

Recreational Cannabis Retail

Investment opportunity



L E W I S T O N , M A I N E

Emerald River Maine is opening one of the first recreational cannabis stores in Maine's second-largest city.



Our high-traffic location next to Interstate 95 was formerly the third McDonald's built in the state.



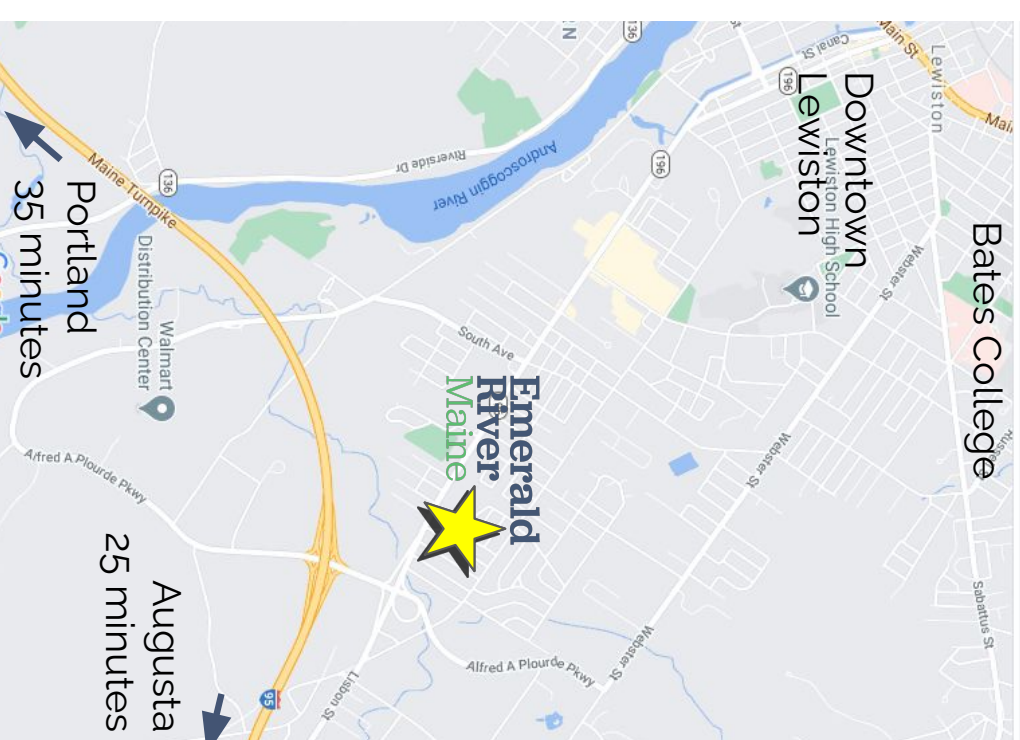
Photo: 2009

 Emerald River Maine

Prime Location

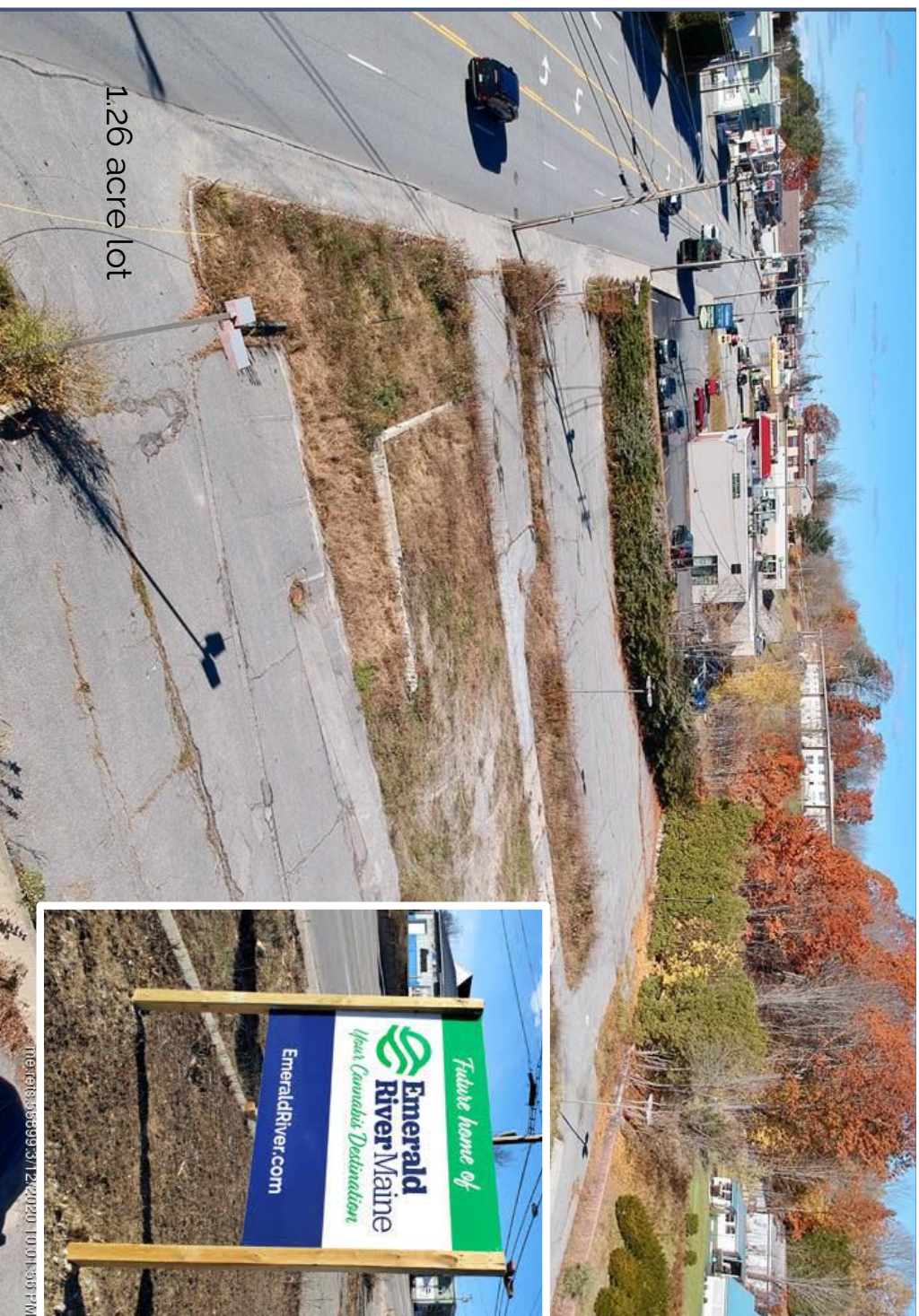
Perfect for a thriving cannabis store:

- 1.26 acre lot
- **28 parking spaces** with expansion options
