

CANNA LOCATIONS



Make Your Troubles Disappear. Hire the Professional.



CANNA4LIFE (#414211)
OFFERED EXCLUSIVELY AT \$4,200,000

OFFERING PACKAGE

721 6TH STREET, CLARKSTON WA 99403

We take a lot of things to the grave.
Your confidentiality is assured.

WWW.CANNALOCATIONS.COM

(206) 293-1005

info@cannalocations.com

Canna Locations, A Division of
Hudson Commercial Real Estate Group
Windermere Real Estate/M2, LLC

Jen Hudson

Certified Commercial Advisor
Serving Cannabis Companies and Locations

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BUSINESS SUMMARY

This offering package is prepared for CANNA4LIFE at 721 6th Street, Clarkston WA in Asotin County.

The sale includes the real estate, operating business, furniture, fixtures, equipment, and tradename.

As of August 2016, the total sales for the location have surpassed \$2 million in gross sales. They are a stable location, with monthly sales steady increase approaching \$500,000 per month, which will likely be surpassed in 4th Quarter 2016. With only 3 retailers in the County, CANNA4LIFE has had 62% of the total sales with an average of \$167.42 per person based on the population. This number for sales may be skewed, due to the shared border with Idaho.

The property is positioned immediately west of the Idaho border and 2 blocks south of Highway 12. The property is surrounded by many local and national retailers, and is on the intersection of Diagonal St and 6th St in downtown.



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REAL ESTATE SUMMARY



The lower level and rear unit in the existing building are ideal for future expansion or to keep leased for extra income!

You could expand the retail store, or imagine a café, micro brewery, glass shop, specialty boutique, gift shop or anything your heart desires! The possibilities are endless when you own the business and property in this exceptional location!

ADDRESS: 721 6th Street, Clarkston WA 99403
TAX ID: 1-001-19-033-0000-0000
LEGAL DESC: CLARKSTON LOTS 32 & 33 BLK 19 COMM.BLDG YB
1946 SQ 232 PT
2016 TAXES: \$2,636
LAND USE: Commercial Services

PARKING: ~ 53 uncovered, paved parking stalls
SIGNAGE: On building with potential for signage on street
FRONTAGE: Approximately 68' along west edge on 6th Street
DEPTH: Approximately 122' depth

YEAR BUILT: 1946
BLDG S.F.: 5,400 S.F. Commercial Building
Cannabis Retail Suite measures 2,500 S.F.
Rental Office measures 400 S.F.
Basement for Expansion measures 2,500 S.F.

FEATURES: New 30 year comp roof and sheathing
Newer efficiency gas forced air heating/cooling
Newer double pane windows
Interior and Exterior Paint
Class B+ Manager's Office
Fully secured building
New showroom with display cases
New lights, fixtures, and décor
Design highlights original 1946 architecture
Recently resurfaced parking lot
New ramps and ADA compliant access
Fully finished basement with armory and casing
Additional rental unit on site

