



RAHZ Holdings LP
PROPERTY OVERVIEW-2026



CAMPUS OVERVIEW

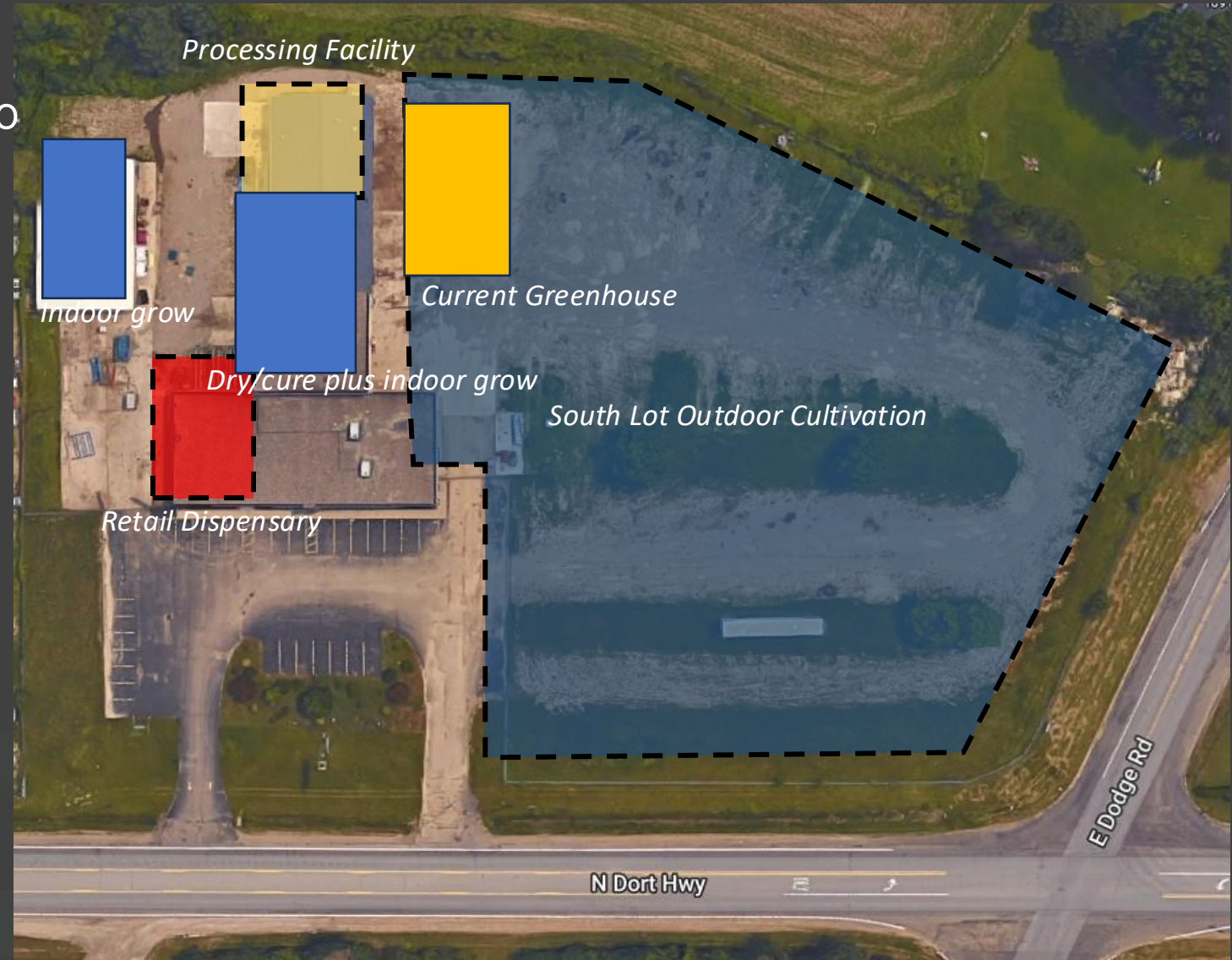
Location: 10040 N. Dort Hwy. Clio, MI 48420

Main Building: 16,000 SF

Auxiliary Building (Barn): 4,000 SF

Greenhouse: 3,600 SF

Total 5.4 acres



Highlights by Business Segment

- State License for 2x Class C Licenses and 1x Processing Licenses paid for Through October 2025
- Indoor Grow (Currently Operating)
 - 110 Grow Lights (All new LEDs installed Q4 of 2023)
 - Undercanopy lights in all flower rooms
- Outdoor Grow (Currently Operating)
 - 2850 Plants outside in 2025
 - Dosatron Feed system and Underground Plumbing to all Plants
 - 15,000 gallons of storage tanks and two dedicated Reverse Osmosis systems
 - 5,500 SF Dedicated Dry Cure Space, 2 & 3 Tier
 - 3,600 sf Greenhouse to support
- Processing (Currently Operating)
 - Current Automation Equipment for cart filling and pre-roll production
- Provisioning Center
 - Municipality Approval, prints approved, and construction about half completed

Indoor Grow

110 Grow Lights. Efficient LED Lights. Average 3.2 Lbs / Light with 25%+ THC. Genetics Included (Grape Stoper, Super Boof, Cherry Kushmints, Steak Sauce, White Truffle and Apple Fritter). Aroya, Growlink, Leaderjet Pumps, and Hydrologic Water Reclaiming System.



