from the USVI EDC tax program (2.31% effective corporate tax rate) as well as the OZ tax laws
- The Fund is designed to pay high-current income and benefit from the tax-free sale of the business after 10 years



REASONS TO GROW IN ST. CROIX

- St. Croix features reasonable land and labor costs and has the ideal growing environment for hemp given the sun, soil and rain
 - › 3+ crops expected annually
- USVI projects have the protection of the US law and court system
- The island is geographically situated to take advantage of global shipping
 - › St. Croix is Exempt from Jones Act, resulting in reduced shipping costs
- Locally sourced ethanol from St Croix's rum distilleries will benefit CBD extraction costs



ECONOMIC DEVELOPMENT COMMISSION TAX INCENTIVE PROGRAM

Sanctioned by the U.S. Treasury, the Economic Development Commission (EDC) offers an attractive tax incentive program for companies located in the USVI. The benefits include:

- 90% reduction in corporate income tax
- 100% exemption on gross receipt tax
- 100% exemption on business property tax
- 100% exemption on excise tax payments
- Reduction in the customs duty from the standard 6% to 1%



The EDC program alone should represent more than a 20% tax advantage over all other U.S. hemp farms

BENEFITS OF A QUALIFIED OPPORTUNITY ZONE FUND

Qualified opportunity zones (QOZs) defer, reduce and eliminate capital gains to unlock substantial tax incentives

Defer initial tax by re-investing any form of capital gain within 180 days into a QOZ fund

Stay invested in the QOZ fund for least 5 years and reduce your taxes by up to 10%*

Completely eliminate the tax on new capital gains from your QOZ investment after the 10-year mark

TERMS OF THE FUND

Summary of Terms for Investors

THE FUND

The Fund investment will represent direct ownership in 70% of the described St. Croix hemp farm (including land, long term lease, buildings and equipment, as well as the enterprise value). The Manager plans on operating the farm for a minimum of 10 years to maximize the OZ advantage.

Capital Raise	70% equity - \$9million
Project Duration	10 years+
Private Placement Exemption	Regulation D
Investor Qualification	U.S. accredited investors only
Leverage	None
Minimum Investment	\$200,000
Lock-Up	One Year
Management Fee	0%
Developer Equity	30%
Preferred Return	8%

EXPECTED INVESTOR RETURN

Based on Expected Financials

Initial Company Valuation	\$12,857,143
Assumed Investment	\$1,000,000
% Ownership of Company	7.8%
Before Tax IRR	60%

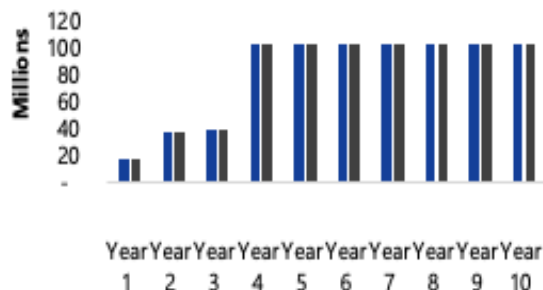
*Assumes price of \$2000 per kg for Distillate

** Price declines 5% per annum

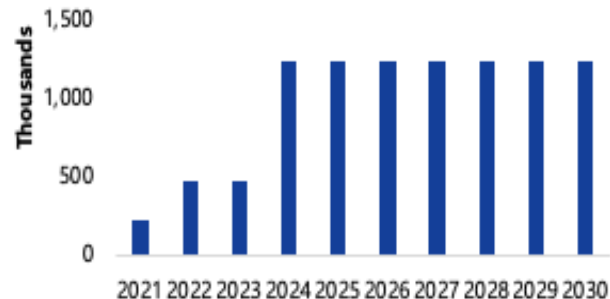
Year	Dividend
2021	\$223,935
2022	\$461,670
2023	\$474,659
2024	\$1,224,185
2025	\$1,224,185
2026	\$1,224,185
2027	\$1,224,185
2028	\$1,224,185
2029	\$1,224,185
2030	\$1,224,185
Year 10 EOY Valuation	\$102,873,030
Share of Enterprise Value	\$8,001,236

