

# 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 McDonalds built in the state.



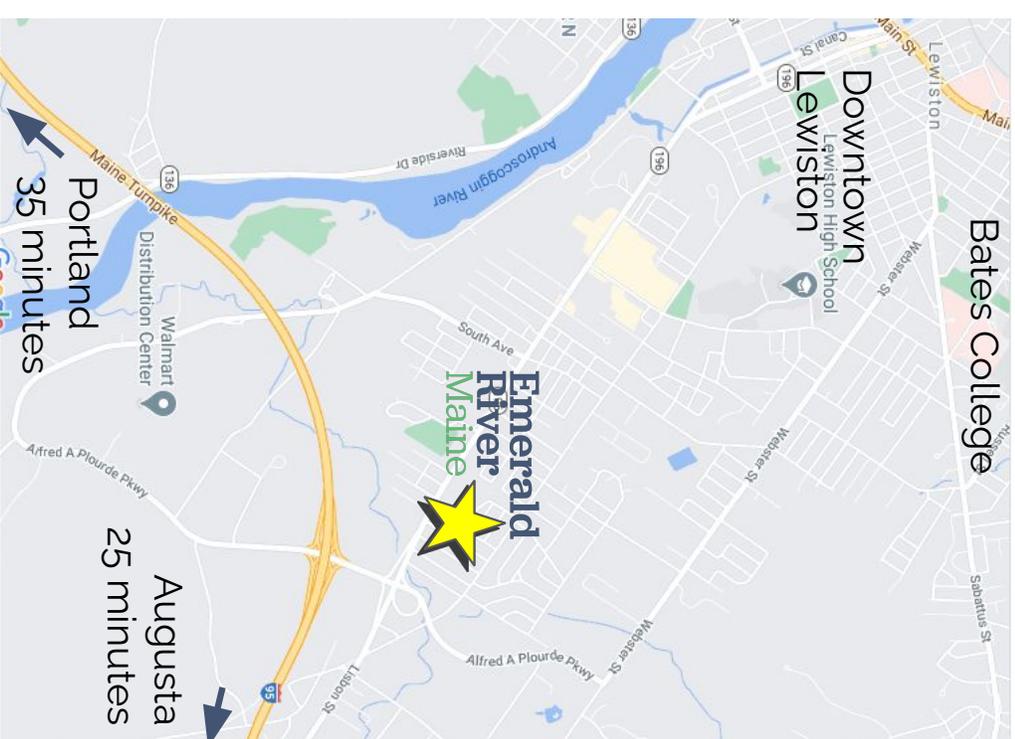
Photo: 2009

 Emerald River Maine

