

ACQUISITION OPPORTUNITY

Greenhouse Property

The Opportunity

BDO Canada Limited (“BDO”), in its capacity as Court Appointed Receiver of G.I. Farms Inc. (the “Receiver”), is inviting offers for the purchase of the assets of G.I. Farms Inc., whose principal asset is a 20 acre partially constructed greenhouse (the “Greenhouse”).

Photo of G.I. Farms site



Photo of greenhouse complex - Interior view



For more information:

Ethan Dewick
Manager
Tel: 416 865 0210 ext. 3134
Email: edewick@bdo.ca

Darren Griffiths
Senior Manager
Tel: 905 524 1008 ext. 2863
Email: dgriffiths@bdo.ca

Key Investment Highlights

- The Greenhouse is located at 2980 South Talbot Road, Kingsville, ON (located on the east side of South Talbot Road, just south of Highway 3, approximately 5 km north of Kingsville).
- The Greenhouse is built on approximately 33.4 acres of land and is zoned Agriculture (A1). A renovated 1½ storey single family residence of approximately 2,572 sq. ft. is located on the same parcel of land.
- The Greenhouse (poly covered) consists of approximately 857,668 sq. ft. of growing area and 29,970 sq. ft. of packaging and warehouse space.
- The Greenhouse is located in a prime location with quick and easy accessibility to the Detroit Metropolitan Airport, the Windsor International Airport, the Canada-US border, and several deep-water transportation docks.
- Kingsville’s long growing season and milder climate offers optimal conditions for greenhouse growers. Over 60% of Ontario’s greenhouses are located in the Essex region which makes up the largest concentration of greenhouses in North America.
- The Greenhouse is partially complete. Uncompleted items include, but are not limited to, a back-up generator, hot water boilers (boiler is on site), CO2 condensers, flue gas condensers, injectors, and U/V sterilization units with filtration, environment and climate control systems, energy curtains, hot water pipe heating, liquid CO2 system, hot water storage tanks, and floor covering.

Offer Process

- The assets of G.I. Farms Inc. are being offered for sale under a Court approved sale process implemented by the Receiver (the “Sale Process”). All offers will be considered by the Receiver on an individual basis as and when received in accordance with the Sale Process.
- BDO has prepared a Confidential Information Memorandum and established an encrypted online data room where certain confidential materials, engineering reports, and site plan information will be made available to qualifying prospective purchasers, subject to execution and receipt of a Confidentiality and Non-Disclosure Agreement.
- Details of the Sale Process and template Asset Purchase Agreement are contained in the Confidential Information Memorandum and online data room.
- **The deadline for the submission of binding offers with deposit is 5:00 p.m. (EST) on Thursday, May 31st 2018.**