**Assumed valuation is 6x EBITDA

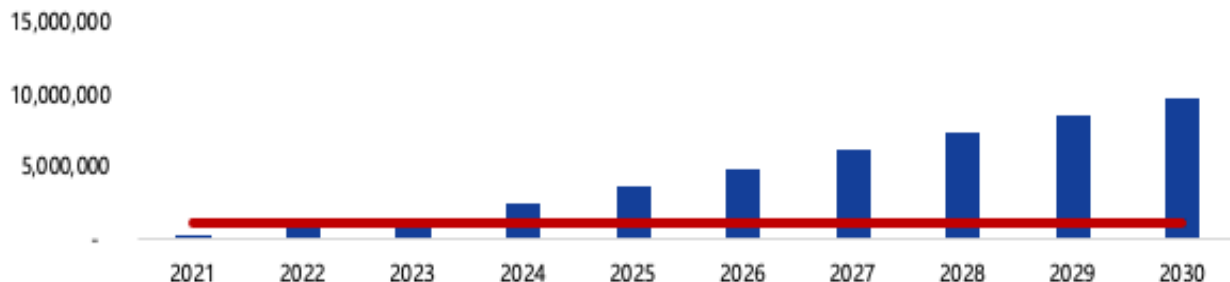
Assumed Enterprise Total Company Value



Yearly Dividend Income



Assumed Investor Payback Schedule



USVI OZ HEMP FUND

Project Budget

Item	#	Total
Land (acres)		369,000
Land Preparation		300,000
Seeds		20,000
Buildings: Greenhouses	9000 sq.ft.	500,000
Buildings: Lab, Warehouse, Garage	10,000 sq. ft	1,500,000
Buildings: Improvements		-
Infrastructure: Solar, water, Irrigation, Fencing, Generators		600,000
Permitting: Engineering, Surveys SWPP		100,000
Supplies & Equipment: Greenhouses & Field		500,000
Supplies & Equipment: Lab Equipment		25,000
Baler		200,000
Shipping		100,000
Insurance		60,000
Legal & Professional Fees		150,000
Fund Sponsor Commissions		250,000
Green Point Research Equity Stake		1,500,000
Additional option for Green Point		1,000,000
Working Capital		1,826,000
Total		9,000,000

