

Profitable Medical Dispensary & Cultivation Poised for Growth

ONE CULTIVATION (OPC) & ONE STORE (MMC) - MEDICAL

Great Revenue, Highly Profitable

Background

This medical cannabis cultivation and dispensary operation has been in business since 2010. This is a lean operation perfectly poised for growth. It is located near a major Colorado metropolitan area.

The company is nearly hands-off for the owner, with only 4 full-time and 1 part-time employees. This turnkey operation is in the process of adding a MIPs, which will permit the new owner to bring concentrates and extracts production in-house. As concentrates and extracts comprise 30-40% of sales, this means an easy boost to profit. The municipality in which the operation is located is cooperative, permitting easy expansion.

The operation is all in one facility and has a lease that can be assumed. Landowner is amenable to a sale. Business has right of first refusal for facility. Owner works only a few hours per week.

Financial Summary

	2014	2015
Revenues	\$527K (T)	\$540K (E)
Cash Flow	\$219K (T)	\$230K (E)

(T) – Tax Return (E) – Management estimate

No debt or capital expenditure needs exist. Since the sales are medical, sales tax is low (already expensed in net income above).

Buyer Requirements

Cash buyer, resident of the State of Colorado. Buyer must execute a confidentiality agreement and provide evidence of available funds prior to receiving any additional information.

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