- Immediately off Interstate 95 at Exit 80
- Lisbon Street is state highway 196
- **20,454 vehicles average per day**
- Across from the Park N Ride



Easy in-and-out

The five-lane
highway has a
center turning
lane and 30 mph
speed limit,
making access
easy from both
directions.

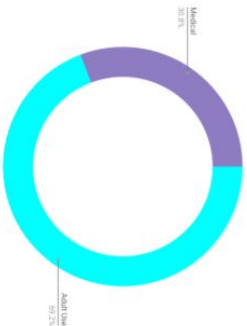


1.26 acre lot

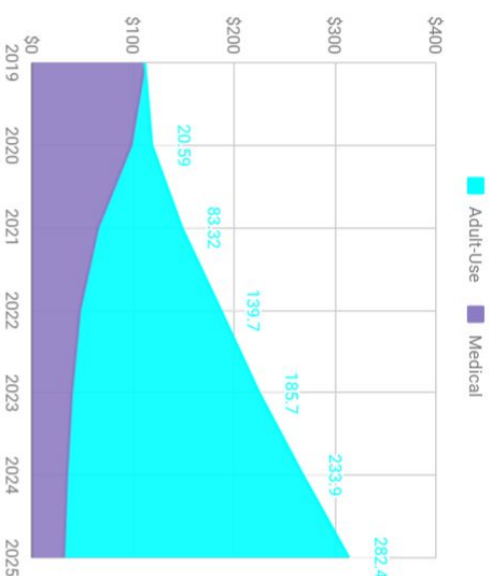
Maine adult-use cannabis market – \$233m by 2024

Maine Market Projections

Market Share (%) by Channel



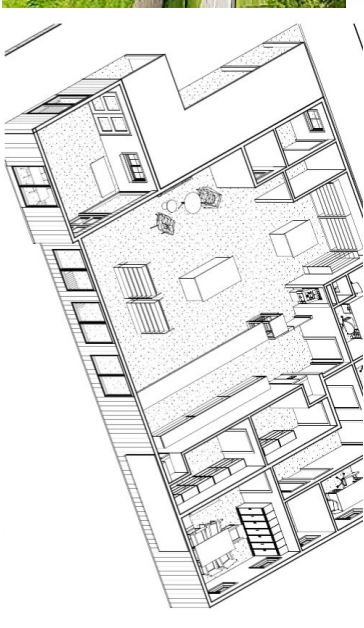
Sales (\$) by Channel (in millions)