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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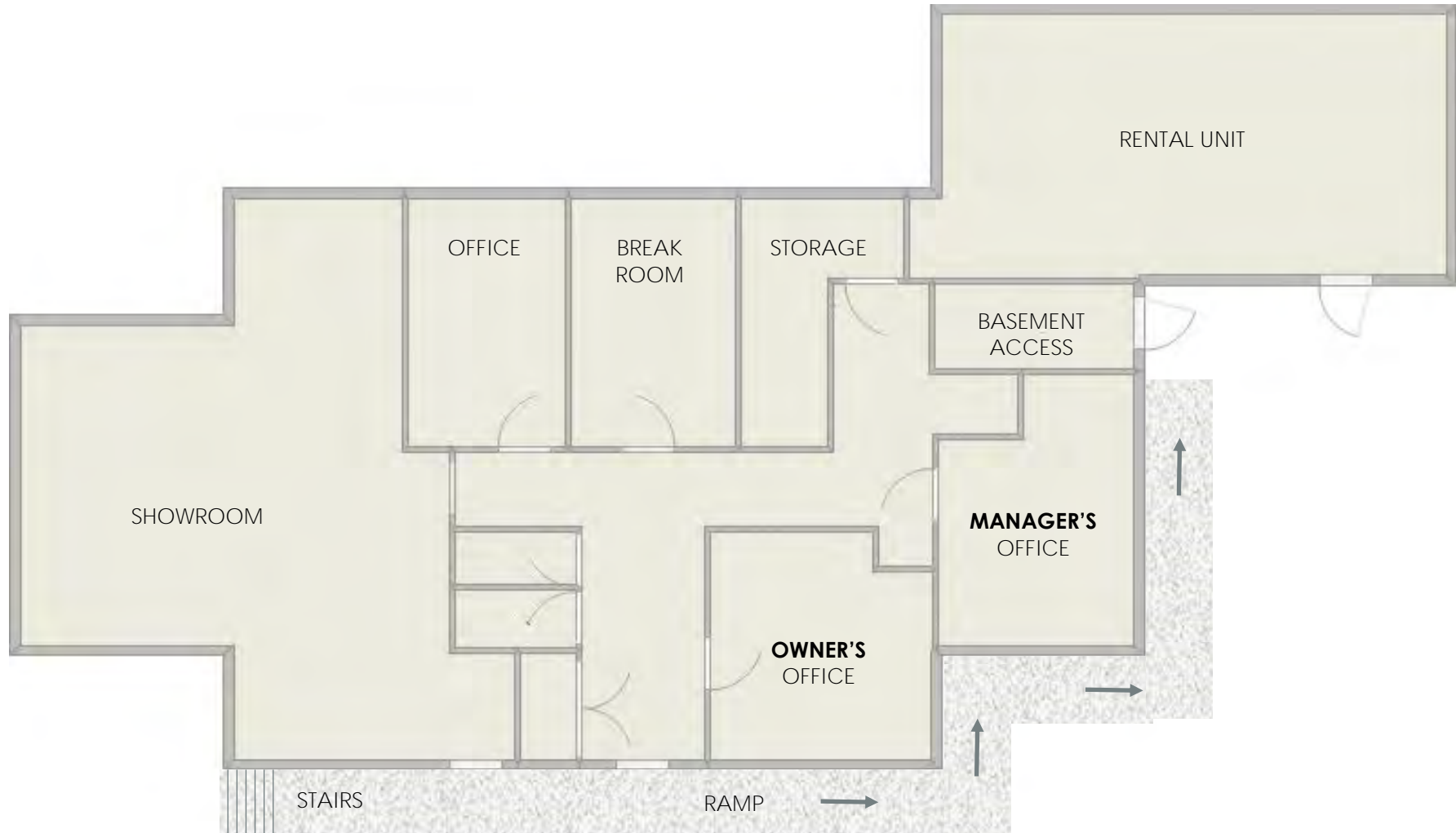
PROPERTY PHOTOS



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FLOORPLAN



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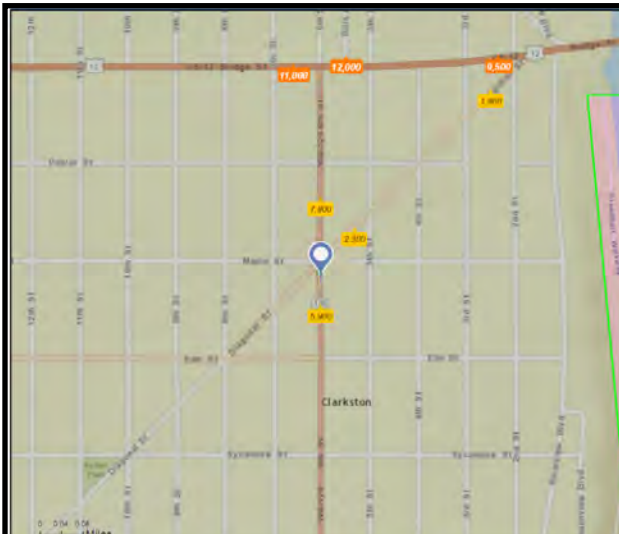
STORE SALES AND POSITIONING

This retail location is one of the highest quality stores in the state. The showroom is open, clean, and ample lighting inside. The store is a free standing building, with the real estate included with the sale! The building has been lovingly renovated from the studs out with new electrical, brand new heating/cooling, roof, interior office and showroom finishes, and so much more.

