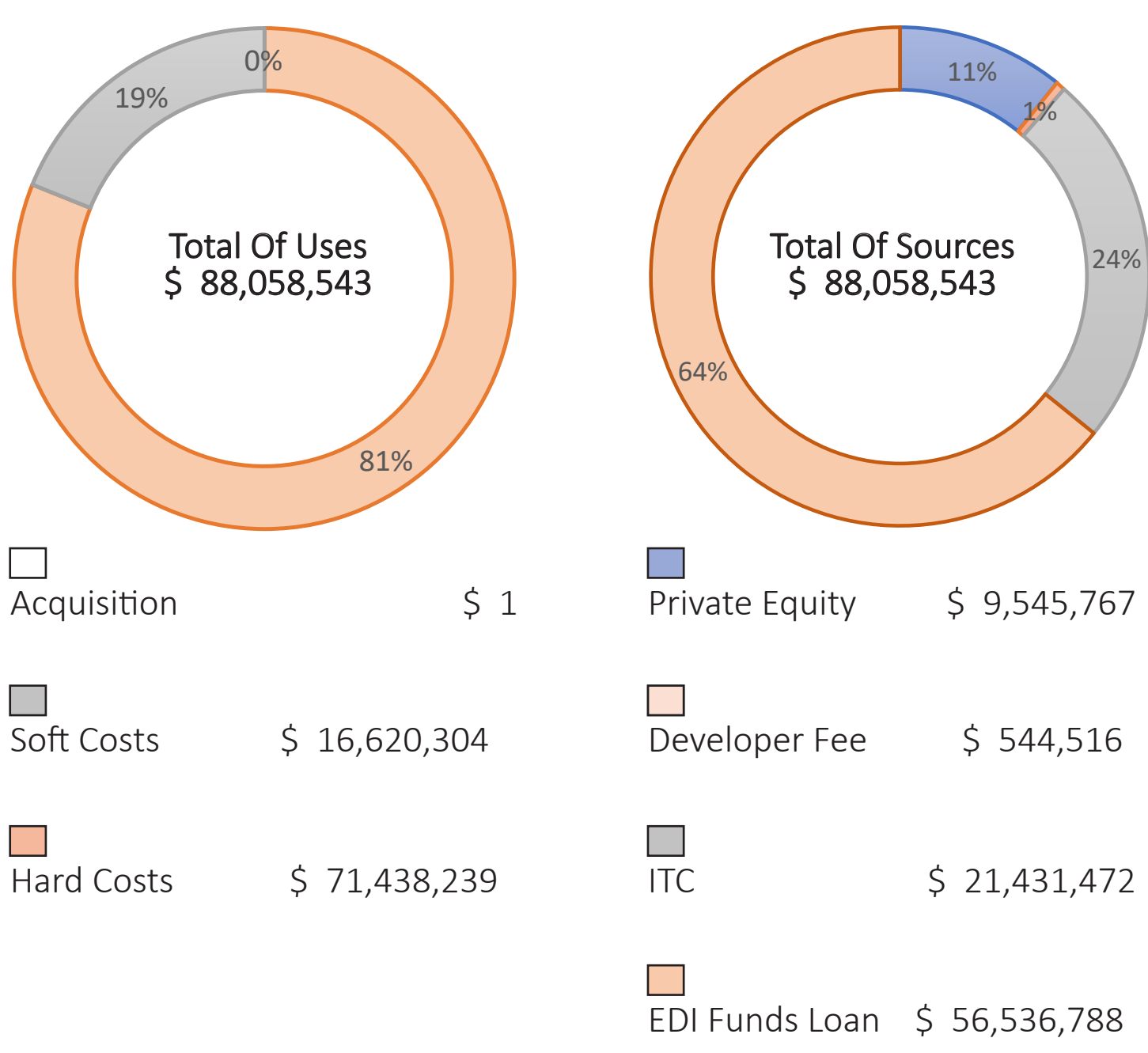
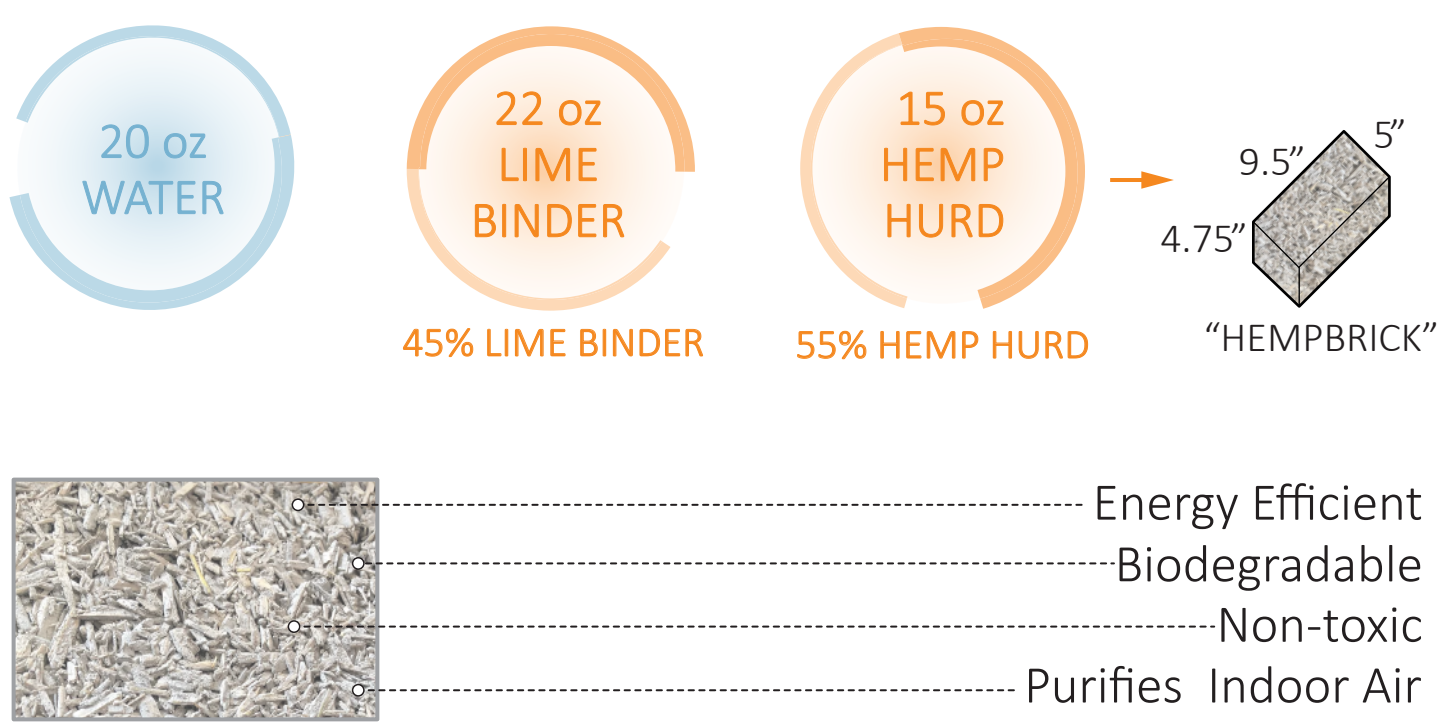
