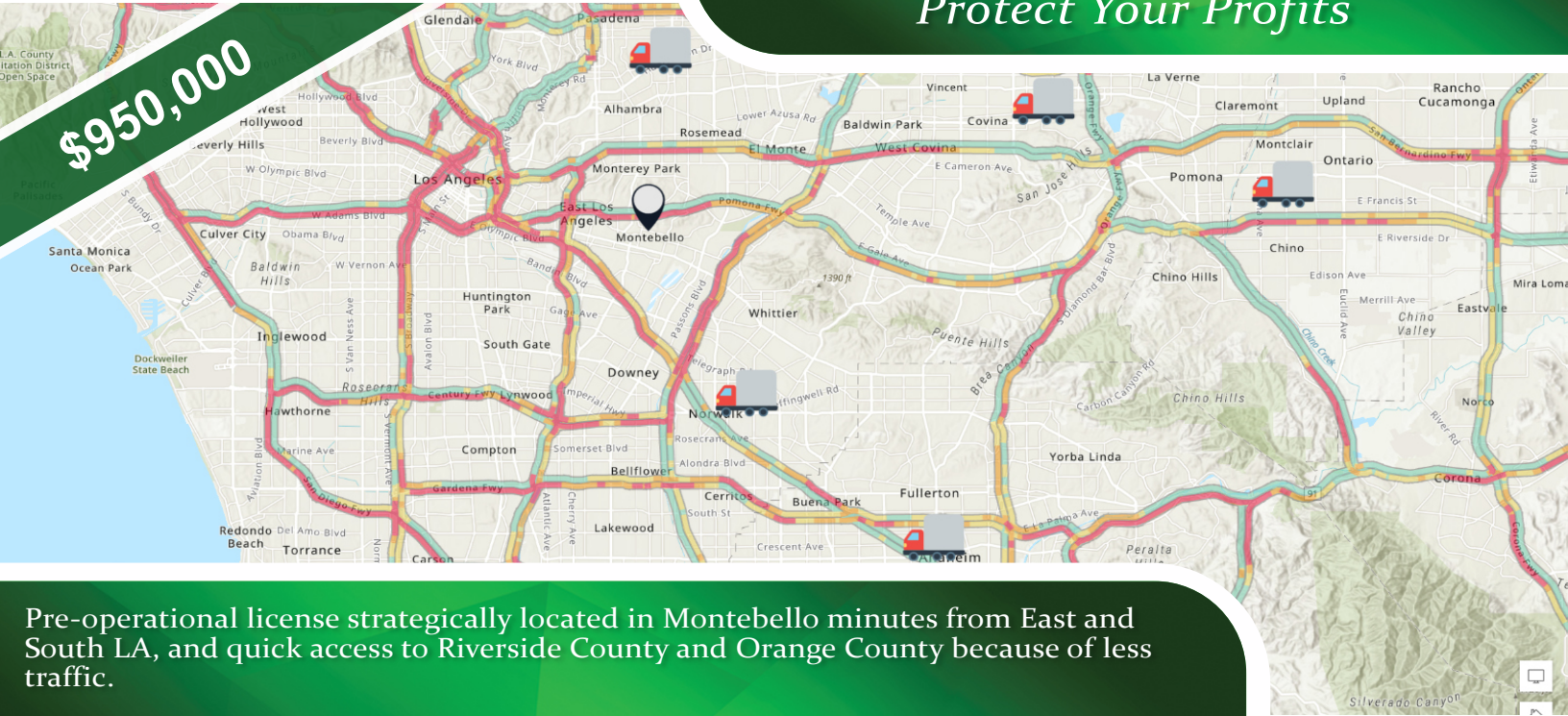


**2% LOW TAXES DELIVERY & All Non-Retail**  
*Protect Your Profits*



Pre-operational license strategically located in Montebello minutes from East and South LA, and quick access to Riverside County and Orange County because of less traffic.

A versatile license including delivery with a 2% tax rate, allowing an operator to increase margins by lowering tax liabilities. California is hard market when it comes to margins, use this asset to take back some control.

Montebello is an organized city, which we have worked with multiple times; moving licenses to new locations, entitling the properties, and pulling building permits.

**NDA REQUIRED**

City Tax Owed 2022 YTD				
Subject	Sale Amount	2% Tax	10% Tax	Extra Net
TAXES COLLECTED Q1	\$ 721,410.00	\$ 14,428.20	\$ 72,141.00	\$ 57,712.80
TAXES COLLECTED Q2	\$ 611,903.00	\$ 12,238.06	\$ 61,190.30	\$ 48,952.24
TAXES COLLECTED Q3	\$ 800,816.00	\$ 16,016.32	\$ 80,081.60	\$ 64,065.28
TAXES COLLECTED Q4	\$ 652,209.00	\$ 13,044.18	\$ 65,220.90	\$ 52,176.72
<b>Total Savings 2% Tax</b>				<b>\$ 222,907.04</b>

## HIGHLIGHTS & TERMS

- Uses Include:
  - Cultivation, Manufacturing (6/7), Distribution
  - Non-Store Front Delivery
- \$950,000 Purchase Price
- Due Diligence 30 Days
- Deposit \$75,000 (Refundable)
- Escrow (60 days)
  - Location Approval
  - State Application Start (Est 6 Months)
  - Building Permits (Submitted, est 90 Days)
- NDA and Proof of Funds Required
- Joint Venture (Open to Offers)
- Co-Brokering Commission Available

**DO NOT MAKE THE SAME MISTAKE AND GIVE AWAY YOUR PROFITS**

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