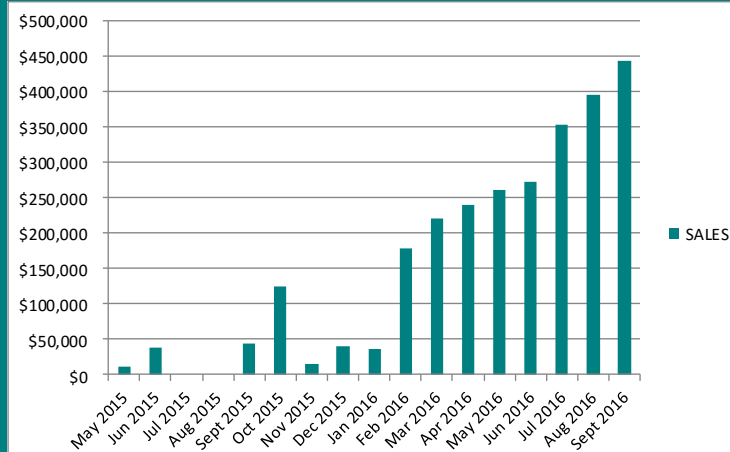


There is an entire lower level and rear unit for future expansion available in building. Imagine either a larger showroom, café, microbrew, glass shop, specialty boutique, or keep the suites leased for additional rental income. There is abundant parking on site, with over 50 stalls on site!

Asotin County in General has had a total of \$3,620,071 in gross retail sales since 2014. CANNA4LIFE has managed to obtain 62% of the total sales for the county through August 2016, with a continual increase in sales from Washington and Idaho residents. CANNA4LIFE is ranked as *#1 in Asotin County* and is ranked as *#1 in Clarkston* (city) based on total sales.



CANNA4LIFE REPORTED SALES (per LCB)



MONTH	SALES
May-15	\$11,739
Jun-15	\$37,781
Jul-15	closed
Aug-15	closed
Sep-15	\$43,251
Oct-15	\$125,549
Nov-15	\$15,352
Dec-15	\$39,935
Jan-16	\$36,446
Feb-16	\$178,069
Mar-16	\$220,518
Apr-16	\$239,485
May-16	\$260,986
Jun-16	\$272,079
Jul-16	\$352,919
Aug-16	\$396,313
Sept-16	\$443,246
Oct-16	
Nov-16	
Dec-16	
Jan-17	
TOTAL	\$2,673,667

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PROJECTED PROFIT AND LOSS

The numbers below are based on the actual financials from August 2016. Year 1 is estimated for end of 2016. Year 2 estimates sales for 2017 at an average of \$500,000 per month. Revenue is conservative based on growth and the quality service CANNA4LIFE provides.

REVENUE	YEAR 1 (2016*)	YEAR 2	YEAR 3
Cannabis Sales	\$3,955,610	\$6,000,000	\$6,600,000
Less Costs of Goods Sold	-\$1,697,596	-\$2,700,000	\$2,970,000
Gross Profit	\$2,258,014	\$3,300,000	\$3,630,000
EXPENSES			
Advertising and Promotion	\$6,807	\$7,488	\$8,237
Licenses and Permits	\$462	\$508	\$559
Technology	\$5,468	\$6,014	\$6,616
Office Décor	\$113	\$124	\$136
Dues and Subscriptions	\$435	\$479	\$526
Fees	\$972	\$1,069	\$1,176
Insurance	\$19,560	\$19,560	\$21,516
Interest Expense	\$113	\$124	\$136
Janitorial	\$1,487	\$1,635	\$1,799
Office Supplies	\$7,149	\$7,864	\$8,650
Payroll	\$167,037	\$183,741	\$202,115
Workers Compensation	\$968	\$1,064	\$1,171
Postal Service	\$270	\$297	\$327
Accountant	\$3,668	\$4,034	\$4,437
Other Professional Fees	\$1,013	\$1,114	\$1,225
Real Estate Taxes	\$2,636	\$2,900	\$3,190
Repairs and Maintenance	\$1,595	\$1,754	\$1,929
Retail Supplies	\$2,835	\$3,119	\$3,430
Security System	\$698	\$767	\$844
State B&O Taxes	\$11,862	\$13,048	\$14,353
Uniforms	\$1,607	\$1,767	\$1,944
Misc Expenses	\$2,223	\$2,445	\$2,690
Utilities	\$347	\$381	\$419
Gas and Electric	\$666	\$733	\$806
Total Expenses	\$239,986	\$262,028	\$288,231
NET OPERATING INCOME	\$2,018,029	\$3,037,972	\$3,341,769

