

ADELANTO CULTIVATION FACILITY

Asking \$20,000,000

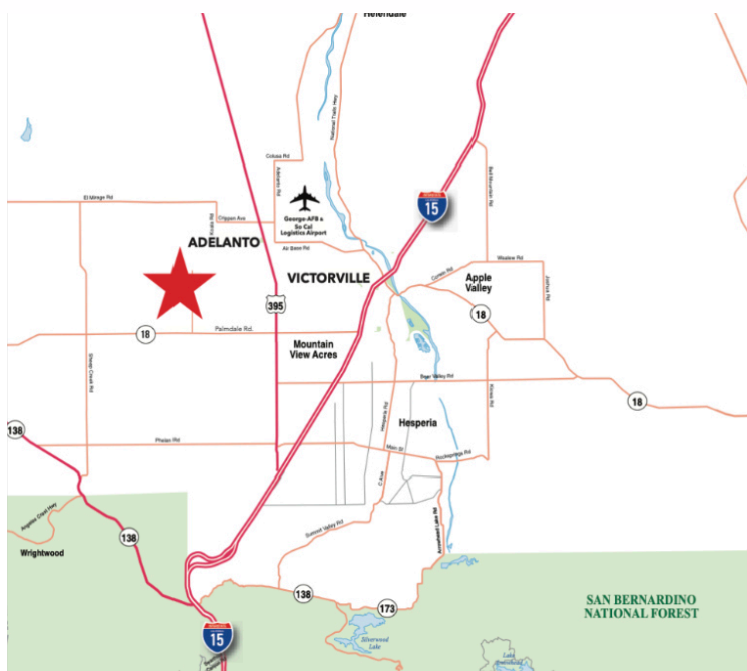
\$14.5M for Real Estate + \$5.5M for Business

\$14,500,000



Great real estate at competitive market value. When you buy this building, you are immediately gaining a positive return as well as retaining all the tenant improvements. To start fresh and build out a facility like this would cost several million over what the Seller is asking for both the cultivation business and real estate. This facility is fully secured inside of a business park with 24/7 security and cameras to protect your investment. This is the epitome of efficiency and turnkey.

ADDITIONAL
INFORMATION WITH
NDA/PROOF OF FUNDS



REAL ESTATE HIGHLIGHTS

- ~52,500 SF Building
- (2) 10,000 SF State/local licenses for cultivation
- Tenant Improvements Included in sale (Grow Equipment, Lights, A.C.s, Dehumidifiers, Rolling Grow Tables & more)
- (9) Fully built out & operational flower rooms including additional Pheno-hunt flower room.
- Vegetative and Flower rooms
- Secure- Full enclosed/secured business park equipped with 24/7 guards and Security camera
- Loading dock equipped with Roll up doors

