

# CANNAVER, LLC

INFORMATION PACKAGE

JUNE



2023

# ABOUT CANNAVER



CannaVer was established in 2019 and was awarded 3 manufacturing licenses of the 86 initially issued across the state of Missouri.

Facility was designed by Isaac Klaus, VP of Extraction and Manufacturing for Parallel/ Surterra and previously of Binske.

Kitchen was designed by Julie Berliner of Sweet Grass Kitchen, previously the largest baked goods company in the nation, acquired by LivWell in 2020.

Through strong leadership and contacts Osage Kitchen was carried in roughly 87% of dispensaries across Missouri.

# AWARD WINNING BRANDS

---



Greenway Magazine  
2022 Best Edible:  
Baked Goods

Osage Kitchen  
Brownie Bites



CannaVer launched Osage Kitchen and the team had the support of one of the largest infused baked goods companies in the nation based in Colorado, distributing product to 500 dispensaries peak season to assist in developing the recipes, products, and brand.

Crossroads Cannabis Products was launched to distribute vape products. Osage Kitchen products won Greenway Magazine's 2022 Best Edible: Baked Goods and Crossroads was nominated for Best Vape Pen. Blue Note Labs was in the process of launch.

*CANNAVERBRANDS.CO*

# WHY MISSOURI?

## **St. Louis Business Journal**

Missouri Cannabis Sales Remained Strong in April

Missouri Paces to be the Fastest State to Reach \$1 Billion in Cannabis Sales

Illinois Counts Less Cannabis Sales From Out of State Customers Following Missouri's Launch of Recreational Market

Just 5 St. Louis Area Cities Rejected Marijuana Taxes on Tuesday. An Expert Tells Why.

## **Missouri Cannabis Facts**

- Missouri opened up recreational cannabis on February 3rd, 2023
- Missouri began selling medical cannabis in October 2020
- Missouri is on pace to be the fastest state in the country to \$1 Billion in recreational cannabis sales
- Missouri has the lowest tax rate of any state in the country for recreational cannabis sales (6% State Tax; up to 3% County; up to 3% Municipal)
- Population: 6.2M
- Tourism: 42.9M annual visitors
- Adult-use cannabis market in a limited license state

# ABOUT THE FACILITY

## **Guarantor Real Estate Holding Company**

3 Ownership Interests (CannaVer currently owns 40%)

2 Other Ownership Interests have agreed to sale of remaining 60%  
through CannaVer Auction

Turnkey facility ready for operation

### **About the Property**

1.06 Acres

~11,000 square feet

Constructed in 1982

\$1 MM+ Renovation in 2020 for Cannabis Manufacturing

Setup for multi-tenant (2 - 5,500 sq ft addresses), but could easily be  
converted to single entity use



# EQUIPMENT

## Equipment List

\$1 MM+ in equipment make up this state of the art manufacturing facility highlighted by:

### Extraction & Formulation

- Closed Loop BHO (Butane Hydrocarbon) extraction facility
- Extraction Tech Systems - MEP Hydrocarbon Extractor
- HAL Booth - 120 SF explosion proof booth with 2 explosion proof cameras
- Root Sciences VTA VKL 70-5 (Top of the line distillate machine)
- Thompson & Duke Semi Auto Vape Cartridge Filling Machine
- Huber chiller
- Solvent recovery pump
- Dewalt air compressor
- 20L rotovap and roto chiller
- Vacuum oven and vacuum pump
- Coldtrap
- -80F Across International freezer

### Kitchen

- 5-Qt, 20-Qt, and 80-Qt commercial mixers
- Kolpack walk-in cooler
- Kolpack walk-in freezer
- Revent Rotating Walk-in Oven
- Polin Multi-Drop Automatic Cookie Depositor



Full Equipment List Available Upon Request

# SEALED BID AUCTION

SUBMISSION MUST BE RECEIVED BY  
5PM AUGUST 14, 2023  
FINAL AUCTION OF TOP 3 BIDDERS WILL  
BE AT 1PM ON AUGUST 18TH, 2023



## SUBMIT BID TO:

Eric Moraczewski

8419 Manchester Rd, Suite 101

St. Louis, MO 63144

[eric@nmbstrategies.com](mailto:eric@nmbstrategies.com)