



MARTINELLI

FARMS

Investment Opportunity

Committed to Environmental Sustainability through Forestry Farming

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Our Mission Statement

Martinelli Farms' mission, and the mission of its members/owners, is to be resolute in our commitment to the sustainability of the natural world.

Our Philosophy

The core belief at Martinelli Farms is to bring life back to the basics. We offer a community that exudes knowledge of subsistence living and forestry farming. Martinelli Farms cultivates an experience outdoors and all that nature has to offer.

Executive Summary

Martinelli Farms is a 66 acre reserve committed to our natural world. Located in Foster, RI, nestled within approximately 300 acres of protected land and designed with all of the outdoor activities you and your family would want to enjoy. Members/owners can take advantage of fishing and hunting, organic farming, a art studio/workshop and a communal lodge to socialize with other like-minded members.

You are part member/owner of Martinelli Farms, with exclusive rights and use to a 1/8 acre piece of land. On your exclusive land, you have the freedom to comfortably camp, park your air-stream/trailer/mobile tiny house, or set up a temporary outdoor structure or primitive structure under the forest canopy. Most importantly, you have the ability to make it a home. Members / Owners will enjoy unfettered access to a grand lodge, a well-appointed art studio/workshop, communal BBQs, bike and hiking trails, outdoor fire pits a smoke house, horse stables within a working barn, and much more. Martinelli Farms will be powered by a solar system conveniently located near the Grand Lodge and art studio/workshop. Members/Owners will be able to use power and electric car charging stations when needed.



▶ *Natural World, Outdoor Living*

▶ *How Farming in Forests Can Help Sustain the Planet*

▶ *Covid Making People Turn to Nature*

▶ *Consumer Demand For Camping Gear At All-Time High*

What is “Martinelli Farms”?

Martinelli Farms consists of like-minded members, committed to sustainability by living “off the grid.” Members/owners can partake in subsistence style living by growing mushrooms, cabbage, carrots, cucumber, spinach, kale, parsley and berries to jam. The land will also be plentiful with turkeys, geese and other animals for harvesting to help improve our ecosystem. Streams running through the property will be stocked with trout to catch and release or smoke.



Martinelli Farm members/owners are survivalists, campers, outdoor lovers, those who want to live off grid, families, adventure seekers and more. Consider Martinelli Farms an escape, a place to gather with your family and friends, and a place to indulge in your interests as it relates to our natural world.



Take time out to go for a run, enjoy subsistence fishing, make a table in the workshop, paint in the art studio, or preserve and package the produce and protein that you harvested. Members/Owners have the option to learn and be involved in many different activities, that can help generate a profitable income for you and the farm if you sell any produce/products or from the labor that needs to be done on the farm. Alternatively, members/owners can also choose to do nothing at all but enjoy the outdoors.

- ▶ *5 Consumer trends impacting outdoor marketing*
- ▶ *A Guide to Living off the Grid*

- ▶ *55% Would Spend More on Eco-Friendly Products While Willing to Boycott Less-Green Companies*

Hunt Zone Instructors and professionals will be scheduling specific times in designated areas to learn and take part in the lifestyle of subsistence living. This will include: basic hunting skills; scheduled monthly hunts for birds and small game only; education on dressing the game after each hunt; basic survival techniques and much more. Other educated harvesters and cultivators will share their knowledge on the forestry farming business.

If you are looking for something sweeter to take part in, Martinelli Farms will have a Sugar Shed, Honey Hut and Winery on the property. Members/Owners can learn about the sugar cane crushing process, or get sticky harvesting honey or maple syrup.

In addition to wine tasting, and depending on the time of year, you can be involved in plucking some grapes and producing wine. Experts can explain how wine is made, where grapes were grown and what to expect during the process.



At Martinelli Farms all members/owners have the choice to learn and take part in these activities or do nothing at all but enjoy the outdoors and what nature has to offer.

Martinelli Farms began as a vision by Vito Martinelli. As a native "Rhodi", Vito has always been an avid outdoorsman. Martinelli Farms is the culmination of a lifetime of wanting to give back to the natural world, provide a safe haven for other outdoors people and bring the "Farm to Table" concept to life. Martinelli Farms believes very strongly that this farm should not be altered or destroyed in any way, but rather, appreciated, preserved, replenished and freely used by members, within the bounds of the sustainability mission it subscribes to.