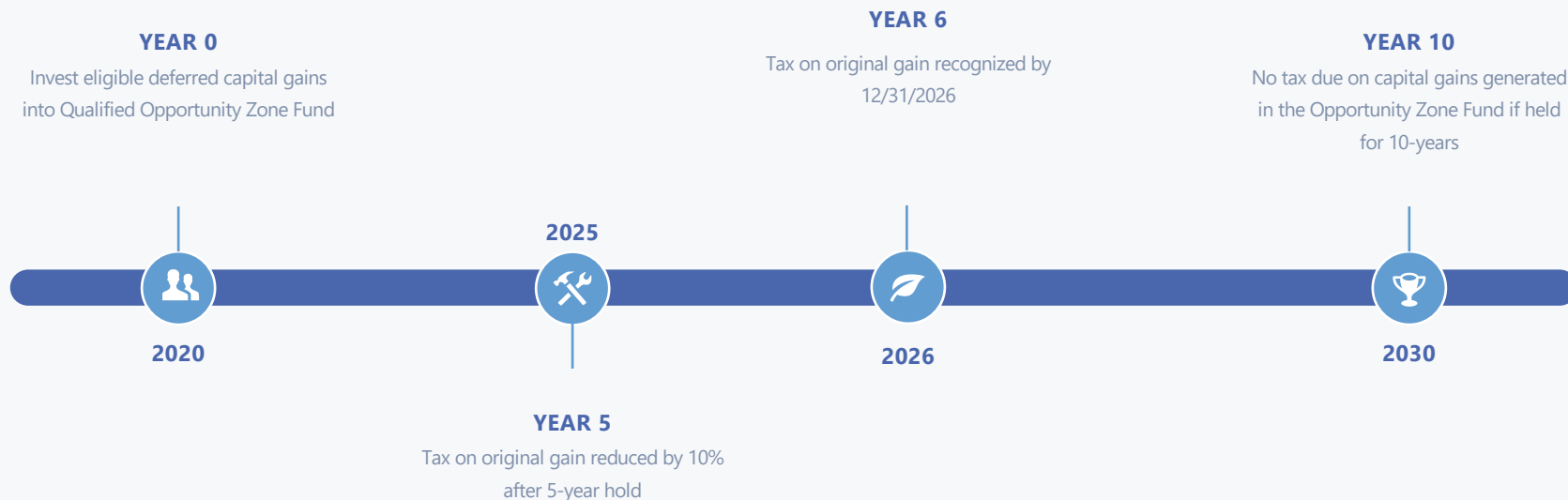
USVI OZ HEMP FUND

Ownership & Waterfall Return Structure

Crucian Hemp Farms, LLLP Ownership & Waterfall Return Structure												
Item	%	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Assumptions												
Amount of Investment	\$ 9,000,000											
Business valuation cap rate	15.0%										102,873,030	
Ownership												
Investor	70.0%											
Developer	30.0%											
Waterfall return												
Investor												
Preferred investor return on investment	8.0%	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 7,200,000
Profit share over and above investor's preferred return		1,295,414	3,435,027	3,551,927	10,297,668	10,297,668	10,297,668	10,297,668	10,297,668	10,297,668	10,297,668	80,366,045
Capital gains											72,011,121	72,011,121
Total		2,015,414	4,155,027	4,271,927	11,017,668	11,017,668	11,017,668	11,017,668	11,017,668	11,017,668	83,028,789	159,577,167
% of total return		78.4%	73.8%	73.7%	71.4%	71.4%	71.4%	71.4%	71.4%	71.4%	70.2%	71.0%
Developer & Operators												
Profit share over and above preferred return		555,177	1,472,155	1,522,255	4,413,286	4,413,286	4,413,286	4,413,286	4,413,286	4,413,286	4,413,286	34,442,591
Capital gains											30,861,909	30,861,909
Total		555,177	1,472,155	1,522,255	4,413,286	4,413,286	4,413,286	4,413,286	4,413,286	4,413,286	35,275,195	65,304,500
% of total return		21.6%	26.2%	26.3%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	29.8%	29.0%
Totals												
Preferred investor return on investment		720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	7,200,000
Profit share over and above investor's preferred return		1,850,591	4,907,182	5,074,182	14,710,955	14,710,955	14,710,955	14,710,955	14,710,955	14,710,955	14,710,955	114,808,636
Subtotal cash return		2,570,591	5,627,182	5,794,182	15,430,955	15,430,955	15,430,955	15,430,955	15,430,955	15,430,955	15,430,955	122,008,636
Capital gains											102,873,030	102,873,030
Total		2,570,591	5,627,182	5,794,182	15,430,955	15,430,955	15,430,955	15,430,955	15,430,955	15,430,955	118,303,985	224,881,667
% of total return		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Before tax IRR (annual)		60%										

QUALIFIED OPPORTUNITY ZONE BENEFITS

The tax cuts and Jobs Act of 2017 offer material tax benefits to investors who re-invest current gains in Qualified Opportunity Zone fund