*2016—partial year, as city had shut down business 4 times prior to final approval and new elected officials.

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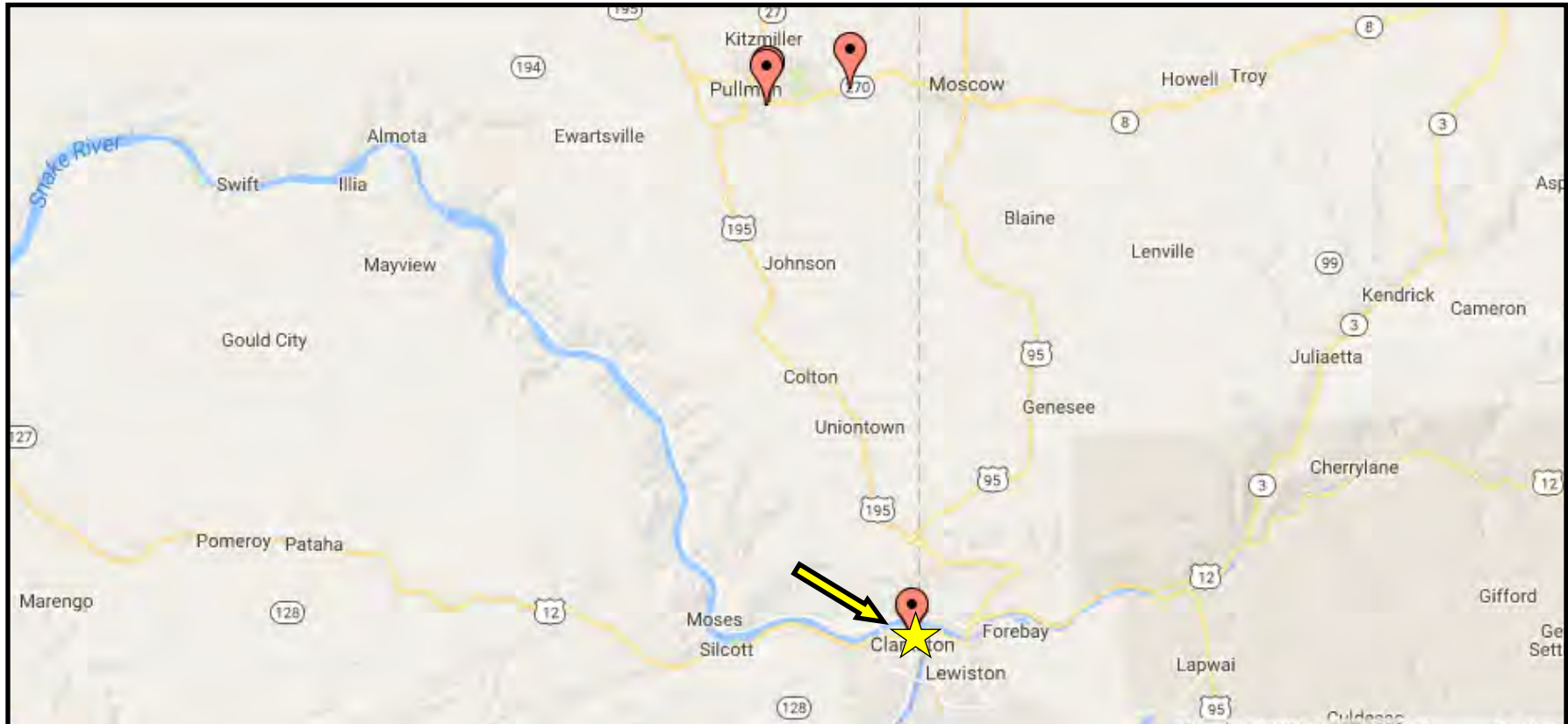
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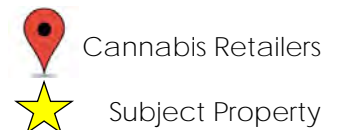
ASOTIN COUNTY-WHITMAN COUNTY—SURROUNDING ISSUED RETAILERS



