

ACQUIRE CASH FLOW TODAY, EXPAND ON INFRASTRUCTURE ALREADY IN PLACE

LICENSED CANNABIS CULTIVATION + EXPANSION OPPORTUNITY

21001 Maverick St, Mojave CA 93501



ASKING PRICE	CURRENT PROFIT	FULL EXPANSION	LEASE TERM
\$21,000,000	\$4.654M / YEAR	\$12.474M+ / YEAR	99 YEARS

Transferable State & Local Permits!

- 2 Fully operational 10,000 sq ft cultivation buildings, each with 2 flowering rooms and an average of 189 lights per room.
- 10,000 sq ft nursery generating independent wholesale plant revenue, plus a dedicated 3,000 sq ft drying and trimming facility.
- 4 vacant 10,000 sq ft buildings ready for build-out, 1 partially completed 10,000 sq ft cultivation facility, and 1 additional ~6,000 sq ft expansion building.
- 2 development-ready concrete slabs with underground plumbing and electrical conduit already installed.
- Dedicated turbine power with Edison utility service as backup, reducing dependence on the grid.
- Approximately \$1,000,000 in construction materials already on-site, with replacement value stated as significantly higher.

EXPANSION ROADMAP

- | | | |
|---------------------|-------------------------------------|-----------------------------|
| ✓ \$4.65M Current | ✓ 4 x 10,000 sq ft ready | ✓ 1 x ~6,000 sq ft building |
| ✓ \$7.82M Expansion | ✓ 1 x partial 10,000 sq ft facility | ✓ 2 x utility-ready slabs |

SELLER FINANCING AVAILABLE

- | | | | |
|---------------------|--------------------------------------|-------------------------------------|-----------------------------|
| 40% DOWN
~\$8.4M | 10% ANNUAL INTEREST
Interest-only | UP TO 15 YEARS
Payment structure | APPROX. \$12.6M
financed |
|---------------------|--------------------------------------|-------------------------------------|-----------------------------|

REQUEST THE NDA + DUE DILIGENCE PACKAGE

Site Visit by Appointment

Contact
David Limon

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Confidential promotional summary. Financial projections are estimates and not guaranteed. Independent due diligence is required.