



Listing Office: Internal
Listing Number: #1099

Offering Memorandum

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This report contains confidential and proprietary information about the business of our client. It is to be used solely for the purpose of evaluating the company as a potential purchase. The information presented in this report was provided by the client. While the client believes that such information is materially accurate, the accuracy is not guaranteed nor should the information be considered complete. Statements contained in the report which cover matters of opinion, whether or not so identified, are that only. No representations or warranties are herein expressed or implied. This report is solely for the confidential use of the individual to whom it has been given.

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Confidential Procedure

In order to proceed with the investigation of the enclosed **Infinity Labs, LLC** , business investment opportunity, Seller requires a signed copy of a Non-Disclosure and Confidentiality Agreement. If potential client wishes to proceed with an acquisition of the business, a financial profile of the purchaser must be provided.

If there is any additional information required, please initiate all correspondence through: **Dan Cheney at dcheney@ilabsok.com**



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Brief Detail Overview

Primary Industry	Agriculture	Category: Processing/Refining	Cannabis/Hemp
Business Description	Asset Sale: Cannabis Hazardous Processing License & Equipment		
SIC Code		Organizational Form	LLC
General Location	Ardmore, Oklahoma		
Selling Price	\$75,000	Down Payment	\$75,000
Annual Revenues	Not Disclosed	Discretionary Earnings	Not Disclosed
Seasonal? N	Can Relocate? Y	Home Based? N	Absentee Owner? N Franchise? N
Days and Hours of Operation	Monday through Friday 9-5	Year Established	2021
Full-Time Employees	0	Years Owned	6
Other Payroll Information		Part Time 4	Managers 0
Hours Owner Works	40		
Owner's Duties	Managing, bookkeeping, customer service, scheduling, processing when needed.		
Skills Required	Customer and client service and sales, cannabis processing knowledge, general business experience		
Training & Cost	3 days @ 8 hrs. per day at no cost to new owner		
Non-Compete	30 miles for 3 years		

Executive Summary

Oklahoma Medical Marijuana Authority (OMMA) Hazardous Processor & Transportation License and business. Business has great history and has been in the same location for 5 years. This license was issued in 2021 has good records and history with only minor infractions cited by both Oklahoma Medical Marijuana Authority and Oklahoma Bureau of Narcotics and Dangerous Drugs. Current capacity with existing processing equipment is up to 11,200 pounds per week. This business includes Oklahoma Bureau of Narcotics and Dangerous Drugs Control (OBN) License, City of Ardmore & Ardmore Community Development Commercial Marijuana Processor Permit/License, and Oklahoma Sales Tax License. This license was issued in January 2021 and has been active since that date. Processor uses winterized ethanol extraction process for cannabis plant oil (crude oil) extraction. Crude cannabis oil is further refined by two custom designed (copied from Pope Scientific design) wiped film molecular distillation units/heads. Wiped film distillation process advantages: (1) Short residence time; (2) Lowered temperature distillation; (3) High mass and heat transfer enabled by perfected geometries, essential for maintaining the quality and integrity of the final product; (4) Optimal efficiency: slotted wiper system ensures precise control of the residence time, film thickness, and flow characteristics, ensuring efficient distillation. Saleable products include, but are not limited to: crude THC oil, THC Delta 9 distillate, edibles, vapor cartridges, etc. The Oklahoma Medical Marijuana Authority (OMMA) has a moratorium on new processing licenses. Moratorium has been in effect since August 26, 2022, and will remain in effect until August 1, 2028. Active Growers (1,961 licensees) will seek you out as an active processor in market of only 630 processors, of which hazardous processing licenses are very few. This is a great opportunity to enter the Oklahoma Medical Marijuana market and not have to wait until the license moratorium ends in 2028.

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Lease / Building Information			
Monthly Lease/Rent	\$2,500	Deposit	\$5,000
Expires	Month-to-month	Building Type	Commercial Building
Terms & Options			
Square Footage / Dim.	Approximately 1,608 sq. ft.		
Other Information	Hazardous Processor License and equipment.		

