



PUEBLO OUTDOOR GROW RECREATION GROW LICENCE AND LOCATION

\$75,000.00

Galbreath Road Facility
Pueblo, Colorado

Pueblo Outdoor Grow

Opportunity

In a town where moratoriums are the rule, it is seldom that an opportunity to grow on 8-10 acres for only \$2,500 per/mth for a long term lease of your choice. The ZCRM has already be completed and only needs to be put in your name. Next, apply for your local and state license and then you are on your way. This is not a change of ownership but rather this opportunity gives you the right to apply for these licenses because this is a property that is already approved and zoned for outdoor grow.

The License

The license you will be applying for is a tier one license which allows you to grow 1800 plants. The site is also approved for green house facilities as well. Currently the property has electrical (100 amps), water and septic must be put on site. You will need to place on site a single wide or double wide on site and install a fence that meets all the requirements with the local and state agencies. Electrical upgrades are available at your own costs.

Term Sheet

This deal is the opportunity to apply for a existing marijuana license with Pueblo County and the State of Colorado. The property has been zoned a marijuana property and is eligible to submit for a change of ownership even though there is a moratorium. The Buyer must be ready to submit for the State and local licensing. Seller cannot guarantee the assurance of the license. Buyer must know that it will be approved by the State and Local governments. Buyer must escrow \$125,000 upon signing of the LOI or definitive signed agreement. Payment is refundable should license not be issued by the state and local authorities.

Before



After



Construction Costs

There are minimum requirements to get started and pay the minimum tax by January 15, 2019. The space must have the following to be approved in Pueblo County:

License and Location Acquisition: \$75,000.00
Plans and Permits: \$2,000.00
Trailer for Cloning: \$10,000.00
ADA Requirements: \$6,000.00
Water to Trailer: \$1,000.00
Septic: \$7,500.00
ADA Ramps/Handrail \$6,000.00
Power To Single Wide: \$10,000.00
Fence: \$25,000.00
Alarm/Cameras \$30,000.00
Contingency Costs: \$20,000.00

The acquisition is of the license and the location is \$75,000. The additional costs are approximate but the most important thing is too sell that minimum tax by June 15th. You should complete this sooner than later so you will be ready to go in the spring. So, figure the total amount to do this deal is approximately \$250K. If you have any questions or concerns, please give us call.

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