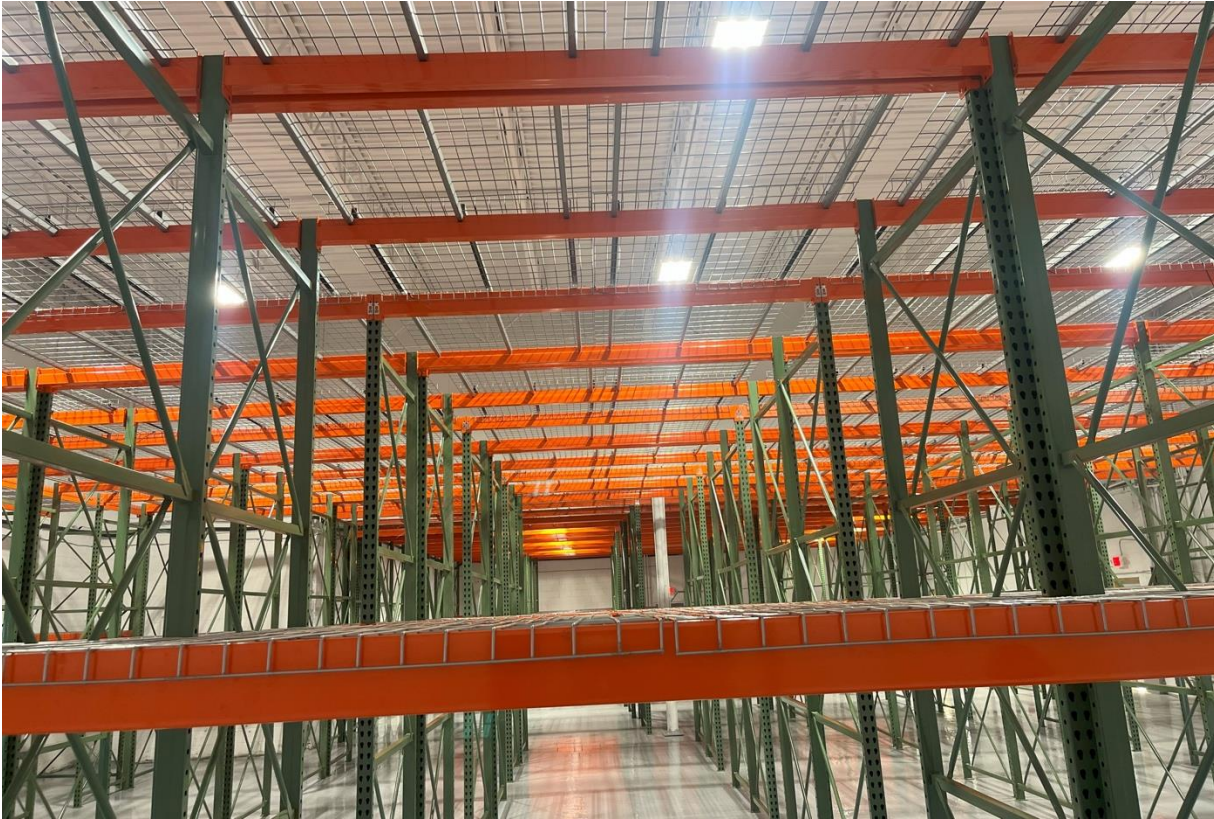
Outdoor Grow

2,810 Plants. 2023 & 2024 Seasons Grew for Flower (w/o the Need of Rad Source). Includes Greenhouse, Water Tanks, Sprayers, Pumps, Tractor, and KIS Organic Living Soil that is Re-Usable W/ Amendments.



