DLD DH INC

Dual Cannabis Retail Licenses Acquisition Opportunity

November 3, 2026

2	CAURD with PP	Non-SEE Provisional	$2.5MM
Cannabis Retail Licenses	License 1 Type	License 2	Offer Threshold

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License 1 — 922 Manhattan Avenue, Brooklyn, NY

OCMCAURD-2023-000190
OCM Proximity Protection granted February 15, 2024

DLD DH Inc holds a ten year lease and was granted proximity protection for 922 Manhattan Avenue from the NYS Office of Cannabis Management on February 15, 2024. All build out is complete and the unbranded store is ready to go after TPI updates, DBA, OCM inspection.

922 Manhattan Ave is a corner location, with 1,650 sf on the ground floor for retail, and 1,650 sf in the basement.

Manhattan Ave is the primary retail corridor in Greenpoint. The building shares the block with an entrance to the area's only subway stop, next to, Dunkin Donuts, Popeyes, and McDonalds, with Investors Bank, Chase Bank, Apple Bank, Rite Aid, Associated Supermarket, Paloma Bakery, T-Mobile, Santander Bank, TD Bank, and GNC all within the same 1,000 ft perimeter. The India Street Ferry stop is 0.5 miles away.

Rent: $16,000/month · 3% per annum increase





922 Manhattan Avenue — Floor Plan & Build Status



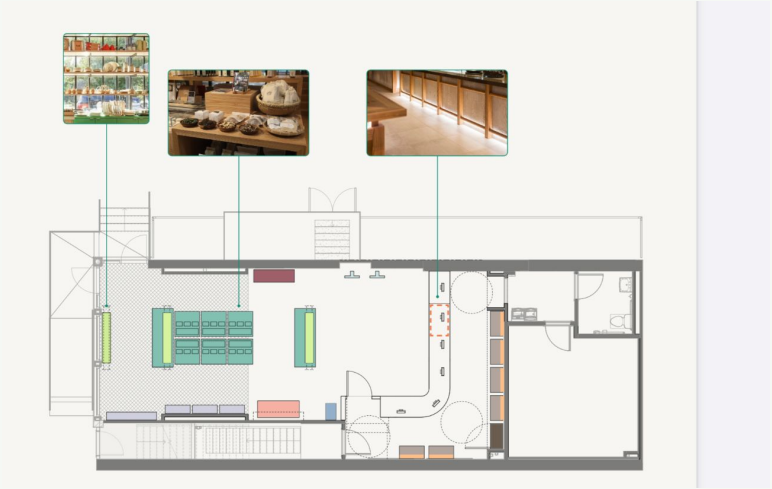


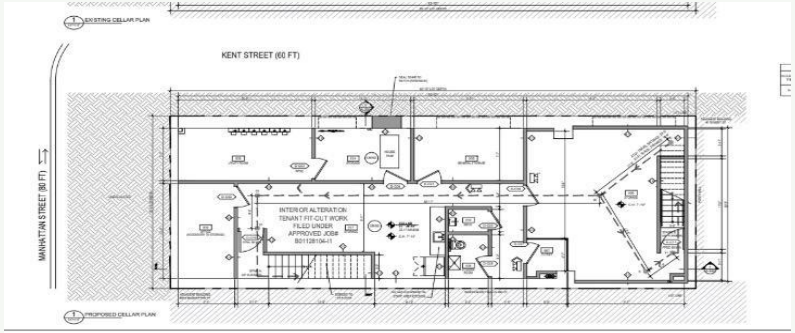


Store exterior photos showing corner store front, ADA walkway, security gates on front and side doors, and large wall ready for a mural

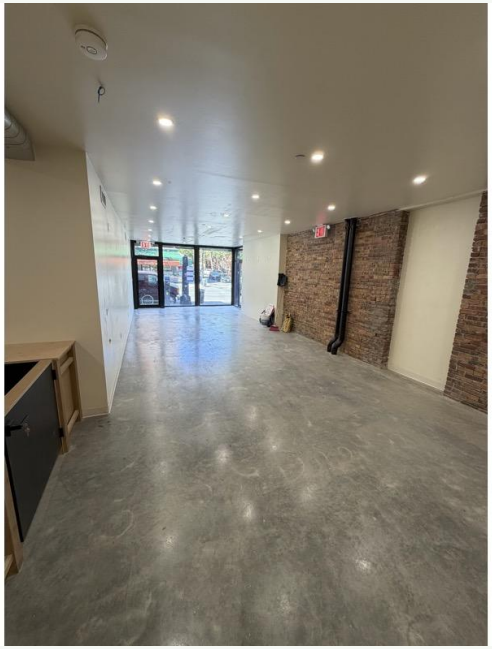
922 Manhattan Avenue — Floor Plan & Build Status

The store was designed with sales floor and vault on the ground floor, staff areas and offices in the basement.