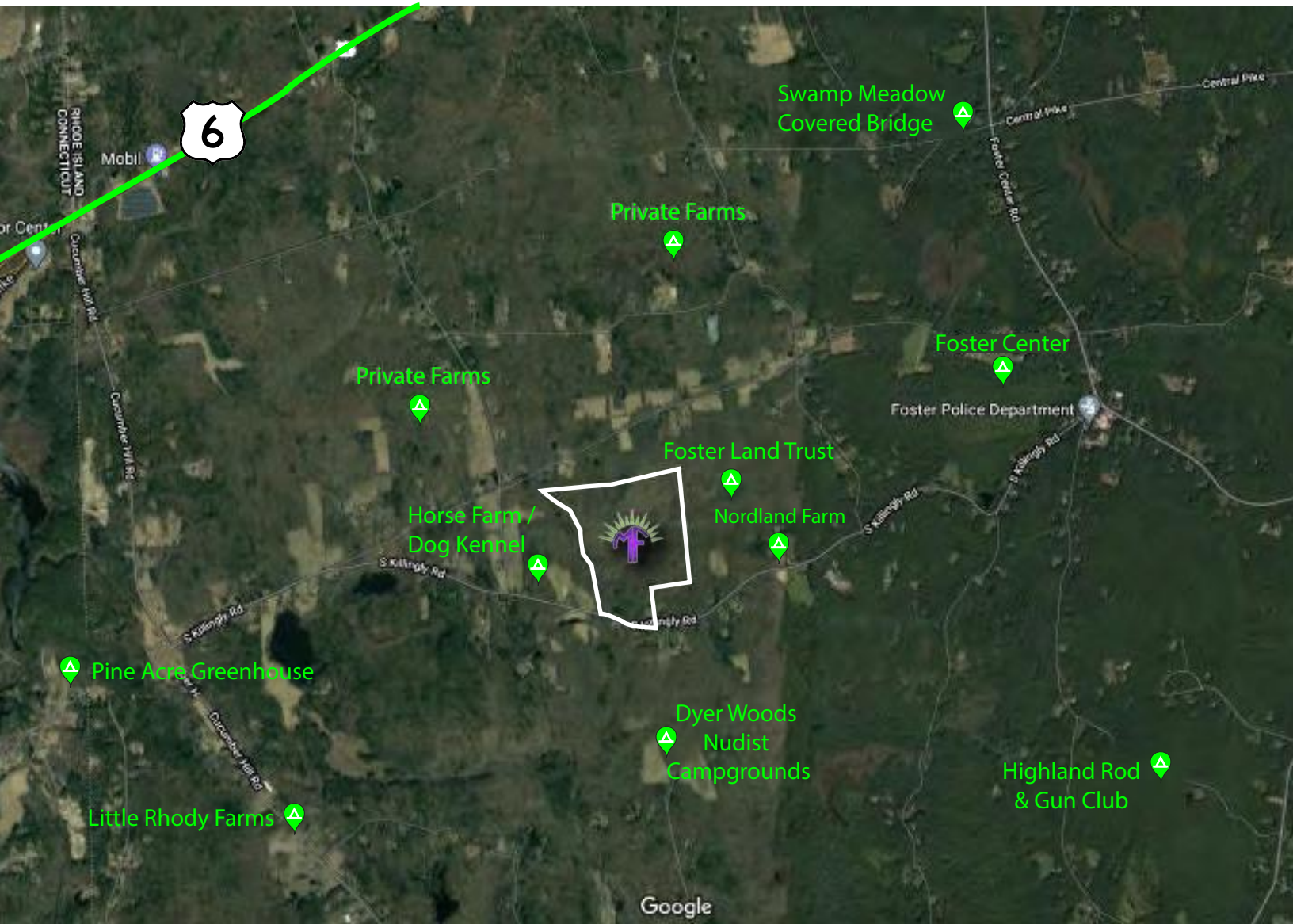


▶ *America Outdoors: Consumers Are Flocking to These 5 Activities*

▶ *Benefits of a Tiny Home: Everything You Need to Know About the Eco-Friendly Houses*

Bird's Eye View Map

This map is a satellite image from GOOGLE earth and provides you a bird's eye view of Martinelli Farms location and everything that surrounds it.



Traveling to/from Martinelli Farms

Providence, Rhode Island: Via US-6W, 23.3 miles, approx. 45min

Hartford, Connecticut: Via US-6E, 55.8 miles, approx. 1 hour 30min

More about Martinelli Farms Location

Foster is the home to the highest point in RI, on Jerimoth Hill. Elevated at 811 feet. It is an easy walk in from Route 101 (Hartford Pike). Foster is the home to cleaner, fresher air and great water quality on our 66 acres of land. Find more information about Foster and the surrounding attractions from any of these sources below.

