GP CAPITAL
GROUP
LET YOUR MONEY GROW WITH THE PROS.
5 STAR RATED
HIGH YIELD INVESTMENT
ASSET BACKED

BUSINESS OPPORTUNITY

GP Capital is offering a significant wealth generation opportunity.

Individuals can immediately launch their own business in the agriculture space and produce significant returns for years to come.

Indoor farming is the fastest growing sector in the nation. GP Capital is providing a turnkey investment to immediately service this explosive market.

Our combination of cultivation expertise using the most advanced agricultural technologies and our manufacturing puts your investment to work.

GP CAPITAL GROUP

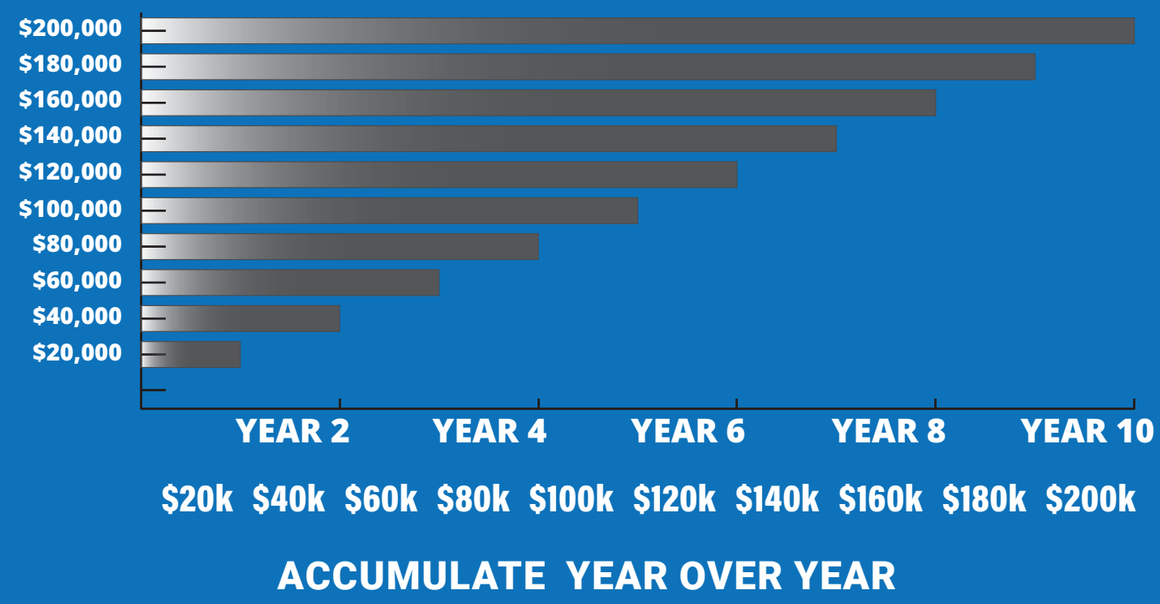
GP Capital distributes, and leases advanced-indoor medical grade cultivation equipment. Specifically, 40-foot cultivation rooms placed in state of the art, highly advanced grow complexes.

From the advanced filtration systems, to the proprietary software, and next level security; each GP Capital POD comes equipped with the mechanisms necessary to establish an ideal micro-climate, both precise, & flexible enough for a range of cultivars. It is now possible to grow in environments previously inhospitable to farming.

This new era of cultivation is comprised of individual cultivation rooms created by using up-cycled, insulated shipping containers. Establishing the way of the future around the world; this innovative and technologically advanced method is sure to revolutionize farming methods in any region.

