

# Cannabis Investment Portfolio

## Oklahoma's Finest - 3 Thriving Assets

NDA & POF REQUIRED



**For Sale: \$7,500,000**

Presented by

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# Cannabis Investment Portfolio

## Oklahoma's Finest

Oklahoma lived up to its reputation of doing things differently when it legalized medical marijuana on June 26, 2018. We saw a genuine land rush to the likes that we haven't seen since the state's inception or the oil boom. Everyone with a love for cannabis wanted part of the action and were allowed to set up shop in a very Laissez-faire fashion. Due to this flood of Canna-prenuers, it was survival of the fittest and many of the original licenses have gone out of business due to over saturation, breaking rules, or simply not living up to the market demands. Fortunately, Oklahoma placed a moratorium on new licenses and created scarcity amongst the surviving licenses. Those that were first to market and knew how to stand out are thriving in this low cost & low tax market. Those same entities are expanding rapidly and creating strongholds in our communities by supplying high quality medicine with strong brand recognition (a theme you will see throughout this Offering Memorandum). We are proud to present one of those entities who is not only an Oklahoma native, but someone who has cared deeply about marijuana as a medicine for a very long time. The owner of this portfolio is an avid user, grower and understands what the customer wants. This is shown by the ability to post exemplary financials, excellent reviews, and extraordinary customer retention. After serving the cannabis community for many years, and being a pioneer in many states, the owner wants to pass the reins onto someone who shares that same passion.



# ASSETS OFFERED

The owner would ideally like to see these assets purchased together because they work so synergistically together. The cultivation quality is surpassed by no other operators, just ask the customers. Profit and revenue are maximized by keeping these entities together because everything is done under “one roof”. Third party cannabis operators are even willing to pay extraordinary prices to say they have this owner’s products. When you purchase these assets you will inherit the protocols, employees, plants, equipment, furniture, fixtures, the whole kit. The owner is also willing to aid in the transition to make sure the quality and customer care is carried on.

## Included:

- A vertically integrated dispensary, grow and processing business in the heart of Tulsa
- A cultivation business primely located in Broken Arrow
- A new and already thriving Broken Arrow dispensary (great location)
- A new and already thriving Muskogee dispensary (great location)

## Real Estate:

- Ability to own the Real estate at the Tulsa vertically integrated business
- Ability to own the real estate at the Broken arrow cultivation business



# HIGHLY PROFITABLE DISPENSARY, GROW & PROCESSOR

## Vertically Integrated Investment



This turn-key, highly profitable business is located in a prime area of Tulsa, OK with ample parking. This investment is a vertically integrated, thriving business with 3 active licenses. This 12,500 SF location dedicates most of 10,000 SF to cultivation, a small portion to manufacturing and 2500 SF to retail. Lease rate is \$7,500/month (\$0.60/SF) and the real estate is available for sale. This business was established (2019) early in the Oklahoma

Medical Marijuana land race and boasts legacy licenses as well as a strong cult following. Not only do daily smokers know this brand, but competitors are willing to pay premium prices to carry this brand's products.

- Excellent Financials for several years running.
- Prime Location in Central Tulsa, OK; less than 1 mile from two major highways.
- Strong Brand Recognition with a cult following.
- Processing license has barely been utilized (strong upside).
- Sale includes furniture, fixtures, and equipment.
- Landlord willing to sell real estate (inquire for price).
- Employees/Inventory included.



## Thriving, Popular Dispensary

Broken Arrow, OK



This Dispensary was established in early 2022, but came out with strong numbers due to a recurring theme: Local brand recognition known for high quality cannabis. This dispensary is located off a busy street and very close to the popular Rose district.

Oklahoma has a cannabis license moratorium, meaning no new cannabis licenses will be issued and many non-compliant licenses will be revoked. Due

to the upcoming scarcity of licenses, Oklahoma may see a lot of the failing canna-businesses start to fall off from the market as well. This dispensary's strong brand recognition coupled with solid financials, will insure that when Oklahoma's cannabis dust-bowl settles, they will be thriving and surviving the green rush.

- Near a main artery street
- Nex to the popular Rose district
- Next to a complimentary business; a smoke shop.
- 1650 Square feet
- RENT \$3,000/Month NNN (\$1.82/SF)
- Strong inception year with large expected upside.
- Immediate brand recognition
- Brand's Cultivation site nearby for easy access.

## Profitable, Low Cost & Locally Known

### Muskogee, OK



Born on 4/20/22, this dispensary is blessed by the Canna-gods. Located on one of the busiest streets in Muskogee on a high-traffic, high-visibility intersection. Just like the other assets in this portfolio, there was no trouble hitting the ground running once people saw the store banner upfront. The owner expects this location to grow significantly due to its strong start and immediate recognition of customer retention. This dispensary

location doesn't have much competition and overhead is very low: rent is \$1700/month NNN. Take over this location and be Muskogee's premier dispensary!

- Brand recognition rocketed this business's early success
- Located in retail strip on one of busiest streets
- Little competition
- High visibility and traffic count
- Low overhead cost
- Rent \$1700 NNN
- Approximately 2300+ Square feet
- Stock & storage room - potential for expansion



# CONTACT US

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