Data from
BDSA
Analytics

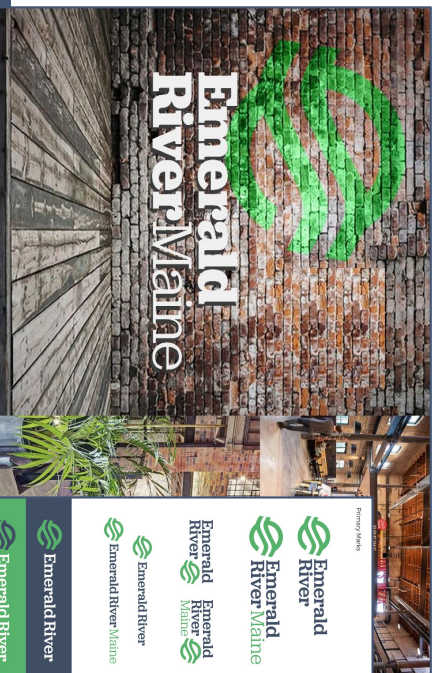


Building renderings



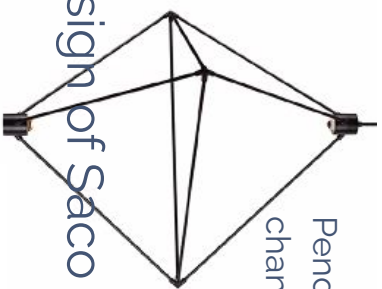
A welcoming brand

We welcome experienced cannabis customers as well as the canna curious, especially ensuring we appeal to women.



 Emerald River Maine

Interior Design



Pendant
chandeliers



Track lighting

Interior design by Bowerbird Design of Saco

- 31' Point of Sale counter - five stations
- Black shiplap with white quartz top



Product display cases



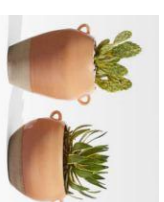
Canna beverage
display
refrigerator



Vestibule furniture

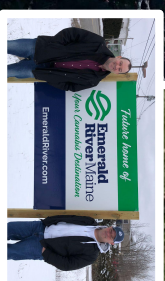


Waiting area accessories



Emerald River Maine

Groundbreaking July 22, 2021



Grand Opening anticipated
Dec 2021 - Jan 2022



Groundbreaking & Grand Opening

Construction underway



Financials

Our cannabis consultancy projects store sales in our first full year of operation to be: **\$3,616,000**

Appraised value of land & building: **\$1,495,000**

Construction loan for \$1.25m closed in July 2021.

Revenue Sharing Security

2.0X

Investment multiple

For the first

\$45,000 invested

1.8X

Investment multiple

For the balance of

up to \$160,000

**MINIMUM
INVESTMENT:**

\$150

*Revenue is paid yearly
until the return multiple is
reached.
(5 year maximum)*

Deal summary & terms



Emerald River Maine

Key Assets

- Ownership of 1240 Lisbon Street, Lewiston
- Maine Conditional License AMS589
- Site design & Building Permit approved by City
- Construction loan obtained
- General contractor signed
- Recreational cannabis retail application submitted to the City of Lewiston
- Brand positioning, logo and visual identity
- Business Plan, including Pro Forma
- Architectural plans complete



Emerald River Maine

Conditional license

Maine OMP granted our first Conditional license on August 28, 2020

- **License AMS398**

Maine OMP granted our second Conditional license on February 5, 2021

- **License AMS589**

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF MARIJUANA POLICY
MAINE ADULT USE MARIJUANA PROGRAM

DIRIGO

This certifies that

EMERALD RIVER OF MAINE LLC
License Number **AMS589**


has been issued a CONDITIONAL license as an
ADULT USE MARIJUANA STORE

under 28-B MRS. This does NOT permit the licensee to engage in any activity.