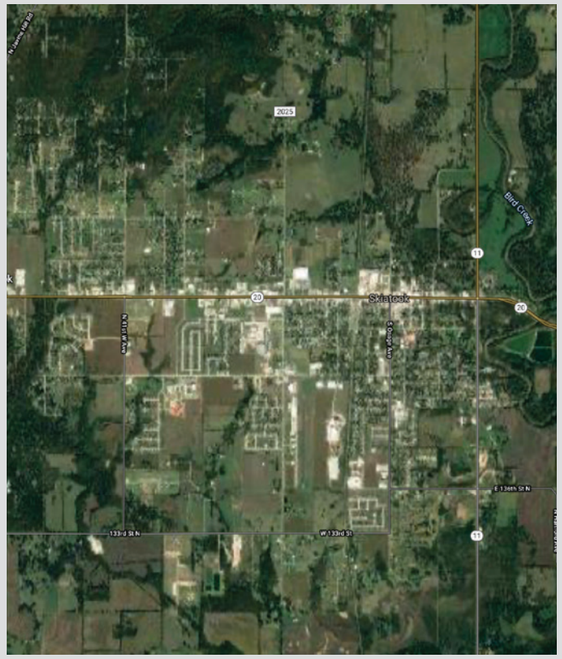
RETURN ON INVESTMENT

20% ANNUAL RETURN



PURCHASE YOUR POD FOR $100,000
LEASE IT BACK TO GP CAPITAL GROUP

GROW POD
LOCATION



EXCLUSIVE ARRANGEMENT WITH THE CITY OF SKIATOOK, OK

GP Capital is bringing economic growth to the town of Skiatook. Individuals can immediately launch their own business in the agriculture space and produce significant returns for years to come. Indoor farming is the fastest growing market in the nation. GP Capital will provide the compliance ready investment to immediately service the market.

STATE OF THE ART CULTIVATION COMPLEX

Our cultivation complex in Skiatook, OK will feature dedicated power and water, 24-hour security and housing for 100 PODS.

FULLY LICENSED AND PERMITTED

No additional fees or licenses are required. GP Capital Group takes care of any licensing, permits, fees and the operations of your Grow Pods.

100 CULTIVATION GROW PODS

With 100 Grow Pods planned, the Skiatook property is a state-of-the-art indoor farm that will be ready for production.

MORE EFFICIENT THAN OPEN FIELD FARMING
INDOOR HYDROPONIC FARMING

Traditional or “open-field” farming is reaching its production limits according to researchers, and has drawbacks such as release of pesticides and other pollutants into the environment.

Indoor farms have taken advantage of advances in lighting technology, environmental controls, robotics and other factors. The food grown can be pesticide-free, organic, and protected from climate factors.

The farms can be located closer to population centers, thereby reducing transportation costs. With rapid harvest times and premium quality, farmers can sell premium products and out compete traditional organics.

FARMING MUST EVOLVE

By 2050, the world’s population is expected to reach 9.6 billion, with 65% of us living in urban areas. Our land, water, soil and environment are all under siege, and the USDA says that climate change is going to create challenges for us all.

SCALABLE CULTIVATION TECHNOLOGY

The new era of cultivation complex’s comprised of individual cultivation rooms created by using up-cycled insulated shipping containers. Unlike tradtional farming, our Grow Pods can produce year round harvests.

CLIMATE CONTROL

Complete CO2 Control, Light Timer, Temperature, Humidity, Recycle Timers, Vent Fans, High Temperature Shut-off, Air conditioning and heating.

FULLY COMPLIANT AND LICENSED

Get involved in a lucrative industry and produce significant returns in a compliance-certified investment complete with licensing, operations, and professional management.

FASTEST GROWING SEGMENT

CANNABIS INDUSTRY TO GROW 700%

According to **Forbes** the legal marijuana market earned $6.7 billion in 2016 and is projected to grow **700%** within the next 3-years. These numbers are hard to ignore.

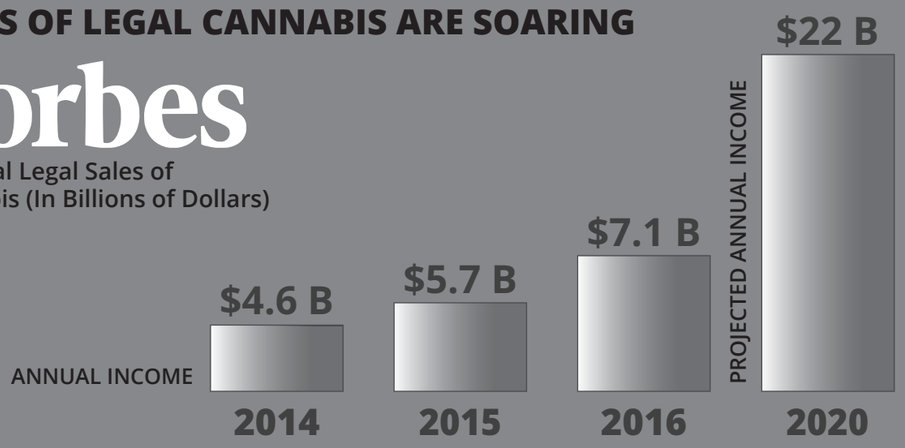
Forbes wrote: *"Investors are predominantly interested in investing in new technology and new growing technologies. Retail also remains attractive as new brands vie to win market share".*

North American marijuana sales grew by an unprecedented **30% in 2016** to $6.7 billion as the legal market expanded in the U.S. and Canada, according to the report. To put that in perspective, this industry growth is larger and faster than even the dot-com era. During that time, GDP grew at a blistering pace of 22%. Thirty percent is an astounding number especially when you consider that the industry is in early stages.