922 Manhattan Avenue — Floor Plan & Build Status



Sales floor looking out from cash wrap



Sales floor looking out from front door to cash wrap

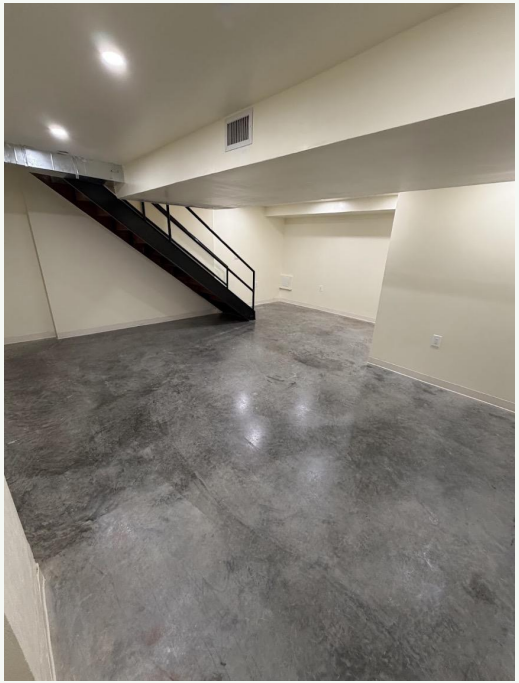


Vault on the ground floor behind the cash wrap for easy access

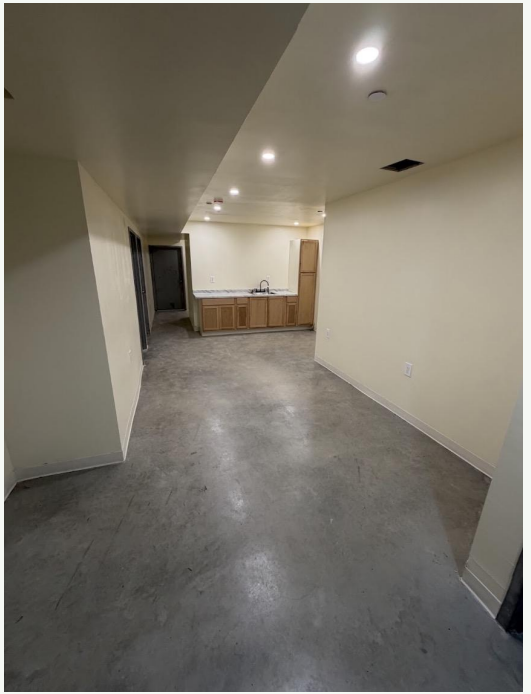
922 Manhattan Avenue — Floor Plan & Build Status



Staff bathroom (one of two)



Staff break area in basement with offices and storage rooms nearby.



Staff break area with sinks, fridge, etc.

922 Manhattan Avenue — Prime Cannabis Demographics

41,000+

Residents

34 yrs

Median Age

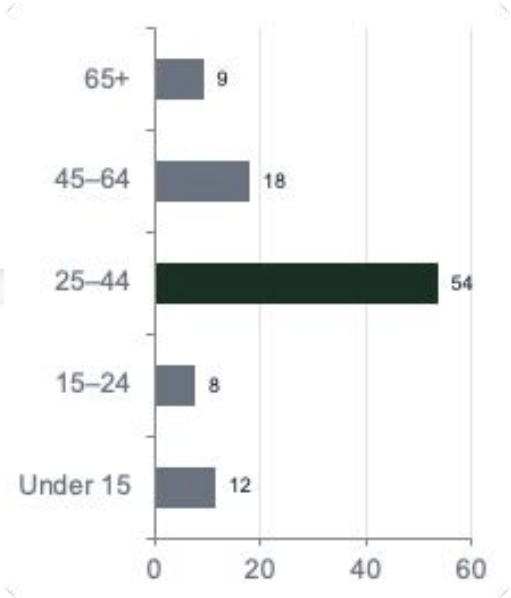
$151K

Median HH Income (25–44)

50%

College-Educated

Age Distribution — Greenpoint



Sources: Point2Homes / U.S. Census Bureau; Wikipedia – Greenpoint, Brooklyn

Prime Brooklyn Location — Cannabis Market Alignment

54%

of cannabis spending driven by Millennials — Greenpoint's dominant cohort

25-44

Highest value cannabis consumers (New Frontier data)

$110-140

average basket size from customers with $150k household income (Headset)

44%

of cannabis sales comes from households making over $75,000 per year

Why This Location

Dense, Young Population —	41,000+ residents, median age 34 — squarely in the top cannabis-buying bracket.
High Purchasing Power —	Households 25–44 earn a median $151K. Strong willingness to spend on premium cannabis.
Educated Consumers —	50% college-educated — above city (38%) and borough (40%) averages.
Prime Commercial Corridor —	Manhattan Ave: only subway stop, Dunkin Donuts, McDonald's, Popeyes — built-in foot traffic.
Underserved Legal Market —	High density, clear demand, limited licensed retail = early market entry.

Sources: Headset (2024); NYS Dept. of Health (2025); Brightfield Group; Point2Homes / U.S. Census

License 2 — Non-SEE License OCMRETL-2023-002158

Issued from reinstated November queue application

Delivered with no deficiencies

Buyer will need to secure a location

Similar licenses trading at @$400-$500k

Expires August, 2027

Timing & Next Steps - Turnkey & ready to open

1. Binding Term Sheet + Deposit + Definitives
2. Buyer submits DBA+TPI declarations to OCM
3. Delivered 99% complete with POS, security, and cash wrap pending Buyer DBA/ Branding, exterior signage and customization of retail floor fixtures etc.
4. OCM Compliance inspection
5. Open store

Terms

1. Offer threshold **$2.5MM for 10 year lease and two licenses**
2. Up to 49% Equity sale at closing with 100% sale commitment based on OCM CAURD regulations
3. Remaining 51% equity owner financed over 4 years
4. Buyer takes over operation and compliant revenue capture under Management Services Agreement