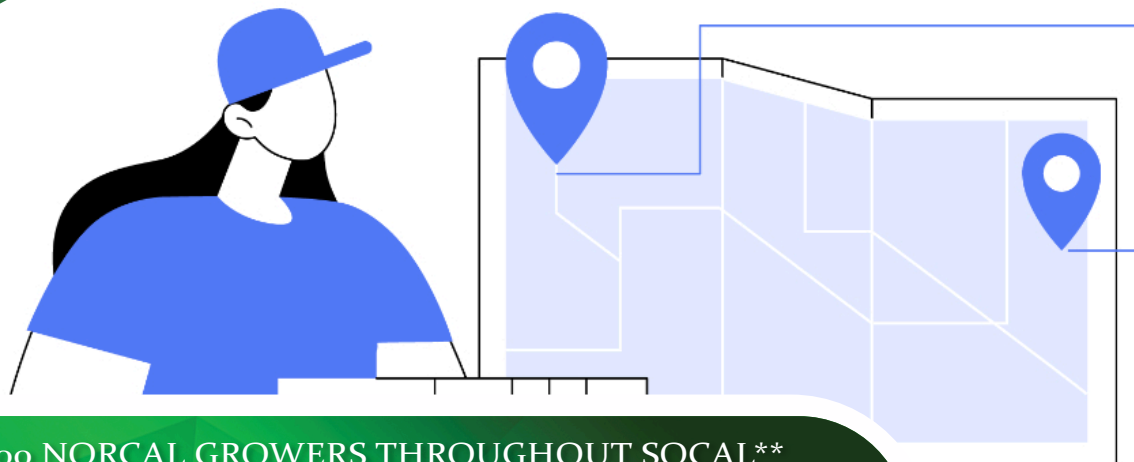


**FOR SALE**  
**\$1,195,000**



**\*\*DISTRIBUTE FOR ≈500 NORCAL GROWERS THROUGHOUT SOCAL\*\***

Don't miss this opportunity to take over a thriving cannabis distribution and packaging business generating a mid-six-figure revenue with a 24% NOI. Step into a turnkey backend operation that powers 500+ NorCal farms and cannabis brands.

**BONUS INFUSION LICENSE:** Unlock full-spectrum cannabis production with a licensed fulfillment and logistics powerhouse. "Ship us your raw Flower, we'll infuse, fill, roll, package, and prep for last-mile distribution. One partner. One platform. Your one-stop shop from bulk to shelf."

**NDA  
REQUIRED**

## INVESTMENT HIGHLIGHTS

### Business Highlights:

- Strong NOI
- 3x NOI Multiplier
- ≈500 Emerald Triangle Farms
- Distribute Throughout SoCal
- Equipment List Provided Upon Request
- Three Licenses in Two Leased Units

### Real Estate Info:

- Two Units: ≈7,460 total SF
  - Unit 1: 2,460 SF
  - Unit 2: ≈5,900 SF
- Total Base Rent: \$23,371/mo
  - Unit 1: \$5,377/mo
  - Unit 2: \$17,994/mo
- Excellent Parking
- Great Freeway Access

**Meilad Rafiei**

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