

LAND ACQUISITION COSTS		LAND DEVELOPMENT COSTS (Pre-Construction)	
Total		Total	
Land Purchase Price - Down Payment	\$1,000,000	A&E	\$4,000,000
Escrow, Title/Survey & Closing Cost	\$65,000	Vertical Soft Costs	\$200,000
Legal Costs P&S	\$100,000	Landscape Architect	\$40,000
Legal Costs - JV	\$100,000	Land Development - Soft Costs	\$100,000
Broker Fee	\$0	Land Development Fees	\$200,000
Acq Fee	\$100,000	Permits	\$200,000
Travel	\$25,000	Landscaping	\$100,000
Misc.	\$25,000	Land Development Misc Costs	\$160,000
Contingency	\$0	Subtotal	\$5,000,000
Subtotal	\$1,415,000		
BLOCKCHAIN CONSULTING		VERTICAL COSTS (Building Costs)	
Total		Total	
Blockchain Product Architecture	\$100,000	Vertical Soft Costs	\$2,585,000
Blockchain Networking Design	\$400,000	Vertical Direct Costs	\$36,500,000
Blockchain Product Design	\$500,000	Contingency - Vertical	\$2,500,000
Subtotal	\$1,000,000	Subtotal	\$41,585,000
TECH DEVELOPMENT		MINING RIG EQUIPMENT	
Total		Total	
Blockchain Oracle Development	\$250,000	Hardware	\$50,000,000
Smart Contract Development	\$150,000	Subtotal	\$50,000,000
A/B Testing	\$150,000		
Cyber Security Networking	\$150,000	G&A / FINANCING COSTS	
Product Implementation	\$150,000	Total	
Blockchain Auditing	\$150,000	Interest Reserve	\$11,000,000
Subtotal	\$1,000,000	Loan Fees	
		Subtotal	\$11,000,000
Total Cost	Cost/PSF	SF	Total
LAND ACQUISITION COSTS	\$6.50	217,800	\$1,415,000
BLOCKCHAIN CONSULTING	\$4.59	217,800	\$1,000,000
TECH DEVELOPMENT	\$4.59	217,800	\$1,000,000
LAND DEVELOPMENT COSTS (Pre-Cc	\$22.96	217,800	\$5,000,000
VERTICAL COSTS (Building Costs)	\$190.93	217,800	\$41,585,000
MINING RIG EQUIPMENT	\$229.57	217,800	\$50,000,000
G&A / FINANCING COSTS	\$50.51	217,800	\$11,000,000
Total Project Cost			\$111,000,000
All-In Price per Unit			\$5,550,000
MONTHLY OPERATING EXPENSES			
Management Fee	\$209,801		
Payroll	\$250,000		
Admin	\$150,000		
Marketing	\$20,000		
R&M	\$71,100		
Utilities	\$840,000		
Property Taxes	\$83,333		
Insurance	\$250,000		
Total	\$ 156,186		

