



Project Financing Assistance

an American Diversified Enterprises company

Projects With Which PFA is Assisting With Capital Raises

- 1. Advancing emerging technologies:** Two pooled capital funds are being created by PFA in cooperation with a mid-market equity and project financing firm to provide better access to hard-to-secure development capital and first-of-a-kind project financing, with risk spread across multiple well-vetted projects, to advance projects more quickly, and accelerate the delivery of their benefits. Expressions of interest are being sought for investments of \$100,000+ ([click here to view pitch deck](#)).
- 2. Advancing innovations in healthcare:** PFA is assisting with a \$20 million capital raise (of which \$10 million has been raised) to advance health, wellness, and life sciences innovation across the Americas led by a seed funding and venture capital firm expanding to the U.S. and Canada with a 10-year track record of success in Latin America ([click here to view pitch deck](#)).
- 3. Medicinal cannabis production in the fast-growing EU and UK markets.** A USD \$1.551 million investment is being sought to complete equipment installation and place the first phase of a low-operating-cost, high-profit, four-phase premium-quality cannabis growing facility in operation in Southeastern Europe.

Due to the recent legalization of recreational cannabis in Germany, demand is surging, with cannabis imported from the country where the facility will be located selling in German dispensaries for as much as \$9,600 per pound ([see the January 2025 prices for the 20% THC](#) and [22% THC cannabis](#) from two growers in the same area).

The ROIs in the last two lines of the table below are based on wholesale prices (50% of retail) less a 20% discount for direct-sale to a pharmaceutical company that has expressed interest in purchasing 100% of the output from all four phases. The [project web page](#) provides full details on the project, including its [lab test results](#), [project plan](#), and [financial highlights](#), in which sources are cited for the calculations in the table below.

Table 6.4-2: Projected Return for a \$1,551,000 Investment with a 31% Equity Share in Phase 1 (based on 2% per \$100,000)

Wholesale Cannabis Price Per Pound	Investment Amount	Equity Share of Phase 1	Equity Earnings Years 1-5	Average Annual Earnings	Average Annual ROI	5-Year ROI
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,000 USD Phase 1 Investment @ \$1,085/lb wholesale per the Gold Leaf Europe financial model based on 2019 domestic wholesale price in Germany (see footnotes, pg. 21 of the Project Plan) with a 20% discount for direct sale to a pharmaceutical firm	\$1,551,000	31.0%	\$ 12,643,589	\$ 2,528,718	163%	815%
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,000 USD Phase 1 Investment @ \$3,312/lb wholesale based on January 2025 German dispensary prices for 20% THC cannabis imported from North Macedonia with a 20% discount for direct sale to a pharmaceutical firm	\$1,551,000	31.0%	\$ 42,182,985	\$ 8,436,597	544%	2720%
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,000 USD Phase 1 Investment @ \$4,799.91/lb wholesale based on January 2025 German dispensary prices for 22% THC cannabis imported from North Macedonia with a 20% discount for direct sale to a pharmaceutical firm	\$1,551,000	31.0%	\$ 61,918,936	\$ 12,383,787	798%	3992%

In addition to this investment opportunity, the project developers are offering a finder's fee from the first five years of their equity for introductions, which could generate from \$80,000 to \$100,000 per year, for an introduction to the investor or investors who provide the capital for the Phase 1 facility.



Thank you for reviewing this list!

Please let me know if any of these projects align with your interests,

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