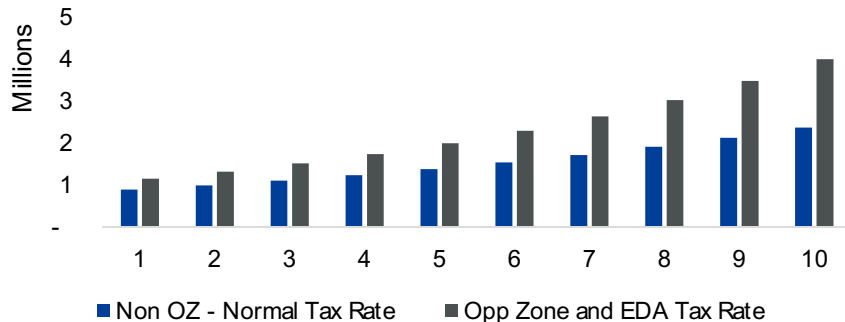
BENEFITS OF OPPORTUNITY ZONE AND EDC TAX

Hypothetic Scenario of \$1 million investment

BENEFITS

- Opportunity Zone tax break allows for deferment of capital gains tax adding 20% to initial investment
- EDA tax policy will allow farm to have an effective tax rate of 2.31% per annum

Hypothetical Investment Returns



- Assuming a 20% per annum return the USVI Farm would enable a \$1 million investment to grow to \$4 million versus \$2.4 million for the same investment in a US based farm
- This does not factor the potential savings from a liquidity event of an Opportunity Zone investment held for 10 years which would increase the savings

Illustrative returns are purely assumptions and not a guarantee; Investing involves risk, including possible loss of principal. If the fund loses money there would be no savings; The USVI Hemp Fund is not suitable for all investors.

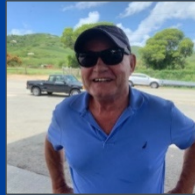
MANAGERS OF THE OPPORTUNITY ZONE

On-the-ground experienced operators



JACK THOMAS

John A. (Jack) Thomas was a senior partner in St. Croix Renaissance Group, LLLP (SCRG), the owners and redevelopers of the former Alcoa facility and Port on St. Croix directly adjacent to the Limetree Bay Refinery, for 17 years. He has been responsible for the environmental mitigation and permitting for a plethora of issues related to the activities at the site. Mr. Thomas has extensive experience with the VI DPNR and EPA Region II. As an example of his success, St. Croix Renaissance Park, the former alumina facility, is now the home of Diageo's Captain Morgan Rum distillery.



PETER ROSS

Peter Ross has over 35 years of planning, building, managing and owning real estate development, management and construction companies. Mr. Ross was instrumental in planning and developing the 4,000 acres for the Carambola Renaissance Resort and Golf Club on St. Croix; Port de Plaisance, St. Maarten; Westin, St. John; Diamond Keturah Resort, St. Croix; and Cormorant Beach Club, St. Croix. Ross also planned, built, managed and owned the Kings Alley Hotel and Kings Alley Walk shopping arcade in Christiansted, St. Croix.



LAURENCE RICHARDS

Larry is a senior construction engineer. Over his extensive career, he has overseen and managed construction on many large government, residential, commercial, educational and public utility projects. After servicing as a commissioned officer in the Civil Engineer Corps of the United States Navy, Mr. Richards moved to California and worked for Del Terra Construction Group and Century Housing Corporation. In 2007, he returned to the USVI as COO of the Virgin Islands Asphalt Products Corporation (VIAPCO).



Farm Cultivator and processing consultant

Green Point Research is the union of agricultural, business and political acumen to form a leading research-based cannabis biomass origination and processing company



David Hasenauer
Chief Executive Officer

David is a leading industry cannabis expert in Florida. He played an integral role in the state's legalization of medical marijuana. David was named to the Hemp Council of Florida, Medical Marijuana Advisory Board of Broward County, as well as elected the President of the Hemp Industries Association of Florida



Michael Dukes
Director of Agricultural Operations

Michael is a renowned agronomist in the cannabis industry. Mike brings a vast wealth of knowledge and 20 years of experience cultivating high-THC cannabis and high-CBD hemp in nearly every growing environment and medium. In addition to owning and operating a nursery in Colorado and hemp farms in Colorado and New York, Mike has consulted and setup numerous licensed cultivation and extraction facilities across the country