ONLY 1 COMPETING RETAIL STORE WITHIN 34 MILES OF CANNA4LIFE!

Many surrounding counties have a ban in place and Idaho has not legalized Cannabis.
Ideal location means many customers and very little competition!

LEGEND:



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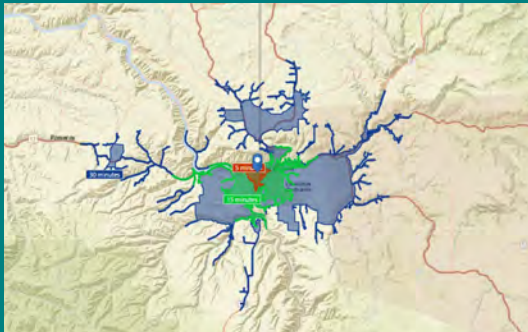
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AREA DEMOGRAPHICS

Similar to other retail locations, the demographics and supporting customers in an area impact the success of your store. What we have found in more urban locations is that shorter drive times to a store and ease of access impact the success and level of sales directly, combined with good marketing and a recognizable brand.

For this more rural influenced location, a map showing the drive times based on a 5 minutes, 15 minutes, and 30 minutes drive time are shown below. The location is estimated to have a population of just under 60,000 within a 30 minute drive-time, with an average age of 42 and per capita income of \$25,587. Over 56% of the population in this area is estimated to have obtain some College or a Higher School Diploma. 65% of homes are owner occupied, with 35% tenant occupied.

ESTIMATED CUSTOMER BASE



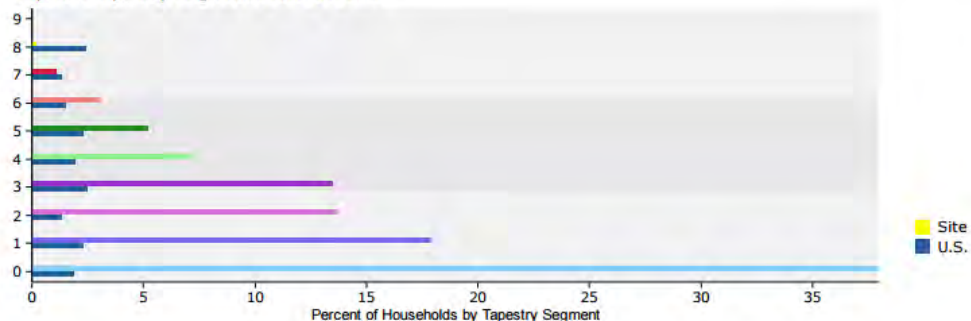
Average Household Size *
for this area

2.36 which is less than the average for USA

Area	Value	0.00	4.00
Idaho	2.68		
USA	2.59		
Washington	2.53		
Nez Perce County	2.38		
Drive time of 30 minutes	2.36		
Latah County	2.34		
Asotin County	2.31		
Garfield County	2.23		
Whitman County	2.20		

Rank	Tapestry Segment	2016 Households		2016 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Small Town Simplicity (12C)	38.0%	38.0%	1.9%	1.9%	1986
2	Old and Newcomers (8F)	18.0%	56.0%	2.3%	4.2%	771
3	Set to Impress (11D)	13.7%	69.7%	1.4%	5.6%	985
4	Midlife Constants (5E)	13.5%	83.2%	2.5%	8.1%	534
5	Traditional Living (12B)	7.2%	90.4%	2.0%	10.1%	365
	Subtotal	90.4%		10.1%		
6	Heartland Communities (6F)	5.3%	95.7%	2.4%	12.5%	221
7	Front Porches (8E)	3.1%	98.8%	1.6%	14.1%	192
8	Emerald City (8B)	1.1%	99.9%	1.4%	15.5%	81
9	Comfortable Empty Nesters (5A)	0.2%	100.1%	2.5%	18.0%	9
	Subtotal	9.7%		7.9%		

Top Ten Tapestry Segments Site vs. U.S.