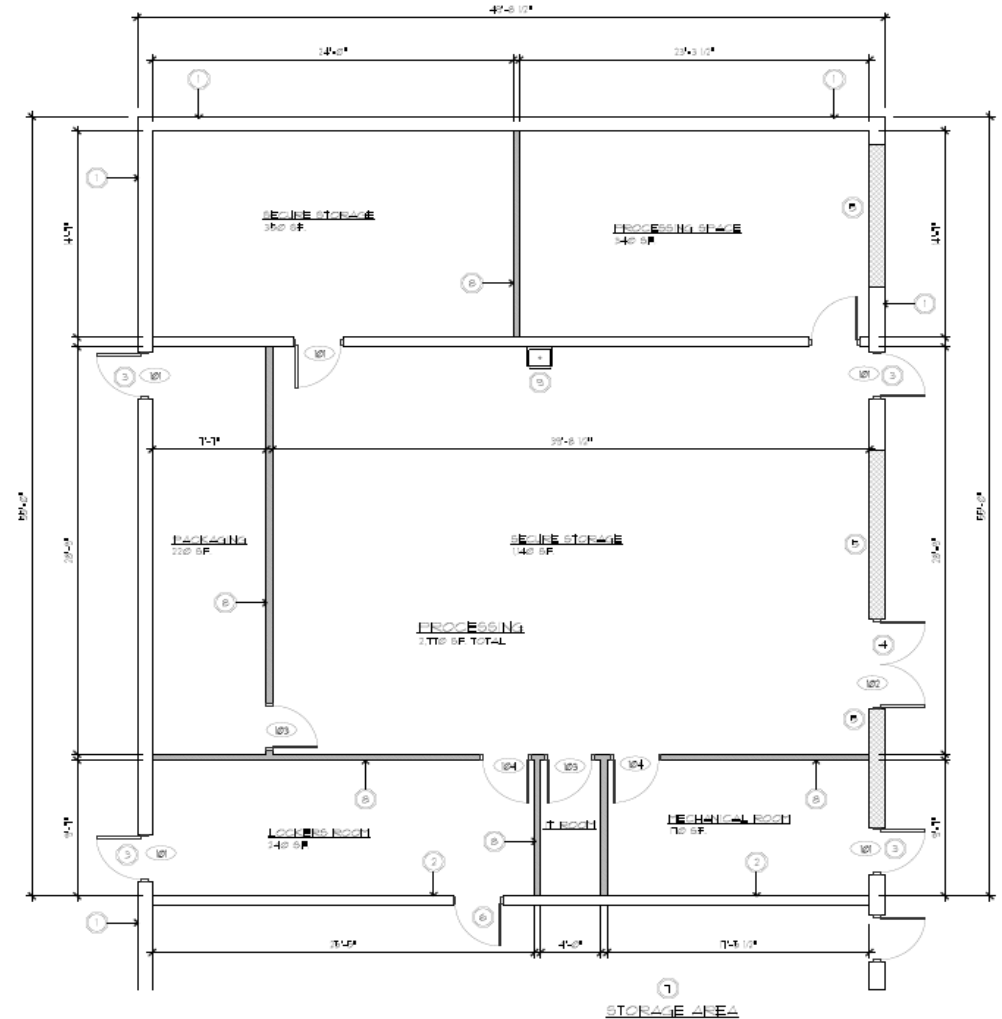
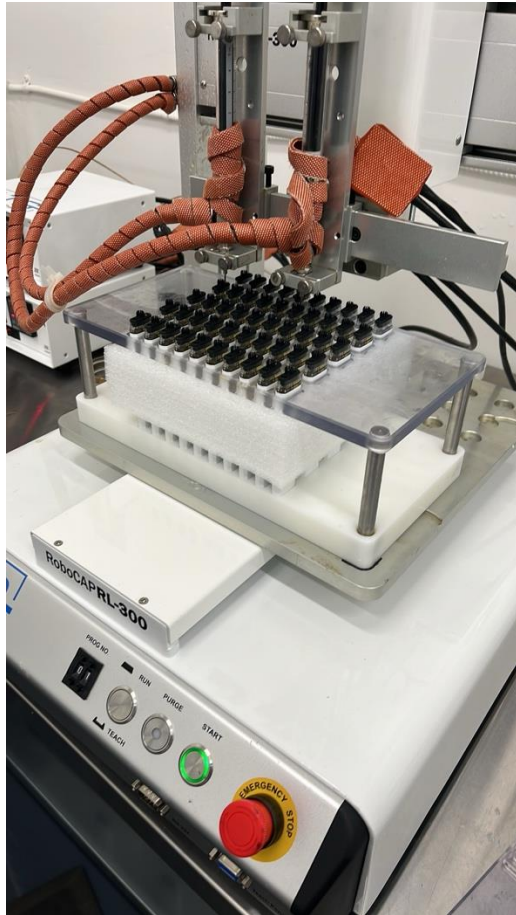
Outdoor Dry Cure

5,500 SF with 4'x 8' x 12' Pallet Racks. Consumers Energy offers 70% Rebate on Grow Lights in this Area to cheaply convert into more flower rooms. Mother Bucker and Batch One Trimmer included.



Processing

Includes STM Canna grinder, 144 unit preroll machine, Automatic closer ATG Cart filling machine & press, industrial band sealer and mixer



Asking Price

\$2,100,000

EBITDA (2025)

\$1,500,000

Seller Financing Available