SALES OF LEGAL CANNABIS ARE SOARING

Forbes

National Legal Sales of Cannabis (In Billions of Dollars)



BENEFITS OF INVESTING WITH GP CAPITAL

LET YOUR MONEY GROW WITH THE PROS

Your investment of $100,000 will deliver a return of 20% per year, accumulating year-over-year (YEARS 1-5) and will continue with a 5-year extension (YEARS 6-10) generating 20% per year, accumulating year-over-year:

$20k $40k $60k $80k $100k (YEARS 1-5)

MANAGED BY US OWNED BY YOU

INSTANT ACCESS TO MEDICAL GRADE CULTIVATION EQUIPMENT MANAGED BY GP CAPITAL & FULLY OWNED BY YOU

RECEIVE $5,000 QUARTERLY

RECEIVE A MINIMUM OF $5,000 RETURN ON A QUARTERLY BASIS

DIVIDEND

TRANSFER POOR PERFORMING INVESTMENTS INTO SIGNIFICANT RETURNS

100% TAX DEDUCTIBLE

100% TAX DEDUCTABLE FOR AGRICULTURAL EQUPMENT

BUY BACK OPTIONS

GP CAPITAL CAN BUY BACK YOUR POD AFTER A 5-YEAR LEASE FOR $75,000 OR $50,000 AFTER A 10-YEAR LEASE

IRA QUALIFIED INVESTMENT

MOVE LOW PERFORMING IRAs INTO HIGH PERFORMING ASSETS

TURNKEY BUSINESS OPPORTUNITY

After you purchase your POD and lease it to GP Capital, you will receive 20% annual returns for 5-years with an option to extend your lease for an additional 5-year terms at the same rate of return.

MICRO LAB FARMS
POWERED BY GP SOLUTIONS

PODS & LABS

AUTOMATED & CLIMATE CONTROLLED

THE MOST CURRENT TECHNOLOGY FOR OPTIMAL CONDITIONS AND HIGHEST EFFICIENCY

AUTOMATED & REMOTE CLIMATE CONTROLS

Full control over CO2, lighting, temperature, humidity, recycle timers, vent fans, high temperature shut-off, air conditioning and heating.

LOW ENERGY LED GROW LIGHTING SYSTEM

Grow Pods proprietary lighting systems are designed to grow produce in the superfood category.

PATENTED BIPOLAR IONIZATION

Grow Pod employs its own patented Bipolar Ionization air purification technology. Effective against bacteria, spores, VOC compounds and particles.

ORGANIC & PESTICIDE FREE

Growing in a secure, climate controlled means no need for pesticides producing better yield and healthier produce.

HIGHER YIELD GROWTH

Vertical farming technologies are used to maximize the container square footage to its fullest.

CLOUD BASED INFASTRUCTURE

Our cloud based system allows you to operate every aspect of your grow room from one intelligent and fully programmable controller.

COMPLETE HYDROPONIC GROW SYSTEM

A **Grow Pod** is a modular, stackable and mobile vertical growing environment. Specifically engineered to maximize yield and automation, We offer a fully insulated shipping container that has been specifically modified to provide the optimum controlled environment for growing a wide range of horticultural and agricultural products in all environments and climates. You get a significantly higher yield that is faster, and more reliable. With a **Grow Pod** container, it is now possible to grow in environments that were inhospitable to farming.

BENEFITS OF GROW POD INDOOR FARMING

POWER & WATER EFFICIENT MICRO ENVIROMENT

MEDICAL GRADE QUALITY CANNABIS

FULLY AUTOMATED WATER & FEED CONTROL SYSTEM

MODULAR SELF CONTAINED & SECURE

FAQ

PURCHASING & OPERATIONS QUESTIONS

What is the purchase price of a GROW POD?
An investment of $100,000 per Grow Pod is required.

Can a POD be purchased by multiple people as partners?