# Prime Location

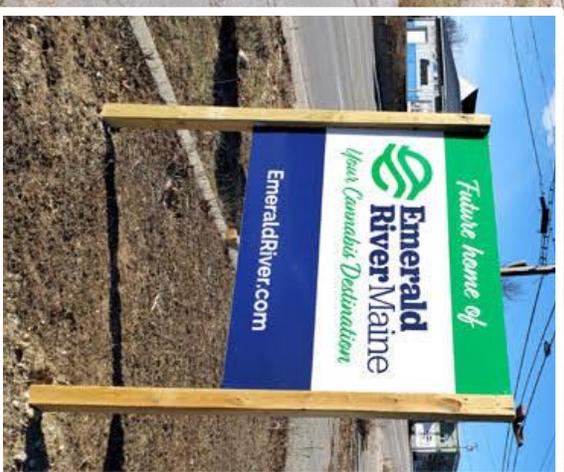
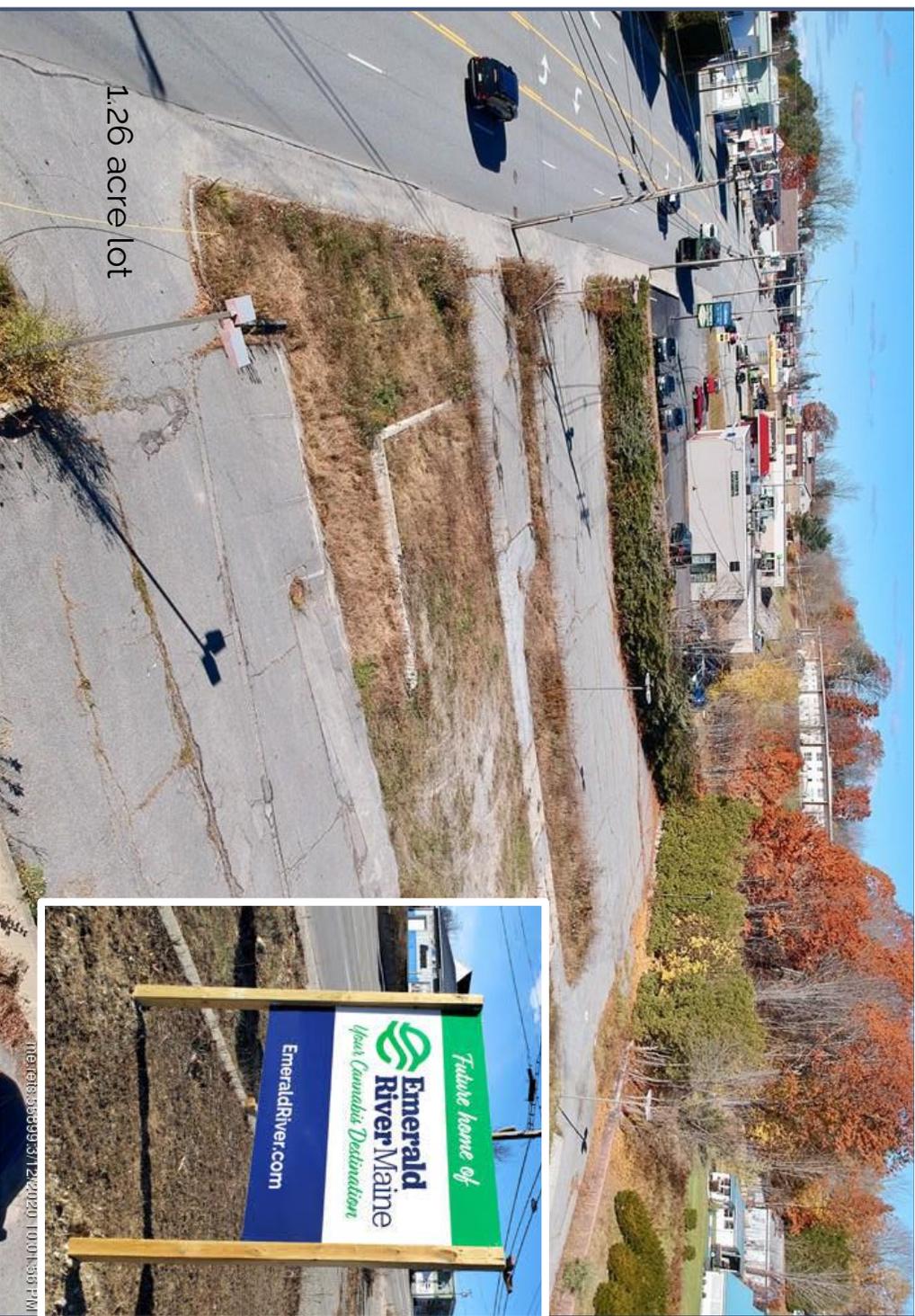
Perfect for a thriving cannabis store:

- 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.