Surrounding Areas Attractions

[Waterfire](#)

[Providence River Boat Tours](#)

[Roger Williams Zoo](#)

[Rhode Island School of Design Museum of Art](#)

[Historic Federal Hill](#)

[Providence Performing Arts Center](#)

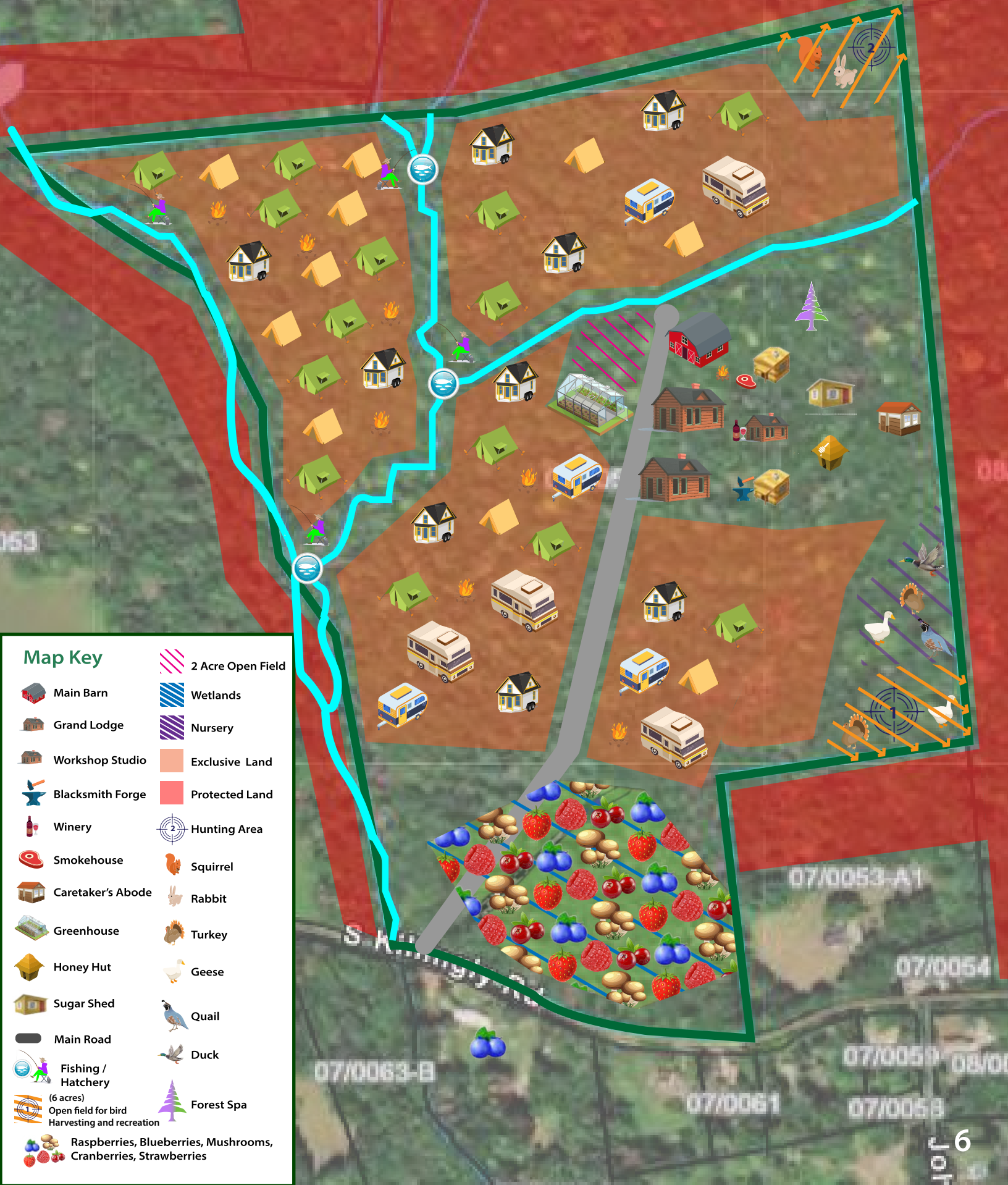
[Providence Place Mall](#)

[Newport, Rhode Island](#)

► [All About Foster](#)

Primary Map

This map is a satellite image from GOOGLE earth. It portrays other major areas of the farm. A map key is also included with more of a description for each.