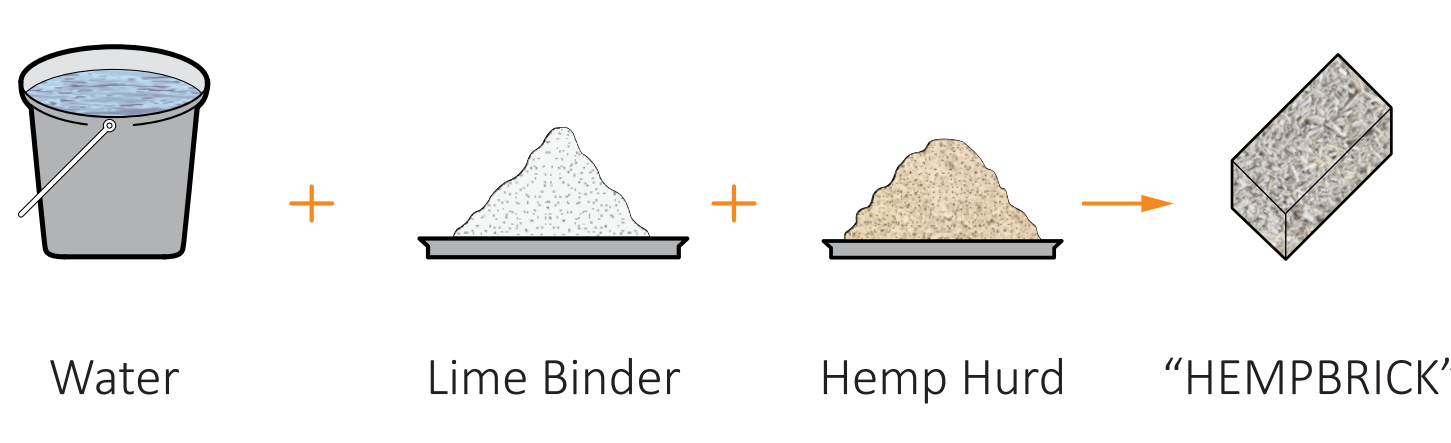