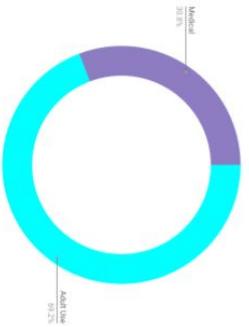
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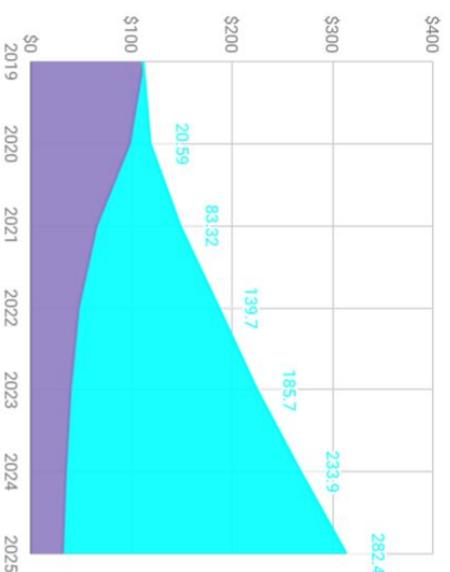
# Maine adult-use cannabis market – \$233m by 2024

## Maine Market Projections

Market Share (%) by Channel



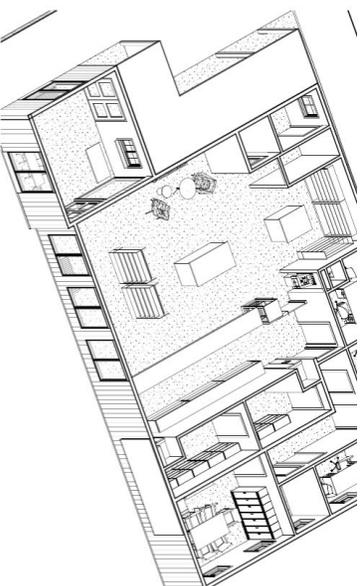
Sales (\$) by Channel (in millions)



Data from  
BDSA  
Analytics



# Building renderings



# A welcoming brand

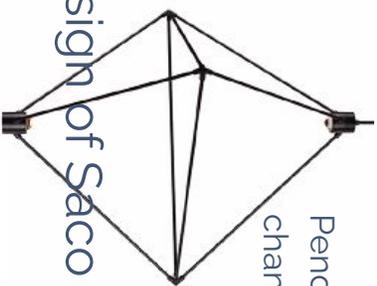
We welcome experienced cannabis customers as well as the canna curious, especially ensuring we appeal to women.



# Interior Design

Interior design by Bowerbird Design of Saco

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



Pendant chandeliers



Track lighting



Vestibule furniture

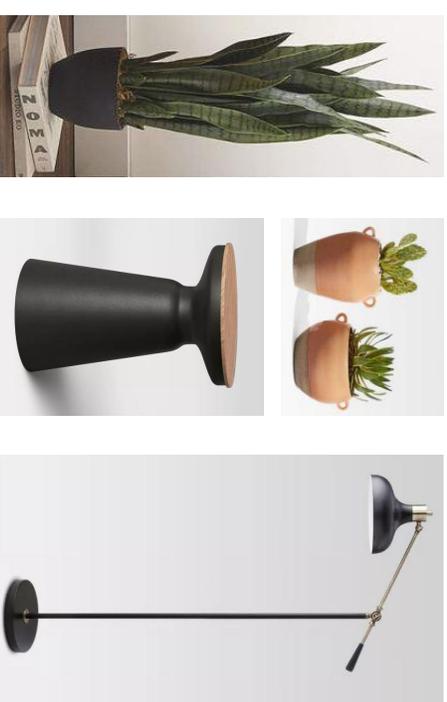
Product display cases



Canna beverage display refrigerator



Waiting area accessories



Emerald River Maine

# Groundbreaking July 22, 2021

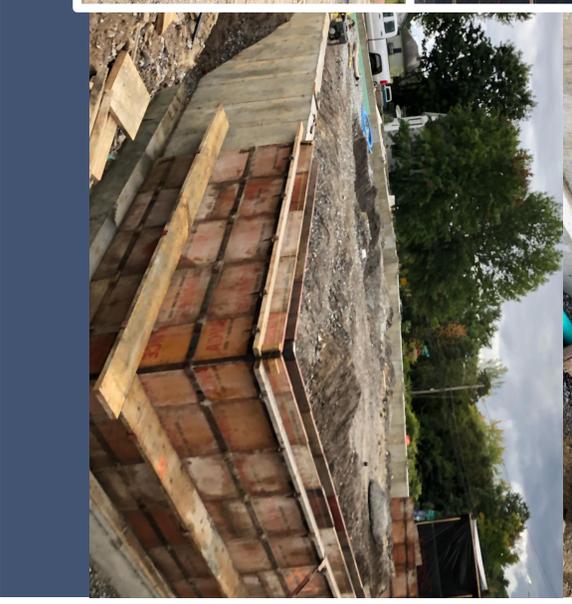


Grand Opening anticipated  
Dec 2021 - Jan 2022



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.

