



## What We Do

**Viroment builds and acquires pre-leased corporate new-build real estate assets in the agribusiness space.** We install our cutting edge technology and lease to world's best-in-class animal integrators. Pork is the #1 protein source accounting for 38% of global meat production with a marked increase of over 5% per year. Existing facilities are reaching their end of the live cycle in a growing market resulting in a high demand for new facilities. Viroment's pre-leased facilities lock in cash flows for 15-yr terms.

## Business Model

**Viroment's proven platform, used in adjacent industries,** coupled with proprietary enhancements results in a system providing a safer and less costly way for waste sludge producers to meet their mandated disposal requirements. Exclusive front & back end JV partnership agreements & IP protections position Viroment as a protected solution. Viroment has partnered with established industry leaders and best in class organizations for deployment.

## Opportunity Size

**More than 1,000 pre-market customer and industry expert interviews** of sludge producers and regulators validated a market for multiple types of organic sludge applications such as: Sewage, aquaculture, manures, vegetable/meat processing, landfill leachate and river water sludges. The acceptance rate and increase to cash flows make hog manure an ideal target.

## Unique Technology

**Utility/Processing Patent application in process:** Patent Cooperation Treaty (PCT global); Trade Secret protections/protocols in place; Testing via accredited Labs & industry white papers; EPA compliant; and foreign licenses. Inquire for more details.

## Management Team

**The Viroment Capital founders are very experienced and were raised on family farms.**

**Paul Koenig, CEO** invented a patented process to dewater sludge later used for Hurricane Harvey's disaster clean-up for the City of Houston.

**Russ Vering, Partner,** owns a 3rd gen feed mill and hog barns and is a board member for the National Pork Producers Council.

**Chris Reimers, Partner** brings a deep understanding of manure nutrients value to the team.

## Investment Opportunity

**The VIROMENT CAPITAL FUND** is a financial product paying out a fixed stream of payments at a rate of up to 12% per annum.

**Three-year note investment levels and rates:**

• \$1,000 - \$50,000	Pays 8% Annually
• \$50,000 - \$100,000	Pays 9% Annually
• \$100,000 - \$200,000	Pays 10% Annually
• \$200,000 - \$500,000	Pays 11% Annually
• \$500,000 or more	Pays 12% Annually

*Investor funds are deployed and later replaced by traditional bank financing at historically low fixed term interest rates for the long-term project hold. Investor funds will extend across multiple projects. Investors will receive quarterly dividends with a balloon of 36 months. Updated 3/2020.*

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