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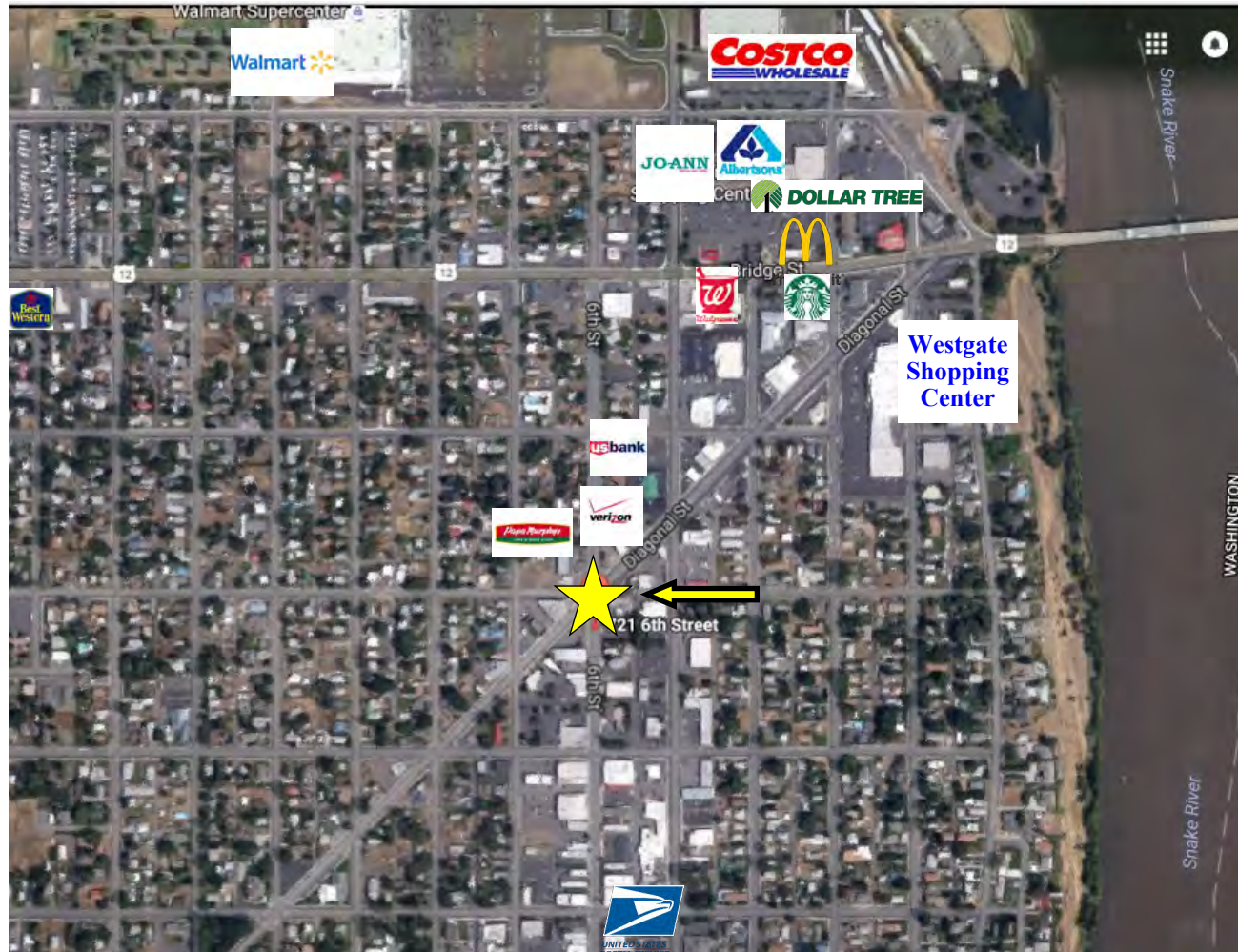
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AERIAL OVERVIEW