Private Business and Seller Information			
Business Name	Infinity Labs, LLC	Business Phone	(580) 768-9038
Business Address	3550 Cypert Way Ardmore, Oklahoma 73401		
Seller's Name	Dan Cheney & Farrah Bazzrea		
Reason for Sale	Owner Retiring other healthcare industry businesses		

Financing		Third Party Written Approval N	
	Note Amount	Rate	# of Payments
Seller	\$0,000	10.000%	0
Assumable	\$		0
Non Seller	\$		0
Notes:			

On File Information						
Signature	Cash Flow Analysis	Lease/Rental	Equipment list	Corp. Resolution	Listing Agreement	Other
Y	N	N	Y	Y	Y	Y

Owner Contact Information			
	Dan Cheney	Cell	(580) 768-9038
Showing Remarks	24 hours' notice, prefer to show after operating hours of business		Last Revision 06/12/2026

Marketing Information	
Marketing	The Oklahoma Medical Marijuana Authority (OMMA) has a moratorium on new processing licenses. Moratorium has been in effect since August 26, 2022, and will remain in effect until August 1, 2028. Active Growers (1,961 licensees) will seek you out as an active processor in market of only 630 processors, of which hazardous processing licenses are very few.
Strengths & Opportunities	Business has great history and has been in the same location for 6 years. This license was issued in 2021 has good records and history with only minor infractions cited my both Oklahoma Medical Marijuana Authority and Oklahoma Bureau of Narcotics and Dangerous Drugs. Current capacity with existing processing equipment is up to 11,200 pounds per week @ 40/hrs. week (1 shift) operation.
Hours & Staffing	Typically, Monday through Friday 9-5, and occasional weekend hours. Business operates with ~4 part-time employees. Owner works both "On" and "In" the business.
Area, Facilities & Equipment	Equipment is in very good condition. Centrifuge has only been used for approximately 40 total hours. Great location on major North – South I-35 thoroughfare with excellent access and parking. Nice build-out with stainless steel tables, winterized ethanol extraction and wiped film distillation equipment.
Company History	5-year history. Owner founded and built business but now wants to focus on healthcare businesses.
Financial Summary	Earnings have dropped with revenue in last two years as economy has slowed. Owners have other business interests in the healthcare industry. Assets are offered at \$.20/dollar.
Other Comments	Business has great records. This license was issued in 2021 has good records and history with only minor infractions cited my both Oklahoma Medical Marijuana Authority and Oklahoma Bureau of Narcotics and Dangerous Drugs.

Information contained herein has been provided by the seller. Broker has not and will not verify the accuracy or completeness of any information. Purchasers are advised to consult with their legal and financial advisors to the extent they deem necessary.

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Summary

Business Name:

- Infinity Labs, LLC

Website Address:

- www.ilabsok.com (website address and domain is secured intellectual property)

Type of Entity:

- Limited Liability Company
- Owned by Dan Cheney and Farah Bazzrea

Years Established:

- 6 Years
- Business entity formed in November 2020

Years Owned:

- 6 Years of ownership since founding
- Dan Cheney – owner since 2020

Reason for Sale:

- Pursue and dedicate more time to healthcare industry businesses that Dan Cheney owns

Type of Sale:

- \$75,000 USD Cash
- Limited Liability Company membership interests are for sale:
 - Offering and deal structure will resemble asset sale, however the license dictates to sale of the entity, as the entity owns the license

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Potential Buyer's Profile (Skills required):

- People and interpersonal communication skills are necessary to successfully conduct business and increase revenues
- Knowledge of cannabis industry
- Knowledge of cannabis processing including:
 - Cannabis biomass
 - Techniques for THC extraction and distillation
- Present owner works in processing when needed, qualification or prior license ownership and/or experience in this field would be very helpful.
- Ideal buyer would be someone who has owned or worked in the cannabis industry
- General business knowledge essential to continued success

License Requirements:

- Hazardous Processing License issued by: Oklahoma Medical Marijuana Authority
- Cannabis Processing License issued by: Oklahoma Bureau of Narcotics and Dangerous Drugs Control
- Commercial Medical Marijuana Permit issued by: City of Ardmore Oklahoma
- Oklahoma Sales Tax License issued by: State of Oklahoma
- Metrc inventory tracking account/service
- License holder must be an Oklahoma resident

Description:

Oklahoma Medical Marijuana Authority (OMMA) Hazardous Processor & Transportation License and business. Business has great history and has been in the same location for 5 years. This license was issued in January 2021 has good records and history with only minor infractions cited by both Oklahoma Medical Marijuana Authority and Oklahoma Bureau of Narcotics and Dangerous Drugs. Current capacity with existing processing equipment is up to 11,200 pounds per week. This business includes Oklahoma Bureau of Narcotics and Dangerous Drugs Control (OBN) License, City of Ardmore & Ardmore Community Development Commercial Marijuana Processor Permit/License, and Oklahoma Sales Tax License. This license was issued in January 2021 and has been active since that date. Processor uses winterized ethanol extraction process for cannabis plant oil (crude oil) extraction. Crude cannabis oil is further refined by two custom designed (copied from Pope Scientific design) wiped film molecular

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distillation units/heads. Wiped film distillation process advantages: (1) Short residence time; (2) Lowered temperature distillation; (3) High mass and heat transfer enabled by perfected geometries, essential for maintaining the quality and integrity of the final product; (4) Optimal efficiency: slotted wiper system ensures precise control of the residence time, film thickness, and flow characteristics, ensuring efficient distillation. Saleable products include, but are not limited to: crude THC oil, THC Delta 9 distillate, edibles, vapor cartridges, etc. The Oklahoma Medical Marijuana Authority (OMMA) has a moratorium on new processing licenses. Moratorium has been in effect since August 26, 2022, and will remain in effect until August 1, 2028. Active Growers (1,961 licensees) will seek you out as an active processor in market of only 630 processors, of which hazardous processing licenses are very few. This is a great opportunity to enter the Oklahoma Medical Marijuana market and not have to wait until the license moratorium ends in 2028.

"Great opportunity to enter the Oklahoma Medical Marijuana industry during a moratorium on new licenses. In addition, favorable legislation and possible interstate commerce will provide huge upside opportunities for medical marijuana processes that have the ability to scale"

This business is being sold as a turn-key operation that is currently a Tier 2 license with the ability to scale.

General Location:

- Located just south of Ardmore, OK
- Location is within 1 mile of I-35 and railhead
- Address: 3550 Cypert Way, Ardmore, OK 73401

Products and Services:

- **THC Distillate (D9)**
 - 75-94% THC distillate (typically sold in 500g to 1,000g units)
 - Used as active ingredient in:
 - Vapor Cartridges
 - Edibles (gummies, chocolates, etc.)

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Market and Customers:

The Oklahoma Medical Marijuana market has 309,000+ patients, 1,961 growers, 1,355 dispensaries, and 630 processors. Processing licenses have been reduced from 1,713 processors to the current 630 processors, most of which are not licensed for hazardous extraction methods (i.e. ethanol extraction).

Customer profiles are both medical marijuana growers, other processors, and dispensaries. Growers need processors to extract THC and refine into saleable form of oil (known as distillate), other processors (non-hazardous) typically purchase THC distillate and then formulate and manufacture edibles and vapor cartridges and other medical marijuana consumables. This license also has the approval to process for individual medical marijuana patient licensees who grow their own for consumption.

Great opportunity to enter the Oklahoma Medical Marijuana industry during a moratorium on new licenses. In addition, favorable legislation and possible interstate commerce will provide huge upside opportunities for medical marijuana processes that have the ability to scale.

Marketing:

Current business does very little in marketing and promotion. In 2021, the business processed cannabis biomass and sold finished THC distillate for approximately \$5.00/g to \$6.00/g. Price for finished product THC distillate has been between \$.70g to \$.85g. This is at or below break-even price, therefore the business has optimized for limited expenses and has elected to do no marketing or advertising. All customer lists will be included in the sale for the new owners to actively market to and secure orders/sales/new business.