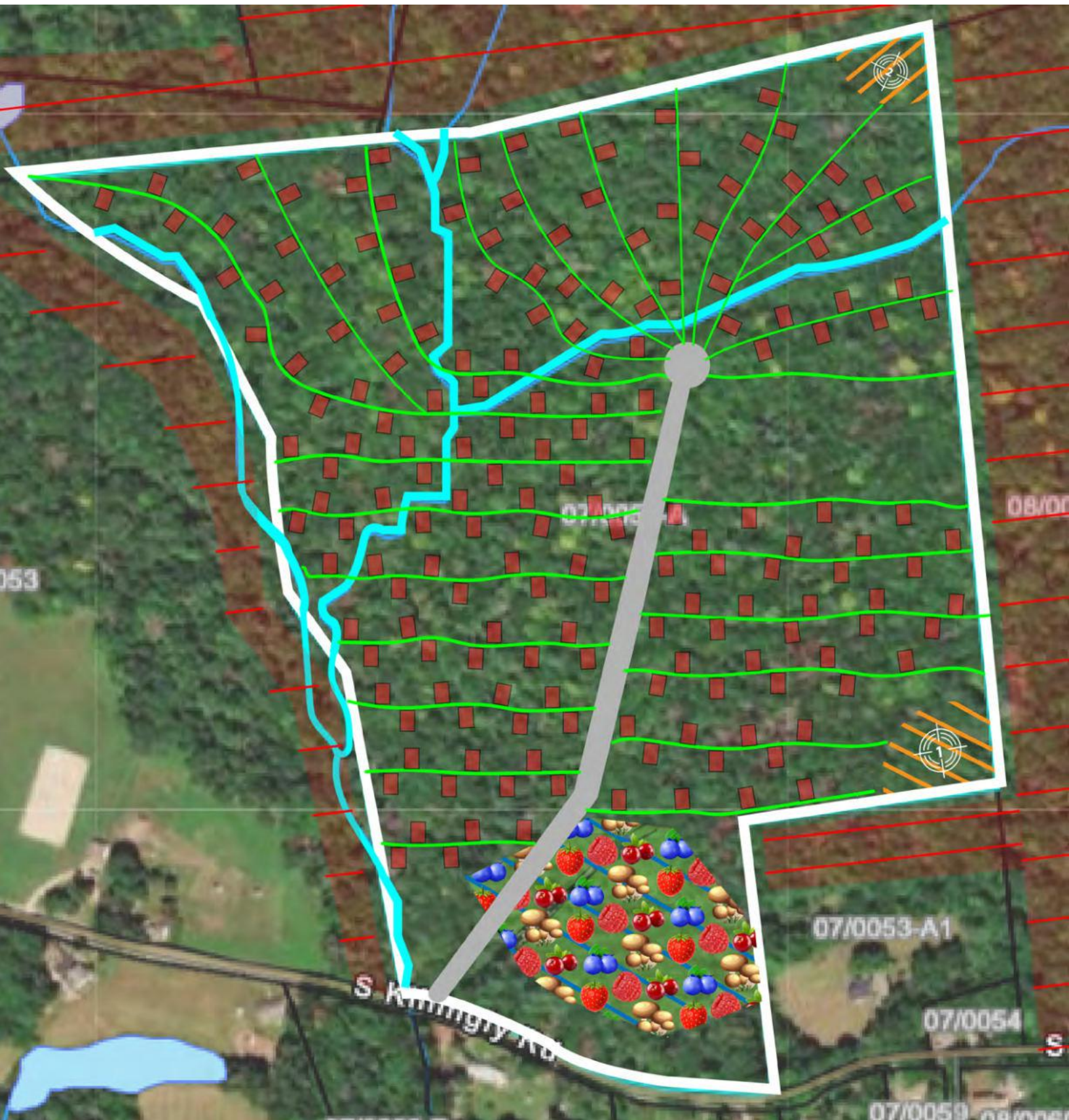


Map Key	
	Main Barn
	Grand Lodge
	Workshop Studio
	Blacksmith Forge
	Winery
	Smokehouse
	Caretaker's Abode
	Greenhouse
	Honey Hut
	Sugar Shed
	Main Road
	Fishing / Hatchery
	(6 acres) Open field for bird Harvesting and recreation
	2 Acre Open Field
	Wetlands
	Nursery
	Exclusive Land
	Protected Land
	Hunting Area
	Squirrel
	Rabbit
	Turkey
	Geese
	Quail
	Duck
	Forest Spa
	Raspberries, Blueberries, Mushrooms, Cranberries, Strawberries

Grid Map

This map is a satellite image from GOOGLE earth. It is a visual representation of the approximate 180 individual pieces of land that are for exclusive use off our 23 trails.

