



ACQUISITION OPPORTUNITY

1837 Shuswap Avenue
Lumby | BC

OFFER DEADLINE: 5:00 PM, June 15, 2020



Pricing Guidance: \$7,250,000

**Federally Licensed Health
Canada Cannabis Cultivation and
Production Facility on 40 acres
of Industrial Land**



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True Leaf Brands (the "Vendor") in consultation with its Proposal Trustee, FTI Consulting, has retained Colliers International as its exclusive agent for the sale of their federally licensed cannabis facility located in Lumby, BC.

True Leaf filed a Notice of Intention to Make a Proposal ("NOI"), pursuant to the Bankruptcy and Insolvency Act, in April 2020.

OPPORTUNITY

TL Cannabis, owns a 40 acre industrial zoned property in the village of Lumby in British Columbia's interior, 20 minutes east of Vernon. The property was acquired with the specific intent to develop a comprehensive cannabis production facility that would include a wide range of cannabis based production from cultivation to research and development.

TL Cannabis received its standard cultivation, standard processing and sale for medical purposes licenses through Health Canada in November 2019. The asset sale includes these licenses, copies of which can be found in the data room.

SALIENT FACTS

Civic Address:	1837 Shuswap Avenue, Lumby, BC
Legal Address:	PID: 008-974-241 Lot 3 District Lot 18 Osoyoos Division Yale District Plan 14627 Except Plans 25260, 30965 and 31773
Site Size:	40.06 Acres (1,745,014 SF)
Improvements:	GMP compliant two-storey, 18,000 SF central hub for the initial grow area, laboratory services, whole-plant extraction, and the production of therapeutic cannabis products. An additional 16,000 square foot foundation has been poured for future expansion and the steel and roof package have been purchased and are stored on site. Engineering has been completed for the entire 'True Leaf Campus' project, which is made up of four- 16,000 square foot wings with 12 grow rooms per wing and an estimated total capacity of 6400 kilograms of dried cannabis flower per year.
Zoning:	I-2 - General Industrial Zone
Easements:	Please see the Data Room for full copies of easements and covenants on title.
Designated Land Uses:	LI - Light Industrial GI - General Industrial
Assessed Value (2020):	Land: \$1,549,000 Improvements: \$6,925,000 Total: \$8,474,000
Licenses	Standard cultivation, standard processing, sale for medical purposes.
Pricing Guidance:	\$7,250,000

OFFER PROCESS

Please contact the listing agents for access into the data room for additional due diligence items. All offers to be submitted by 5:00pm on June 15th, 2020. Offers received after this time will not be considered.

For comprehensive details on the Offering Process, please contact the Listing Agents.