- Infinity Labs domain is included in the sale
- Website address:
 - www.ilabsok.com

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Assets Included in the Sale:

Infinity Labs, LLC		
Furniture Fixtures & Equipment		
Description	QTY	Est. Value Total
Wipe Film Distillation Units*	2	\$ 120,000
Stainless Steel Centrifuge 150lb Capacity	1	\$ 50,000
SS Holding Tank	1	\$ 5,000
Misc. Stainless Steel Piping Etc.	1	\$ 60,000
Patz Bale/Biomass Chopper	1	\$ 2,500
Dry Ice Chest	1	\$ 750
HON Secure File Cabinets	1	\$ 100
Computers & Monitors	1	\$ 400
Office Chairs	9	\$ 100
Folding Table	1	\$ 85
Desks Husky Height Adjustable	1	\$ 250
Wire Rolling Racks	3	\$ 100
Plastic Shelving	2	\$ 50
Convection Plate	1	\$ 100
Stainless Steel Tables	4	\$ 800
Lower Cabinets	4	\$ 2,000
Upper Cabinets	5	\$ 2,500
HVAC - Mini Split	4	\$ 5,000
TOTAL		\$ 249,735

* 6" Wipe Film Distillation Units with: vacuums, feed pumps, heaters, chillers, tubing, etc.

Inventory

- Inventory product value is approximately \$19,000
- Less 50% = wholesale value of **\$8,000**

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Operations:

Operator or owner will need to secure cannabis biomass for processing. The inbound shipments of biomass are governed by compliance documentation through the compulsory (Oklahoma law) Metrc system. The Metrc system then governs and manages the inventory through processing and eventual sale and outbound transportation. Currently the owner is the sole operator and manager of the Metrc system. Manager or owner will need to schedule the extraction and further processing of the biomass throughout the extraction and refining operation. Once biomass is processed into saleable products, then making and fielding calls to market and sell crude oil and/or finished cannabis distillate. Payroll, recordkeeping, accounting, and some technical advising is required along with final product packaging and labeling that meets the Oklahoma Medical Marijuana Authority regulations is typical of daily operations. Owner oversees all aspects of the business. This is a very easy to learn and operate, straight-forward business.

Labor Force:

- Four part-time employees
 - Extractor = 2
 - Distillers = 1
 - Cleanup/Helper = 1
- Employees are paid from Infinity Labs in addition to labor in the hemp extraction operations and are paid vacation for major holidays

Owner Duties and Dedication:

Owner has founded and built the business to present over the last 6 years. He works 40 hours per week managing and operating the business. Owner oversees and manages procurement, production, marketing and sales, payroll, and performs all compliance documentation, bookkeeping and other managerial/ownership duties.

Qualification of the Employees:

- Required - Oklahoma Medical Marijuana Business Employee Licenses and practical experience in various disciplines:
- Ability to pass national background checks
- Extraction and distillation of plant oils, specifically cannabis
- Willingness to work in heat, dust, oil,

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- Lift 50-100 lbs.
- Biochemistry background helpful but not required

Operation Hours:

- Monday through Friday 9-5
- Occasional weekends

Lease Facilities

- Very nice build-out that includes the ability to manufacture edibles and scale to 10x capacity. Processing facility is in great location within 1 mile of a major North – South thoroughfare I-35
- \$2,500 per month
- 1,608 square feet
- Lease is currently month-to-month. Landlord would require someone qualified as a good risk

Structure of the Transaction:

- Cash or equivalent instrument - \$75,000 USD
- Seller financing is not available

Non-Compete:

- Non-Compete agreement is offered for 3 years and a radius of 30 miles

Familiarization and Training:

- 3 business days – excluding weekends – of full disclosure and training, not to exceed 8 hours per day.
- Additional training and assistance are available from owner and is negotiable with buyer offering a consulting agreement to Dan Cheney

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Sales Brochure



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Wiped Film Distillation Ser. # W1901113085



Wiped Film Distillation Ser. # W190520215

III



Centrifuge Ser. # 200113

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Patz Biomass Processor

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1,000 Liter Stainless Steel Tank

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