All fittings under canopy will be done by superintendent.



Farm Structures

The following structures will follow our “off the grid” style of living and will be constructed and ready for use during phase 1. Please be advised they will be fully solar powered, with propane power and wood burning fireplaces inside.



The Barn

For additional floor plans and interior layouts please click the link below

<https://drive.google.com/drive/folders/1FTHm-QWJgiwz83XAG-mqTb4N5UkFY4rR1?usp=sharing>



The Art Studio / Workshop

For additional floor plans and interior layouts please click the link below

<https://drive.google.com/drive/folders/1dq5f0CWXBSHo-KA84ddSTDn0QwUE2xHy2?usp=sharing>



The Grand Lodge

For additional floor plans and interior layouts please click the link below

<https://drive.google.com/drive/folders/1W22X46L5sOPmfFCri-YF74T-UEe4ZI5W5?usp=sharing>



The Caretaker's Abode

For additional floor plans and interior layouts please click the link below

<https://drive.google.com/drive/folders/1KJDAldZRp-Gm9M4H2kkSXM0aGs47RpsbB?usp=sharing>

The Investment Opportunity

Martinelli Farms is member owned, governed and managed outdoorsman retreat. It is 66 acres located in Foster, RI, surrounded by more than 300 acres of protected, unbuildable and/or inhabitable land and abundant wildlife including small game and seasonal birds.

As of March 2022 Martinelli Farms has the following assets to offer its members/owners that secure their investment:

- ▶ Deed to the property that has no mortgage; It was paid in full.
- ▶ Total stock options are 230. Available for purchase is 180 exclusive stock options.
- ▶ Our estimate as of March 2022 which has the land valued at a minimum of \$425,000. (After the completion of the access road will be a minimum of \$850,000)
- ▶ Government Farm Aid Contract: \$47,000 for access road.
- ▶ Our estimate in uncut trees, minimum \$50,000, will be processed into lumber and hobby wood. It will then be used to make furniture such as chairs, tables, frames and many other wooden merchandise. At that point, our estimate of processed assets will be at least \$250,000.
- ▶ Research, development and marketing assets needed to share with potential investors and Member/Owners. Investment made for this \$20,000.

We are seeking to raise a total of \$1.5MM in this "Charter Member/Owner Phase One" offering.

Phase One is the opportunity to become a member/owner of Martinelli Farms and gain exclusive rights and use of up to 60 1/8 acres for \$25,000 each to use and "live" in a non fixed based shelter of your choice. The appreciation value on each unit over a ten year period is estimated to be approximately 15% plus per annum. This could also be used as a rental property for supplemental income.

Additionally you can make more income by selling the product you have produced on the farm. This will be based on an approximate 70/30% split meaning, 70% going to you and 30% going to Martinelli Farms depending on the profit

The Phase One Charter Member/Ownership price will be \$25,000 per share. These members will be considered Preferred Series A shareholders. Preferred Series A shareholders will be afforded an additional 5% dividend preference on a pro-rata basis for the underlying Martinelli Farms LLC.

The company intends to provide semi-annual dividends of 10% of the net income free cash flow to all of its shareholders on a pro rata basis against annual membership dues. Annual membership dues will be determined based on the number of members/owners.

Preferred Series A shareholders will be afforded an annual total of 15% net dividends on a pro-rata basis. The remaining Series B and C shareholders will be afforded an annual total of 10% net dividends on a pro-rata basis. The remaining percentage of net income will be used for operating Martinelli Farms and ongoing improvements.

Charter Members/Owners and their guests will have priority access to all of the properties amenities, facilities, activities and events. Member/Ownerships purchased in phase two will be a \$50,000 minimum per share. After project completion, the remaining member/ownerships will be a \$75,000 minimum per share.