### FINANCING



### HEMPBRICK



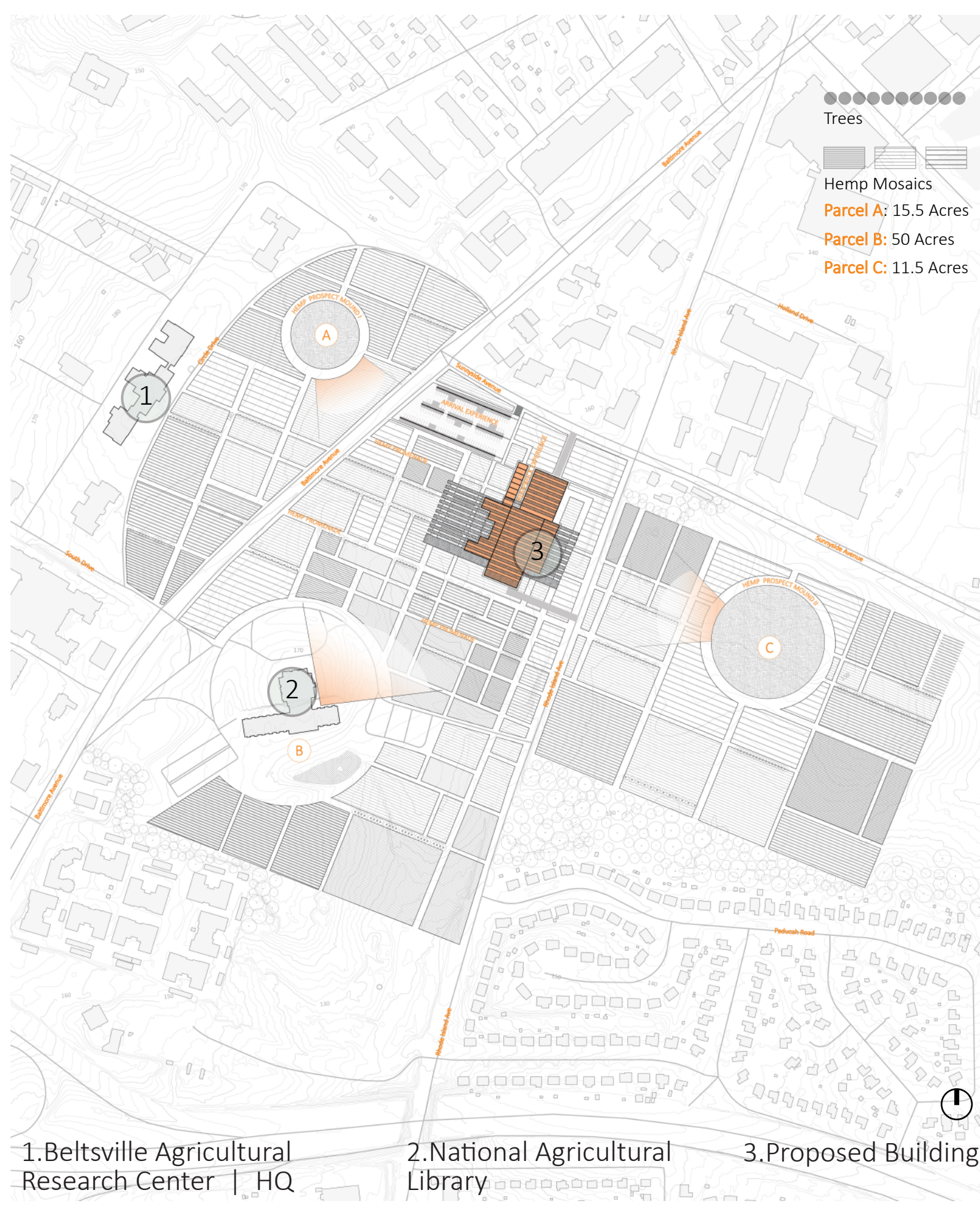
### EXIT STRATEGY

RETURNS	
IRR	22.5%
Equity Multiple	12.47x
Average Cash-on-Cash	14%
YEAR 10 ANALYSIS	
DSCR	1.32
NOI	\$ 6,691,126
Debt Service	\$ 55,476,482
Cap Rate	4.50%
Final Sale	\$ 148,915,937