[Deal summary & terms](#)



Emerald River Maine

# 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



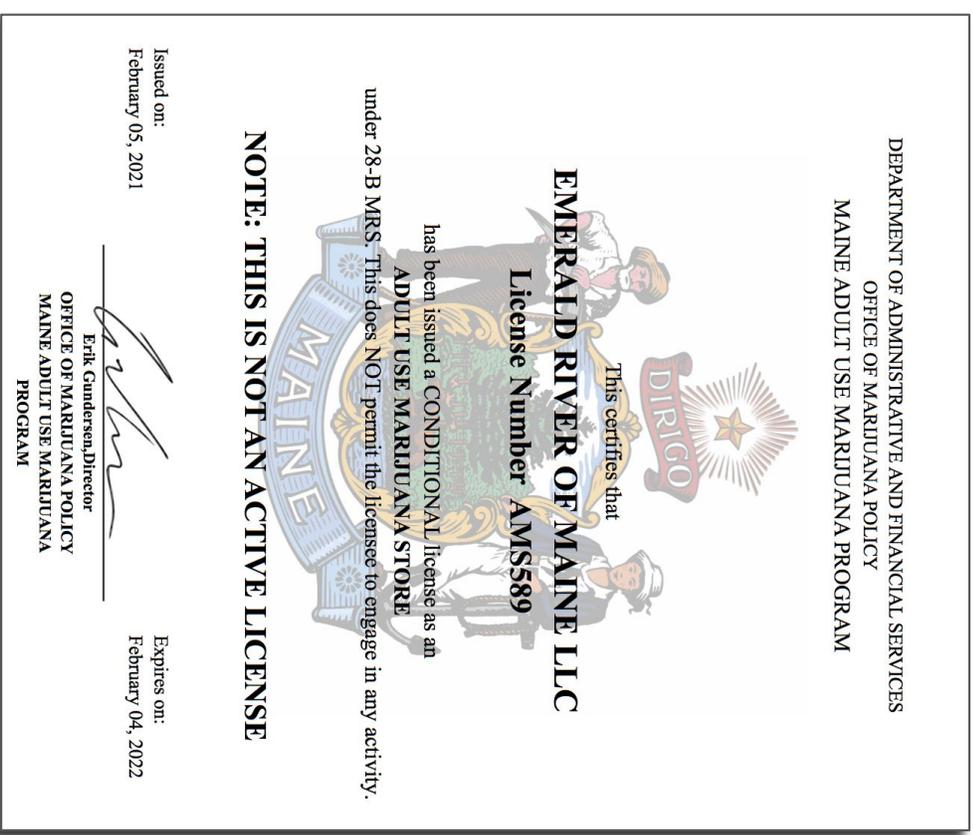
# Conditional license

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**





# Questions?

Contact Morriss Partee:



Morriss Partee, Founder

[Morriss@EmeraldRiver.com](mailto:Morriss@EmeraldRiver.com)

[EmeraldRiver.com](http://EmeraldRiver.com)

413-535-0621



Contact

# Questions?

Contact Matt Taggart:



Matt Taggart, President

[Matt@EmeraldRiver.com](mailto:Matt@EmeraldRiver.com)

[EmeraldRiver.com](http://EmeraldRiver.com)

413.695.8777

Contact



Emerald River Maine

# Questions?

Contact Matt Moriarty:



Matthew Moriarty, Partner  
mattmor924@gmail.com  
[EmeraldRiver.com](http://EmeraldRiver.com)  
413.537.6157



Contact



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