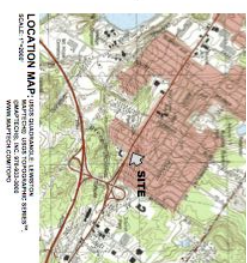
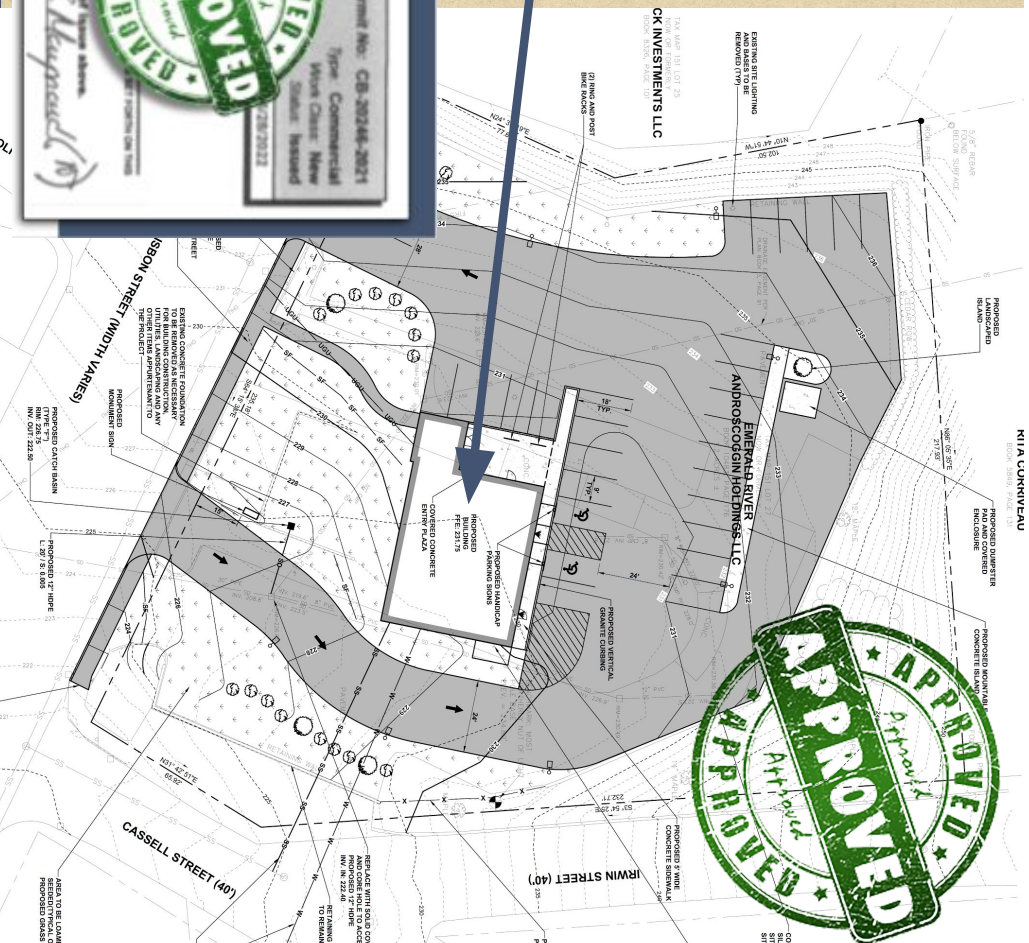
NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
February 05, 2021

Expires on:
February 04, 2022


Erik Gundersen, Director
OFFICE OF MARIJUANA POLICY
MAINE ADULT USE MARIJUANA
PROGRAM

- Site Plan - Jan 2021
- Building Permit - June 2021



LEGEND:		EXISTING	PROPOSED
PROPERTY LINE			
SEWER			
WATER MAIN			
CATCH BASIN			
EDGE OF FOOTPRINT			
WALKWAY CONTINGENT			
WALKWAY			
STREET FRONT			
SHARED DRIVE			
OVERLAP UTILITIES			
PAVING SURFACES			
QUANTITIES ADVISORY			
OPEN SPACE			
WELL / TANK			
SEWER			
EXISTING OPEN SPACE			

[illegible]

PLAN REFERENCE:
 INFORMATION BASED ON A SURVEY BY CHS INC. DATED OCTOBER 1, 2022.



HALEY WARD
Architect

Lewiston Site Plan & Building Permit



Emerald River Maine

Questions?

Contact Morriss Partee:



Morriss Partee, Founder

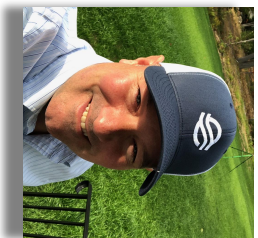
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Questions?

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