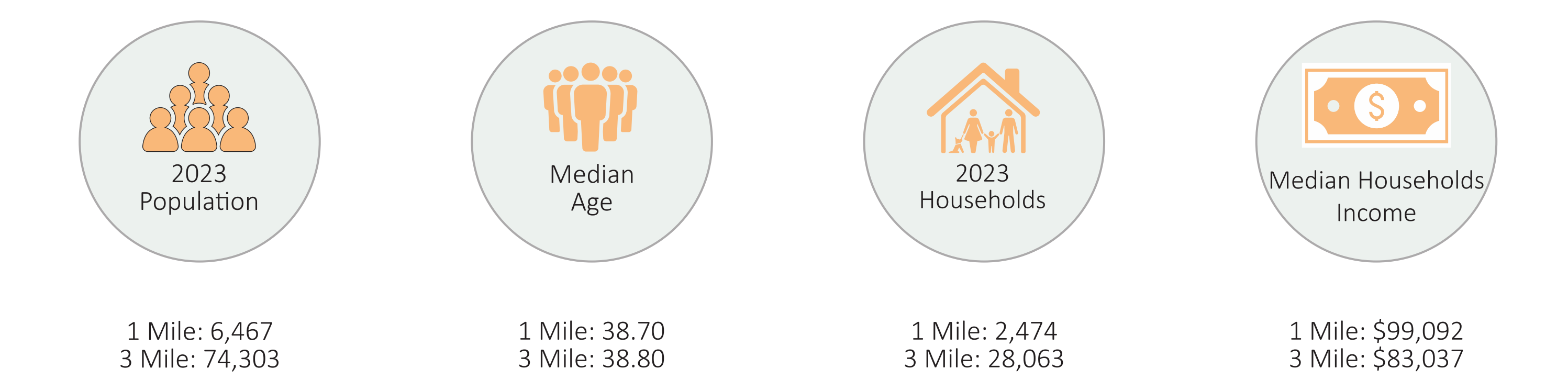
### DEVELOPMENT SUMMARY

• Building Size	88,128 SF
• Manufacturing Facility	33,540 SF
• Offices	5,150 SF
• Interior / Exterior Storage	10,480 SF
• Visitor Center	38,958 SF
• Parking	87 Spaces
• Productive Hemp Landscape	77 Acres
• Total Development Cost:	\$ 88,128,229

### SITE PLAN



### MARKET CONDITION



MRED

# The Intersection

Agritecture at the Intersection of Architecture & Agriculture

**Yan Ferris Konan**

Building operating emissions account for 28% of global greenhouse gas emissions while building components for 11%. To mitigate these effects, we must reduce the carbon footprints of construction activities, building materials, and sequestering carbon dioxide in forests and farmland. Industrial hemp is a solution to all these challenges. Hemp is a carbon-negative crop, absorbing more carbon dioxide than trees, and thus represents a unique sequestration opportunity. By using hemp as a construction material, we can improve the thermal efficiency of our buildings, consequently reducing operational carbon. Finally, by substituting hempbrick, a mixture of hemp and various binders, for more carbon-intensive materials, we can reduce the embodied carbon of the built environment. The Intersection correlates each of these criteria and will be integrated into an existing campus in Beltsville, Maryland, encompassing the National Agricultural Library, the USDA Agricultural Research Center, and the Beltsville Agricultural Research Center. This development aims to catalyze Prince George's County's sustainability and revitalization by adding a Manufacturing facility with offices and redeveloping agricultural fields with a hemp landscape. Biogenic construction materials such as mass-timber, hempbrick, and photovoltaic systems will additionally aid carbon sequestration in this development's-built environment and farms. This Intersection will enhance public knowledge about the cultivation of hemp as an agricultural opportunity and demonstrate hemp's potential as a building insulator, emphasizing its numerous contributions to addressing the climate crisis.