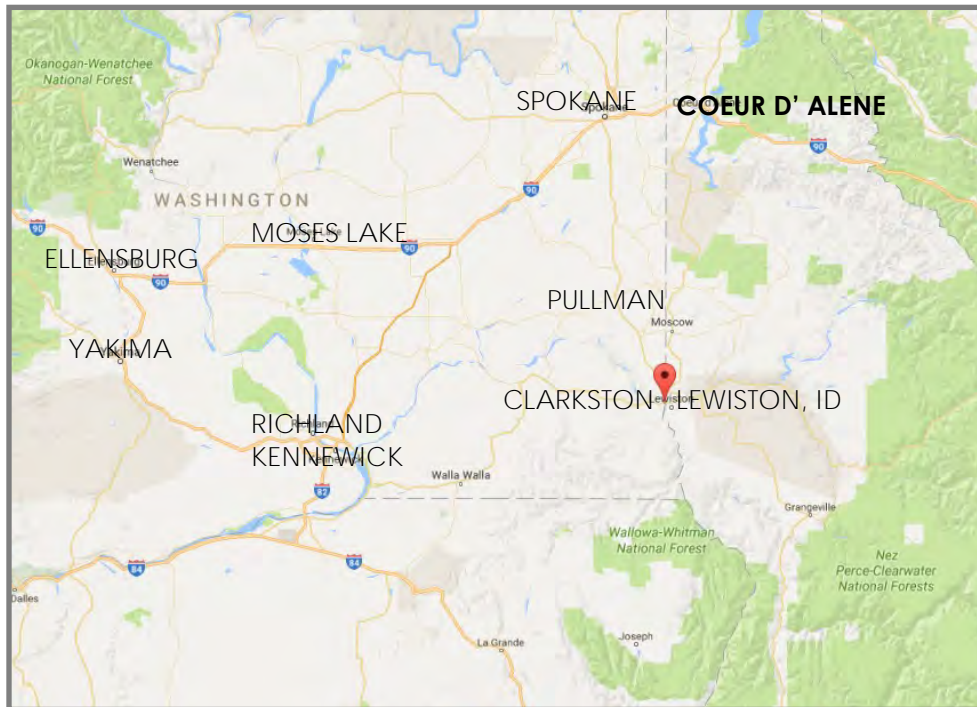
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LOCATION OVERVIEW AND STREET PHOTOS



DEMOGRAPHICS SUMMARY

WITHIN 30 MINUTES

Total Population	58,691
Average Household Size	2.36
Median Age	37.4 years old
Median Household Income	\$46,480
Median Home Value	\$172,633
Projected Annual Income Increase (2016-2021)	1.80%

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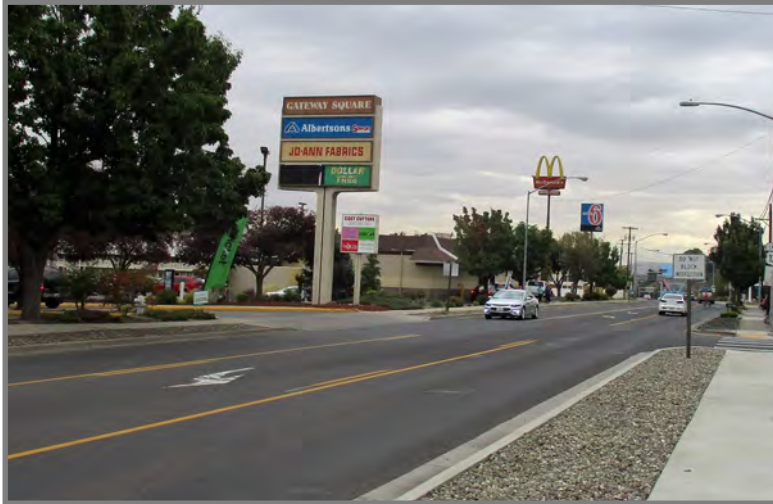
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