Yes, partners, group purchases or companies are able to purchase PODs, but your lease payment will only be made out to one individual or company. GP Capital will not issue multiple checks for lease payments on one POD.

Who is securing my lease and/or my payments?

GP Capital guarantees your lease payments for the full term of your lease.

Are you brokers?
No, we're not brokers. GP Capital is a Land Management and Heavy Machinery Purchasing and Leasing Company.

Is this an investment? Will I receive stock and/or shares in any company?

No, there are currently no shares, stock, or interest available in GP Capital. Your POD is not a security, it's a piece of equipment and asset you own.

Who is using my POD?

Through our partnerships, we manage the entire cultivation, distribution and sales of everything grown in your POD. Accordingly, your POD could be subleased to one of our partner companies.

Can I visit the corporate office?
Of course, we have an open-door policy at our corporate offices.

Are there any fees on top of the $100,000 purchase price?

No, any additional fees will be covered by GP Capital. The only out of pocket expense is your original purchase price of $100,000 plus applicable taxes.

Are there any discounts available for volume POD purchasing?

GP Capital can approve a discounted rate on purchases of 5 or more PODs.

When will I recieve the first check from GP Capital Group?

You will receive your first check within 90 days of your purchase date.

LEASING INFORMATION

5- OR 10-YEAR LEASE AND BUYBACK TERMS

After you purchase your POD and lease it to GP Capital, you will receive 20% annual returns for 5-years with an option to extend your lease for an additional 5-year terms at the same rate of return.

Or sell your POD back to GP Capital for $75,000 after your original 5-year lease term ends.

Or sell your POD back after 10-years for $50,000.

INVESTMENT RETURNS

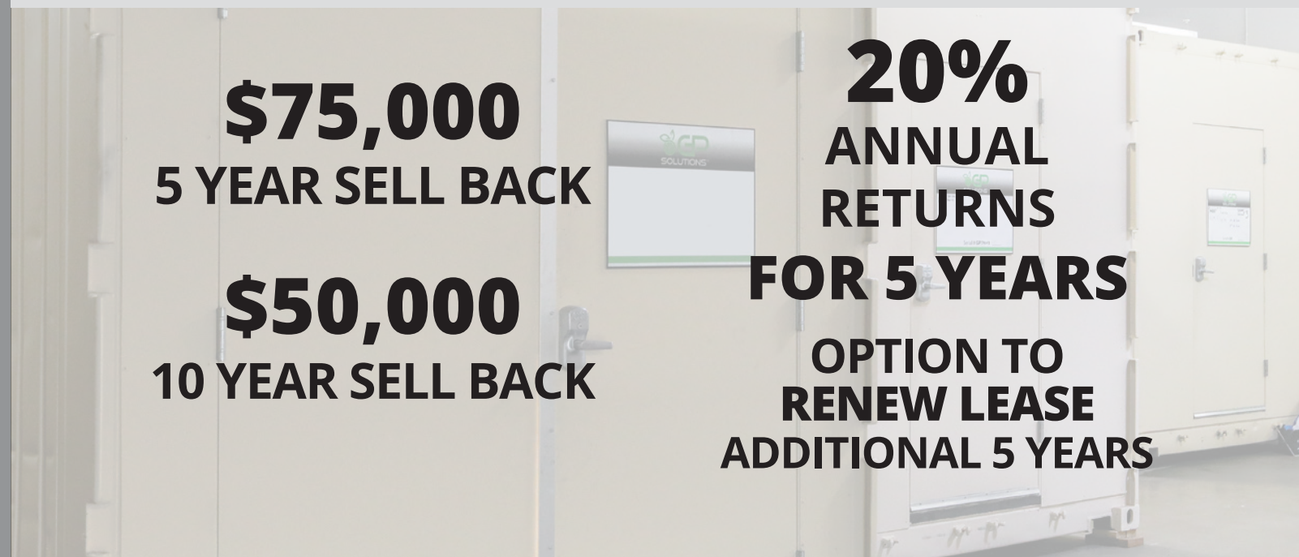
By leasing back the POD to GP Capital Group. You can see a return of over 20% annually. Doubling your initial investment in **5-YEARS!**

LEASING AND OPERATIONS

We manage the POD and its operations leasing and paying quarterly.
Over **20%** on your investment.

ASSET OWNERSHIP

You have full ownership of the POD. Take advantage of deductions and write-offs for owning this agricultural equipment.



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CONTACT US TODAY

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