

GLOBAL NORTHER RESOURCES, LLC

HYDRO ELECTRIC POWER
&
NATURAL GAS

NORTH AMERICA
ACQUISITION ROLL-UP STRATEGY



-THE PROBLEM-

- The continued growth of *POWER* dependent companies has created a tremendous demand for strategically located *REAL ESTATE* that is supplied with *LOW COST POWER*.
- Large *DATA, TECHNOLOGY, MANUFACTURING* companies desire an immediate solution for *LOW COST* accessible *POWER*.
- Major *GAS & UTILITY* companies are in need of wholesale partners with access to a large power usage client base.



-THE SOLUTION-

Strategic Acquisition/Roll-up of Power Producing Hydro Electric & Natural Gas facilities throughout North America

GNR Power Centre

Colorado Springs, CO

- 90 MW of Power
- 499,196 sf on 30 acres
 - Sub \$0.04/kw
- Appraised at \$39MM (July 2018)

GNR Power Mall

Calgary, Canada

- 200 MW of Power
 - 550 acres
 - Sub \$0.03/kw

GNR Hydro Electric

Portland, OR

- 50MW of Power
- Sub \$0.03/kWh

GNR Power Centre - Colorado Springs, CO



Intel Corporation completed the “Power Center” in 2000 spending over 4 billion dollars making this an engineering marvel. The building has everything; power, connectivity, telecommunications, floor loading, ceiling heights and location. The facility can meet a multitude of market requirements including; Data Center, Light Manufacturing, Office, Warehouse, Logistics, Vertical Farming, and more. There is approximately 10 acres of raw land on site ideal for a commercial and/or residential multi-use project.

Featuring:

90 MEGAWATTS POWER
\$ 0.04/kWh ELECTRICITY
OVER 499,000 LEASABLE SF
30 ACRES
10 ACRES DEVELOPABLE



GNR Power Mall – Calgary, Alberta, CN



Featuring:

200 MEGAWATTS

\$ 0.03/kWh ELECTRICITY

550 ACRES

Located near Calgary, Alberta, CN, the “Power Mall” consists of 16 divisible sites which will provide electricity at industry low rates to power hungry technology customers. Through joint venture partners, the GNR Power Mall can deliver up to 200 MW of electricity scalable to the customers need.



-The NEED-

Major North America
Power Provider to:

- High Tech Businesses
- Data Storage & Processing
- Electronics Manufacturing
- Plastics Manufacturing
- Cryptomining
- Gaming Development
- Vertical Farming
- Warehouse & Logistics
- Municipal Grids

-The OPPORTUNITY-

\$260MM+ Net Revenue
Projected over 4 Years

- 340 Megawatts of power
- 499,000 SF of Leaseable Space
- 10 Acres Multi-Use Developable Land
 - 550 Acre Power Mall
 - 50 Megawatt Hydro Electric
- Low Cost Accessable Electricity
- Power Consuming Client Base

-OUR STRATEGY-

GNR identifies large source electricity supply that delivers high margins and low capital expenditure. To diversify we couple power with real estate, thereby increasing revenues and reducing risk. We secure long-term customers who provide GNR multiple **Revenue streams**.

REAL ESTATE

- Acquisition Targets
- Long-term lease agreements
- Multi-use developable land sites
- Appreciable Assets

POWER

- Long-term contracts
- High-margin 'spark'
- Multi-Megawatt usage clients



-TENNANT EXAMPLE-

10,000 SF LEASE AT \$8.00/SF

- ANNUAL REVENUE
 - Lease: \$80,000
 - Electricity: \$1,051,200
 - Total: \$1,131,200
- OPERATIONAL COST
 - Real Estate: less than \$10,000
 - Electricity: \$700,800
 - Total Cost: \$710,800
- ANNUAL GAIN: \$420,400
- PER SF GAIN: \$42.04