Jordan Pace
Chief Operating Officer

Jordan has been instrumental in building Green Point's Florida, Colorado and Colombian operations. He oversees the licensing process, processing facilities, professionals and suppliers utilized, and more. Jordan will coordinate the GPS/St. Croix Farm combination

SPONSORSHIP OF THE FUND

The Javelin team brings decades of experience in sourcing, deploying and investing capital. The team has founded, managed and sold multiple companies in various industries. Javelin Securities, LLC is a registered broker/dealer qualified to manage private placements.



WALLY SULLIVAN

John (Wally) Sullivan has been a successful entrepreneur in the institutional financial space since 1993. He has been involved in the founding, building, and selling of trading firms and platforms including Pulse Trading Inc. and the BlockCross ATS. He subsequently was CEO of Javelin Capital Markets (a derivative exchange) and is on the board of Northern Bank and Trust in Woburn, MA. Mr. Sullivan holds Series 24, 7 FINRA Registrations.



ROBERT DONAHUE

Robert Donahue: a 30 year Wall Street veteran. Was an Executive Director at JP Morgan Securities in the Institutional Equity Sales and Trading division. He has extensive experience in Capital Markets, Equity and Fixed Income Execution, Sales and Research. He has serviced Institutional and Family Office accounts in the US. Was most recently a Director at Investment Technology Group in Boston Ma. Mr. Donahue holds Series 7, 57 and 63 FINRA registrations.



ED MCELWREATH

Ed McElwreath, a 40-year Wall Street veteran, was Citicorp Managing Director, Co-Head of the Government Bond Department and Global Treasury Sales Manager. He has been a consultant and advisor to many prominent Wall Street firms and most recently ran Arbor Research & Trading New York for 15 years. Mr. McElwreath holds Series 24, 7 and 63 FINRA Registrations.

MORE INFORMATION AVAILABLE



Farm Cultivator/Consultant
Green Point Research

<http://www.greenpointresearch.com>

Farm Location

<https://usvi.mapgeo.io/datasets/properties?abuttersDistance=120&latlng=17.698394%2C-64.827189&previewId=409500010100&zoo m=15>

Fund Sponsor
Javelin Securities LLC

<http://thejavelin.com>

IRS-Opportunity Zones
OZ Frequently Asked Questions

<http://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

Map of Shipping Lanes
USVI Renaissance Port to North, Central and South America

<http://drive.google.com/file/d/1zOZAqcxcfv0SzIMjWFM0BWtUuWk8OhVO/view>

Shipping Port Location

<http://earth.app.goo.gl/9bLJU9>



USVI HEMP FARM Service Providers

Fund Administrator:

NES Financial

NES has established itself as a premier Fund Administrator Platform for Opportunity Zone Funds. NES will ensure Opportunity Zone compliance and timely production of financial documents. Their proprietary software allows Institutions/Family Offices to connect directly to them or through a GUI interface.

<https://nesfinancial.com>

Legal Counsel:

Chiesa Shihinian & Giantomadi P.C.

CS&G attorneys represent clients ranging from *Fortune* 10 corporations to family-run businesses. As a result of 2014 Farm Act legalizing the growing of hemp, the firm has developed an expertise in hemp financings and deal structures. Additionally, the firm has highly experienced practice groups in corporate, litigation, government, real estate, intellectual property, environmental and renewable energy.

<https://www.csglaw.com/>

Bank:

Northern Bank and Trust

NBTC is a mid-sized commercial bank located just north of Boston. NBTC has consistently been recognized as a top performing regional bank, in part to its emphasis on technology. This focus has allowed NBTC to grow with its business clients on a national scale and we expect will help this project provide a streamlined and transparent offering.

<https://www.nbtc.com/>

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