

Operating Cultivation Low OPEX / High Profits San Diego, CA

\$2,500,000



Fully Turnkey Profitable Cultivation

This is one of the first licensed facilities in the state of California, and it has been recently updated with LED's, new HVAC system and now boasts a 60% flower room ratio. The facility sources its genetics from a nearby facility in San Diego, which has allowed it to attain the highest quality and keep its operating expenses lower than other facilities in California. The facility can be run by small team, who is willing to stay on and run day to day operations making this perfect for a smaller investor.

**NDA
REQUIRED**



HIGHLIGHTS

Business and Property for Sale (\$2,500,000)

- \$1,200,000 Annual Gross (projection)
 - Currently on track with \$100,000/m
 - \$1,000-1,150/lbs (wholesale)
 - 84 Flower Lights (2 Rooms Turns 5.2/y)
 - Net Revenue \$425,000 (45%)

Property

- 3,221 sq ft
 - 2,837 sq ft main floor
 - 404 sq ft second floor

Due Diligence

- Full due diligence folder with information on property, business, photos and licenses will be provided to all **qualified** buyers.

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