Ryan Dowse

Associate Agent

License# 02074994

760.987.9202

Ryan@WeCann.biz

Matt Durkin

Senior VP / Lee & Associates

License# 01809663

714.335.1224

mdurkin@lee-associates.com

Meilad Rafiei

CEO/Broker of WeCann

License# 01788589

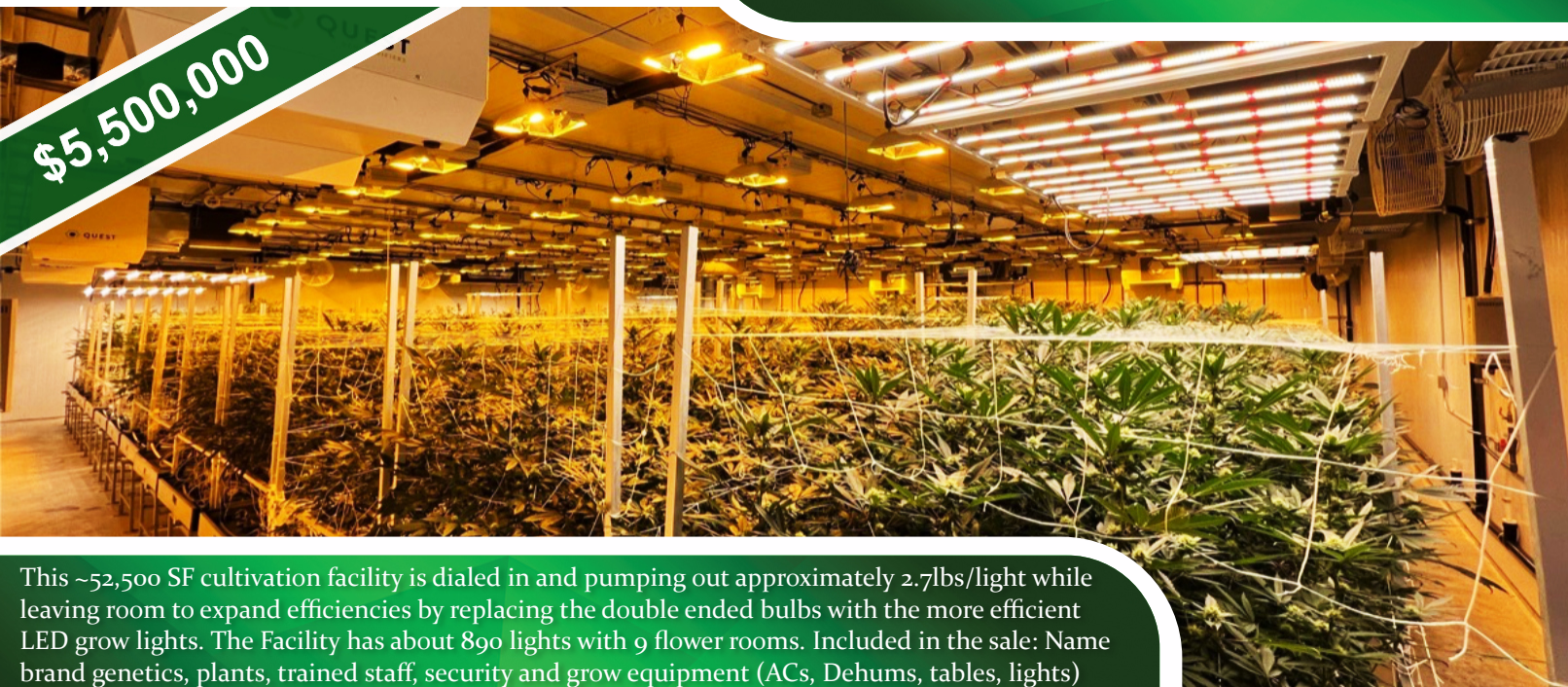
714.393.3077

Meilad@WeCann.biz

ADELANTO OPERATIONAL BUSINESS FOR SALE

Priced with Low Multiplier of Growth

\$5,500,000



This ~52,500 SF cultivation facility is dialed in and pumping out approximately 2.7lbs/light while leaving room to expand efficiencies by replacing the double ended bulbs with the more efficient LED grow lights. The Facility has about 890 lights with 9 flower rooms. Included in the sale: Name brand genetics, plants, trained staff, security and grow equipment (ACs, Dehums, tables, lights) allowing the new owner to generate revenue on day 1. If you're looking for turnkey distribution of the 1000 lbs/month this facility produces, the seller has offered up their distribution facility and business for sale in the heart of the Los Angeles market. Buy this deal along with the distribution deal and their client list comes as a bonus. The cultivation portion of this deal is at an approximate 0.45X Gross Revenue multiplier. There is no better turkey cultivation deal on the market right now. Grab this before its gone!

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BUSINESS HIGHLIGHTS

- MAKE MONEY DAY 1 - Turnkey INDOOR cultivation business producing ~ 1,000 lbs./month
- Consistent, High Quality, High End Genetics
- Dialed in system- Approx. 890 lights producing ~ 2.7 lbs./light
- Operational for over 1 year
- Room to improve cost efficiency & quantity while maintaining quality by replacing Double ended bulbs with LED.
- Grow Equipment & Plants & Cultivation staff come with the purchase of business (Cultivation director excluded).

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