

Industrial Cannabis Grow and processing facility Center





Industrial Cannabis Grow and processing facility Center

US company owns producer and processors Tier 3 licenses in Washington state.

49,000 sq ft building (where the Flower room is 11,500 sq. ft. and Mather and Veg is 7,700 sq. ft.) is currently finished on this (10 acres) site.

This is the first phase of the project. The second phase – provides for the addition of two more Flower rooms to this building. In the future, it is planned to develop this project with the construction of phases 3 and 4 (construction of two more buildings of the same size as the first). The City of Moses Lake has approved the construction of all four phases for cannabis cultivation and processing.

The indisputable advantages of the land plot on which planned to build the production facilities:

- A). Great location – 0.2 miles from Grant County International Airport, Moses Lake, WA. The legalization of cannabis at the federal level will allow for fast and safe transport of finished products around the world.
- B). Big-size plot – 10 acres. This will allow the construction of 3 production facilities of 48 000 sq ft each
- C). Foreign-Trade Zone (FTZ) is a geographical area, in (or adjacent to) the United States Port of Entry, where commercial merchandise, both domestic and foreign receives the same Customs treatment it would if it were outside the commerce of the United States.

Merchandise of every description may be held in the zone without being subject to tariffs and other ad valorem taxes. This tariff and tax relief is designed to lower the costs of US-based operations engaged in international trade and thereby foster global competitiveness.

FTZ #203 was originally established in 1994 and converted to an Alternative Site Frame Work (ASF) in 2010.

This will allow businesses in many counties to benefit from this tremendous asset.

- While in the zone, your goods are not subject to US customs duties or excise taxes.
- By holding your goods in the FTZ for an indefinite period, you can wait for improved market conditions.
- The zone provides 24-hour protection for all your merchandise. Higher security in the FTZ means lower insurance costs.
- Duty is not paid until your goods are imported from the trade zone into the US, so your cash flow is flexible. If your goods are exported from the trade zone, no duty is paid.
- If you combine domestic and foreign goods in an FTZ, duty is paid only on the foreign content of the product imported into the US market.
- Incomplete or improperly marked merchandise may be placed in the FTZ and labeled, with the country of origin, to meet US Customs' requirements.
- Goods brought into the country in large quantities may be repackaged and shipped to customers in smaller quantities.
- Your goods may be cleaned, stored, tested, assembled, manipulated (subject to required approvals), or destroyed while in the zone.

TARGET PRICE

\$25,000,000

GROSS REVENUE

\$0

EBITDA

\$0

BUSINESS TYPE

Manufacturing

COUNTRY

United States

BUSINESS ID

L#20240741

– Your goods are readily available at all times and merchandise may be displayed in the FTZ for sampling or purchase.

– Customs procedures are minimal within the zone and you have the opportunity to pay the lowest duty possible on imported goods.

– No duty is paid on valueless waste products of zone operations, and any damaged goods can be salvaged to minimize losses.



The information contained herein does not constitute an offer to sell or a solicitation of an offer or a recommendation to purchase securities under the securities laws of any jurisdiction, including the United States Securities Act of 1933, as amended, or any US state securities laws, or a solicitation to enter into any other transaction

The projected financial information contained in the Memorandum is based on judgmental estimates and assumptions made by the management of the target Company, about circumstances and events that have not yet taken place. Accordingly, there can be no assurance that the projected results will be attained. In particular, but without prejudice to the generality of the foregoing, no representation or warranty whatsoever is given in relation to the reasonableness or achievability of the projections contained in the Memorandum or in relation to the bases and assumptions underlying such projections and you must satisfy yourself in relation to the reasonableness, achievability and accuracy thereof.

By delivering this Memorandum, neither MergersUS Inc., nor its authorized agents are making any recommendations regarding the acquisition or strategies outlined herein. Interested parties shall exercise independent judgment in, and have sole responsibility for, determining whether an acquisition of the Company is suitable for them, and neither MergersUS Inc, nor its authorized agents have responsibility to, and will not, monitor the condition of interested parties to determine that an acquisition is or remains suitable for them. Among other things, suitability of an acquisition will depend upon an interested party's investment and business plans and financial situation.

This document is prepared for information purposes only. It is made available on the express understanding that it will be used for the sole purpose of assisting the recipients to decide whether they wish to proceed with a further investigation of the Proposed Transaction.

The recipients realize and agree that this document is not intended to form the basis of any investment decision or any other appraisal or decision regarding the Proposed Transaction, and does not constitute the basis for the contract which may be concluded in relation to the Proposed Transaction.

All information contained in this document may subsequently be updated and adjusted. MergersUS Inc. has not independently verified any of the information contained herein or on which this document is based. Neither the Company, nor its management or shareholders, nor MergersUS Inc. , nor any of their respective directors, partners, officers, employees or affiliates make any representation or warranty (express or implied) or accept or will accept any responsibility or liability regarding or in relation to the accuracy or completeness of the information contained in this document or any other written or oral information made available to any interested party or its advisers. Any liability in respect of any such information or any inaccuracy in or omission from the document is expressly disclaimed.

www.mergerscorp.com



© 2024 MergersCorp M&A International. All rights reserved.

© 2024 MergersCorp M&A International. MergersCorp™ M&A International is the collective brand name of independent affiliates of MergersCorp M&A International. For more details on the nature of our affiliation, please visit us on our website <https://www.mergerscorp.com/disclaimer>. MergersCorp M&A International is not a registered broker-dealer under the U.S. securities laws. MergersCorp M&A International does not offer or sell securities or provide investment advice or underwriting services. The articles or publications contained in this presentation are not intended to provide specific business or investment advice. The author or MergersCorp M&A International shall not be liable for any errors or omissions, or for any loss suffered by any person or organization acting or refraining from acting as a result of the content of this website. It is recommended that specific independent advice be sought before making any business or investment decision.



WWW.MERGERSCORP.COM