

Community Acre Project

MHE Gardens LLC · Sponsored by **Fortis Proles Inc.**

A scalable, cash-flowing community agriculture model in the Albany, NY area — blending hard land assets, diversified food revenue, and nonprofit leverage into a resilient investment built for people, profit, and planet.



The Opportunity at a Glance

\$50K

Max Capital Raise

20–50 units at \$1,000 minimum per investor

390

Days to First Return

Time built in for land prep, soil building, and community onboarding

\$15K+

Stabilized Annual Gross

Year 2+ revenue from food, rentals, and education streams

50%

Fixed Return Option

\$1,000 → \$1,500 paid over 3–6 months post-Day 390

Sponsor Structure: Fortis Proles Inc.

MHE Gardens LLC operates under **Fortis Proles Inc.**, an established 501(c)(3) nonprofit focused on community food security, education, and environmental stewardship. This hybrid structure delivers the best of both worlds.

Tax-Deductible Giving

Donors and grantors contribute to charitable components with full deductibility; Fortis Proles handles compliance.

Grant Eligibility

USDA Community Food Projects, NIFA, and local foundations – grants ranging \$25K–\$400K+ with matching opportunities.

Operational Flexibility

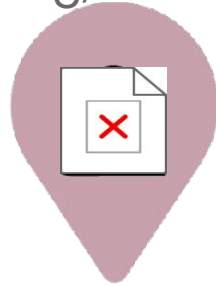
The LLC retains equity ownership and commercial revenue rights while the nonprofit provides insurance, bookkeeping, and credibility.



Development Timeline: 390 Days to Revenue

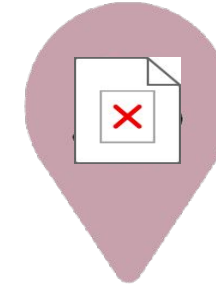
Phase 1

Days 0–90: land,
testing, beds,
fencing, outreach



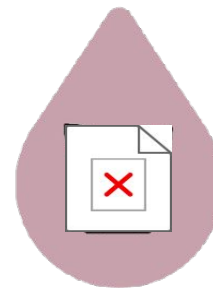
Phase 3

Days 270–390:
harvests, kids'
gardens, workshops



Phase 2

Days 90–270:
plantings, markets,
CSA, rentals



The 390-day window is deliberate — urban soils require remediation, infrastructure takes time, and community trust compounds. By Day 390, the project is operationally stable with predictable, diversified revenue ready to flow back to investors.

Revenue Streams: Diversified by Design



Conservative Annual Gross

Year 1: \$500–\$2,000 (setup phase, minimal harvest)

Year 2+: \$6,000–\$15,000+ stabilized gross on 0.5–1 acre

Net margins improve steadily as soil health matures, community renters return, and grant-funded education programs scale. Expansion via greenhouse or additional parcels pushes annual gross to **\$10K–\$20K+**.

✔ Food is always in demand. Multiple revenue streams mean no single point of failure.

The "Baby Ag" Difference

30–50% of all space is dedicated to public, low-income, and educational plots — a core mission feature that also unlocks the project's most powerful funding tools.



Children's Learning Gardens

Sensory beds, planting projects, mazes, and nutrition stations designed for kids. Summer camp-style programming drives repeat engagement and fee revenue.



Grant & Sponsorship Magnet

Educational and food-security programming qualifies for 501(c)(3) grants and corporate sponsorships that commercial farms cannot access.



Long-Term Community Loyalty

Families who learn in the garden become long-term plot renters, CSA members, and word-of-mouth ambassadors — compounding revenue over time.



Investor Return Options

Choose the structure that fits your goals. All options begin repayment after Day 390.

1

Option A — Deferred

Fixed

\$1,000 grows to **\$1,500** (50% return), paid over 3–6 months post-Day 390. Simple, predictable, bond-like.

2

Option B — Revenue / Profit Share

Strongly recommended. 10–20% of net monthly profits after Day 390 until 1.5x–2x return — with optional ongoing equity-like participation. Fully aligned with project cash flow.

3

Option C — Hybrid

Partial fixed return + profit share + pro-rata equity upside from land appreciation and LLC ownership. Best of all three structures.

i All investors hold proportional equity in LLC assets — land and improvements provide a hard-asset floor regardless of structure chosen.

Land Position & Equity Cushion



Buy Low, Build Value

Target parcels through the **Albany County Land Bank** — vacant lots available for as little as \$100 to a few thousand dollars, with market-rate equivalents at \$5K–\$60K.

Acquisition target: \$5,000–\$15,000 per starter parcel

Post-improvement value: \$3,000–\$15,000+ per lot

Raised beds, soil remediation, fencing, and community infrastructure convert underutilized land into a recognized community asset — creating real equity appreciation from Day 1.

- ☐ Scalable to multiple parcels. Each additional acre compounds returns and spreads risk.

Risk Management & Cost Reality

Startup Costs

Land: \$5,000–\$15,000

Setup & Infrastructure: \$5,000–\$10,000 (beds, soil, water access, fencing)

Annual Operating Costs: \$2,000–\$5,000

Net margin after costs: Positive and growing from Year 2 onward (40–60% cost ratio typical for intensive urban farms).

How Risks Are Mitigated

Weather: Succession planting, row covers, and crop diversity spread seasonal risk

Slow adoption: Community outreach begins in Phase 1; 501(c)(3) credibility accelerates trust

Cost overruns: Grants and donations via Fortis Proles Inc. offset educational and setup expenses

Market risk: Below-market land acquisition creates a built-in equity cushion

Revenue concentration: Four distinct income streams prevent any single failure from derailing the project



A Model Built to Compound

The Community Acre Project is not a single garden. It is the first unit of a scalable, replicable system — hard assets, recurring revenue, and community mission working together.

Hold & Scale

Perpetual cash flow from food, rentals, and education — expand to additional parcels across the Albany region.

Refinance

Improved land value supports refinancing, returning capital to investors while the project continues operating.

Sell

Gardens and infrastructure add real market appeal; individual parcels can be sold with established community value baked in.

- ⓘ Investors should review LLC agreements, the Fortis Proles Inc. sponsorship contract, and consult their financial and tax advisors. Projections are benchmark-based estimates; actuals depend on execution and local conditions.