Phase One "Completion" Amenities will include:

- ▶ A main private access road to shared structures
- ▶ Dedicated trails and paths to member units
- ▶ A Grand Lodge, with many amenities
- ▶ The build out of Barn with approx 10 horse stables (first come, first serve basis, additional dues will apply)
- ▶ Art Studio/Workshop
- ▶ Caretaker's Abode
- ▶ Dedicated land to harvest for birds and small game
- ▶ Stocked streams for fishing
- ▶ 23 Trails for hiking
- ▶ Greenhouses and Acreage for farming
- ▶ 2 acres of open fields to grow crops
- ▶ 10 acres to grow berries and mushrooms under forestry canopy
- ▶ 6 acres open field for bird harvesting and recreation

Timeline for Phase One:

- ▶ Q2 includes build out of private access road and trails that lead to your exclusive piece of land
- ▶ Q2-Q3 start plans and construction on the Grand Lodge, the barn, the caretaker's abode, and the workshop
- ▶ Q3 clearing and set up of multi-land use for trails
- ▶ Q4 Completion of Grand Lodge and Barn, allowance of farming and hunting

What are the Benefits?

It is both a solid investment and a vehicle to provide you with dividends on your underlying ownership, both tangible and intangible.

- ▶ Defer and Defray Taxes
- ▶ Promote Biological Diversity
- ▶ Enhance Habitat for Birds, Wildlife and Fish
- ▶ Improve Access for Walking and Recreation
- ▶ Learning about subsistence Hunting or Fishing
- ▶ Preserve or Improve Scenic Beauty
- ▶ Protect Water Quality
- ▶ Protect a Unique, Special and Historically Cultural Area
- ▶ Earn Monetary Value From an Investment
- ▶ An Investment in The Future of Generations

Come be a part of Martinelli Farms



FORESTRY FARMING 101



DEFINITION: The cultivation of high-value specialty crops under a forest canopy that is intentionally modified or maintained to provide shade levels and habitat that favor growth and enhance production levels.



AGROFORESTRY

a land management system that combines trees with crops or livestock, or both, on the same piece of land.



THE 4 I'S

type of agroforestry practice characterized by the "four I's"

intentional
integrated
intensive
interactive



NON-TIMBER FOREST PRODUCTS

plants, parts of plants, fungi, and other biological materials harvested from within and on the edges of natural, manipulated, or disturbed forests

FACT:

The practice involves cultivating non-timber forest products or niche crops, some of which, such as ginseng or shiitake mushrooms, can have high market value.



Crops are ginseng, shiitake mushrooms, decorative ferns



edible, medicinal and dietary supplements



floral or decorative



specialty wood-based products

SUBSISTENCE LIVING 101



DEFINITION: Subsistence means the minimal resources that are necessary for survival.



SUBSISTENCE HUNTING

Aka "hunting for survival"

Subsistence hunting is critical to most Alaskan's nutrition, food security, and economic stability. Subsistence activities are among the most highly valued parts of culture.



ALASKA IS THE HUB

Includes 34 conservation system units...

National Parks
National Forests
National Wildlife Refuges
National Reserves
National Conservation areas
National Recreation Lands
National Wild & Scenic Rivers



WHAT IS BEING HUNTED IN ALASKA?

Moose
Caribou
Deer
Bears
Dall sheep
Mountain Goats
Beavers
Various Marine Animals



HOW WE WILL BRING THE VALUES TO RHODE ISLAND

- Lessons on basic hunting skills with bow and arrows and shotguns (Birdshot ONLY)
- Scheduled monthly hunts for birds and small game
- Education on dressing (cleaning and processing) the game after each hunt
- All farm resources will be dedicated to assisting you in this lifestyle
- We will capitalize on RI wildlife harvesting of our own abundance
- Lessons on basic survival techniques. Metal traps and snares strictly forbidden extreme cruelty to animals only recommended for emergency survival situations.



Martinelli Farms has based it's values off of the Subsistence hunting and living lifestyle.

Although only strictly allowed and welcomed in the open landscapes of Alaska, we remain true to our philosophy of educating our owners on this sustainable way of life.

Company Information



@martinellifarms
Instagram, Facebook, Youtube, Twitter, TikTok, Pinterest



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Owner Resources

The following confidential icon links include files that contain the following...



- Land Unit Sales
- Physical Structure Costs
- Contractor + Construction Costs
- Trails, Roads, Land modification costs



Get different views and visuals from these Martinelli Farms Maps taken from Google Earth or provided by other professionals



Review the Access Road files here



Martinelli Farm's Forestry Farming License, Stewardship and Guide to Farm Forest and Open Space Act



Owner Rules

Meet the Martinelli Farms Board + Team Members + Associates

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