



Mt Hood Cannabis Company

73410 US Highway 26
Rhododendron, Oregon 97049



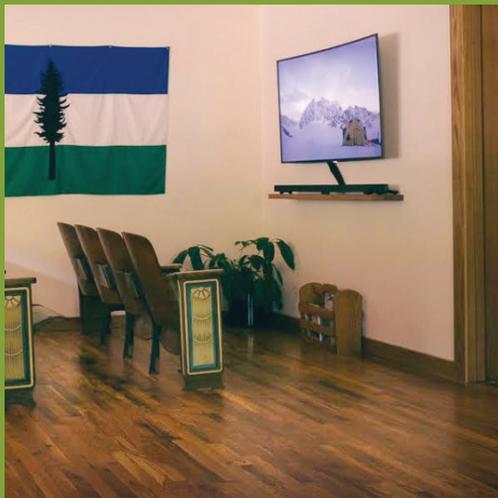
Mt Hood Cannabis Company (MHCC) is located in Rhododendron Oregon, a growing year-around tourism market. It is approximately an hour east of Portland on Mount Hood. Rhododendron is the last village before Government Camp and the ski resorts. Mt Hood has been a world-class ski destination for decades and is quickly becoming a world-class mountain biking attraction. Timberline just installed mountain biking courses throughout their facility. The area is also well known for hiking, fishing and camping in the summer.



Ski-Bowl has recently purchased a majority of the real estate surrounding the dispensary with plans to develop a Tiny House Camp with 55 units. As Government Camp approaches full development the natural progression of growth on the mountain is moving to the next closest village, Rhododendron.

Sandy the first incorporated town to the east and Government Camp the first village to the west do not allow dispensaries.

MHCC's building has housed several small businesses including an antique store and gun shop. In 2016, Portland Real Estate Developers, invested \$200,000 in renovations in preparation for opening the MHCC. Renovation included ventilation filtering, hardwood floors, new roof, theater room and custom hardwood display cases.



Front room of dispensary

REVIEWS

Leafly Reviews 72 - 4.9 Stars

Compared to Nearest Competitor 22 - 3.6 Stars



Inside of dispensary

"Best cannabis shop on the mountain! Friendly employees and great selection."

— GREENGIRL1977

"Good location and fair prices, prefer this shop over Smoke on the Mountain"

— SHREDDYDUDE

"I absolutely love this place, they have down to earth customer service the people are really cool always have very nice selection from oils to edibles etc great deals, and the location being on Mt. Hood is the cherry on top atmosphere is awesome close to sooo many beautiful sites, defiantly recommend go to spot if passing through ..."

— BLAZEDAMOST

"I love this place. BEST selection. Very knowledgeable and kind employees. Definitely need to stop by on your way up the mountain."

"Came in the day after Labor Day and this place is clean, organized and the service is excellent. Patient and accommodating. I was not rushed and it smelled great right when you walked in. I will definitely return next time I camp in Mt Hood."

— VEILYOUREYES

"Great place love it so much I'm a regular lol the service and people there are very knowledgeable and so friendly I won't go anywhere else because of this place and the selection but most of the service and knowledge!"

— SMORTENSON62

"Whether you're a local or heading up for fun on Hood the staff here treats you great and there is always a good selection. I highly recommend stopping here over any other dispensaries on the mountain!"

"The location is perfect for locals!!!"

— CPEDDLE



Community engagement

Branding Opportunities

MHCC customers come from all over Oregon, the United States and the World. MHCC can bring immediate brand awareness throughout Oregon and beyond. Any MJ processor or farm will benefit greatly from the exposure in the Northwest Region as we regularly serve customers from Washington and California.

Additional Opportunities

Currently Clackamas County restricts dispensaries from opening before 10am. The OLCC allows Oregon Dispensaries to open at 7am. Should Clackamas County be convinced to allow the OLCC to govern opening times, ski season sales would increase significantly.

Management Team

The dispensary has a strong management team built from permanent members of the Mount Hood Community. The management team is experienced at bookkeeping, metre and biotrack POS management. Owner would stay for six months with compensation.

Competitive Environment

Sandy and Government Camp, the communities to the North and South do not allow dispensaries. There is only one other dispensary in the market, Smoke on Mountain. MHCC is the local market leader with 65% of sales coming from full time residents from Sandy on the west to Warm Springs on the East.

FINANCIALS



Dispensary:

\$789,000 sales in 2018

Business Valued at: \$650,000

Inventory Approximately: \$30,000

Real Estate

The sale includes two 1/3 acre tax lots next to each other.
Tax Lot 1800 and 1900.

Tax Lot 1900 Real Estate Value \$500,000 Dispensary

This lot has new city water installed the summer of 2019 and sewage provided by Clackamas County. The building was renovated by a Portland Commercial Developer in 2016 with an investment of over \$200,000. New Roof, Hardwood floors, custom hardwood display cases, and an educational theater with the original chairs from the Hawthorne Theater in Portland were installed. The dispensary's charming boutique design makes it comfortable for older patrons and tourists.

In 2018 we received Land Use Compatibility and additional building approval from Clackamas County for a Wholesale License.

Tax Lot 1800 Value \$60,000

This lot has new city water installed the summer of 2109 and sewage provided by Clackamas County. The property has preliminary design approval from Clackamas County for a six unit Green Friendly Tiny Home Park.

This lot has added value in conjunction with the dispensary by providing parking and event space not subject to the OLCC rules governing lot 1800. This allows for 420 and other branding events to take place including consumption of marijuana.



Lot 1900



Lot 1800

RHODODENDRON, A MOUNTAIN TOWN ON THE RISE

Sitting at 1,627 feet above sea level, Rhododendron, Oregon is a gorgeous town nestled in the heart of Mount Hood. Everything travelers love about the Pacific Northwest can be found in this cozy community. Skiing, snowboarding, hiking, cycling, fine dining, craft beer, and so much more can be found just a short distance from Mt Hood Cannabis Co. Adventurers can soak in the splendor of Mother Nature on any of the numerous trails nearby, such as the Ramona Falls Trail, Salmon River Trail, Salmon-Huckleberry Wilderness, and Wildwood Recreation Site.



Delicious restaurants are plentiful along the Mount Hood Scenic Byway (a.k.a. U.S. Route 26). Get a world-class down-home breakfast at the Zigzag Mountain Cafe. Need a cup of coffee? Mt. Hood Roasters brews the best on the mountain. Koya Kitchen's unique take on Japanese cuisine will undoubtedly sate those in search of something spicy. Round out your trip to Rhodie at The Rendezvous Grill which is known for its decadent dishes created from locally-sourced ingredients.

These amenities are just a small sampling of all that Rhododendron, Oregon offers visitors. With the hard work of the Rhododendron Community Planning Organization, this mountain hamlet continues to inspire new business owners to open up shop and develop an even more appealing travel destination.