-OUR PROSPECTIVE CUSTOMERS-



**FABRICATION
& ASSEMBLY**



DATA CENTER



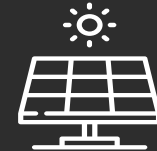
GAMING DEVELOPMENT



LIGHT MANUFACTURING



**HYDROELECTRIC
POWER**



VERTICAL FARMING



**WAREHOUSE
&
LOGISTICS**

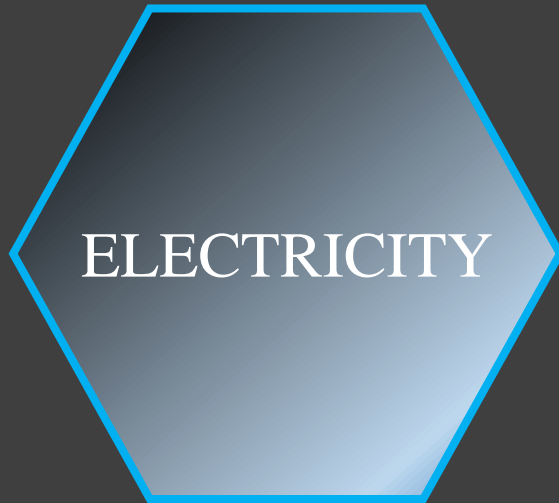


BLOCKCHAIN SUPPORT



OFFICE & RETAIL SPACE

-SUCCESS FUNDAMENTALS-



ELECTRICITY

- Scalable 90-290 Megawatt electricity capability
- Stable, long term electricity sources and agreements
- Colorado Springs Utilities contract
 - currently hold 8% of CSU 1100MW production
- Economies of scale CAPEX advantage
- Regulatory expertise

REAL ESTATE

- Purchase below appraised value
- Strategic location for Tenant draw
- Growth Markets
- Alliance with manufacturers, retailers, R/E developers and brokers
- Security & Scalability
- Fully Developed for Data Storage, Data Processing and Interactive Data Centers
- Attractive for Light Manufacturing, Warehouse, Distribution, Office, Retail, Vertical Farming
- Future Multi-use land development

MANAGEMENT

DYNAMIC TEAM SKILL SETS INCLUDING:

- FinTech
- Power and Electrical Infrastructure
- Real Estate development and leasing
- Proven, fully integrated, Blockchain optimization
- Decades of successful, diverse enterprises

-INVESTMENT PARTNER STRUCTURE-



- ROI Terms Negotiable
- Real Estate Backed
- Debt Service Coverage
- Priority investment rights on subsequent offering
- Debt or Equity Financing Considered
- Venture Partnership

Alpha Project
Limited Partners

GLOBAL NORTHER RESOURCES, LLC

ABOUT US

Global Norther Resources is a Private Power Supplier of large volume, low cost electricity on owned real estate. We then lease space, in conjunction with long-term high margin electricity contracts to clients with large Megawatt power needs for;

data processing, data storage, high-tech and light manufacturing, gaming, cryptomining and vertical farming. Other revenue opportunities include logistics & distribution center leases, warehousing leases and multi-use land development projects, power sales to municipal grids.

Our team consists of veteran industry professionals in Real Estate Acquisition & Development, Electrical Distribution Infrastructure Buildout, FinTech and Blockchain. We identify and purchase optimal real estate properties that provide multiple revenue streams.

MISSION:

To become the largest, most profitable independent power supply source to industries needing affordable and reliable electricity in North America.



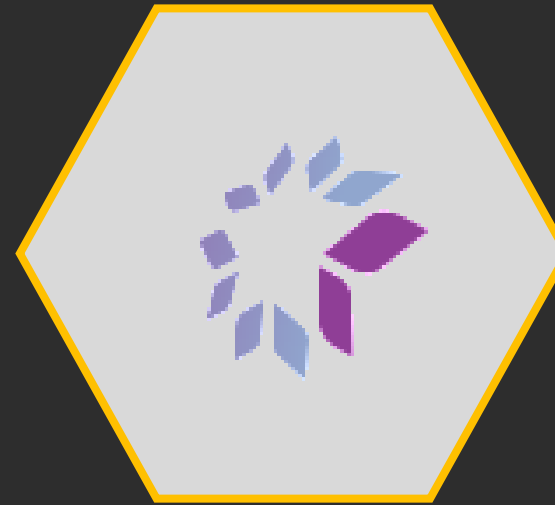
-PROJECT SUPPORT-



ADMINISTRATION



Tower Fund Services
<https://towerfundservices.com>



LEGAL



Tracy Firm
www.adamtracy.io

-KEY PERSONNEL-



Tom Blasen JD, LLM
CEO



Eugene Solgat
COO



Brian Pentecost
VP



Hitesh Juneja
Partner