
Subject: Fwd: Investment Opportunity Document
From: Nuha Sayegh <nuha@recovery-compass.org>
To: Eric Jones <eric@recovery-compass.org>
Date Sent: Monday, November 3, 2025 8:00:00 AM GMT-08:00
Date Received: Monday, November 3, 2025 8:00:08 AM GMT-08:00
Attachments: Cannabis Investment Opportunity.docx, Cannabis Investment Opportunity.pdf

Begin forwarded message:

From: Sammy Sage <ibuy4cash@gmail.com>
Subject: Fwd: Fw: Investment Opportunity Document
Date: March 12, 2023 at 2:09:54 PM PDT
To: Freddy Sayegh <Freddy@thefoxxfirm.com>

----- Forwarded message -----

From: Anthony O <a.oliver2786@gmail.com>
Date: Fri, Mar 3, 2023, 8:14 AM
Subject: Fwd: Fw: Investment Opportunity Document

To: IBUY4CASH@gmail.com <IBUY4CASH@gmail.com> <IBUY4CASH@gmail.com>

----- Forwarded message -----

From: Anthony Oliver <tctony@jadefields.com> Date: Fri, Mar 3, 2023 at 8:12 AM
Subject: Fw: Investment Opportunity Document
To: Anthony O <a.oliver2786@gmail.com>
From: Anthony Oliver <tctony@jadefields.com> Sent: Thursday, March 2, 2023 11:59 AM
To: ibuy4cash@gmail.com <ibuy4cash@gmail.com> <ibuy4cash@gmail.com>

Subject: Investment Opportunity Document

Key Points

Investors will be interested in an Operating Group which could be easily formed with investment.

Consolidated ownership of all the properties/licenses/etc.

Simplified cap table

Issue shares after investment easily

The operating group can simply be replaced with which ever entity you are discussing the investment in. It's simply an entity that will primarily direct all investment funds and manage the investors

You have two main assets in your operations

Licenses / Operating entities

Real Estate

You're buying real estate, that real estate should be owned by an LLC outside the cannabis for risk mitigation.

Additionally, your growth with cultivation would be with the acquisition of additional real estate.

You have two businesses, Real Estate & Cannabis

Your superpower is SEED-To-SALE

Maximizes profits

Makes you more resilient in the market

Easily allows you to acquire additional cannabis assets and maximize the ROI

Your second super power is you are positioned to grow massively once your operations are stabilized and you own the properties

After this round raising another \$25M will be a cake walk and further secure your investors investment and raise stock price

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Tony Oliver

Investor, Technology & Business Advisor

Limited Opportunity Offer

Fund Raise: \$10M

Total Shares Issued: 1,000,000,000

Investment:

| | Capital | Equity | Shares | Share Price / Unit | Appreciation | Valuation |
|---------|---------|--------|--------|--------------------|--------------|-----------|
| Round 1 | \$10m | 40% | 400m | \$0.025 | | \$25m |

Overview

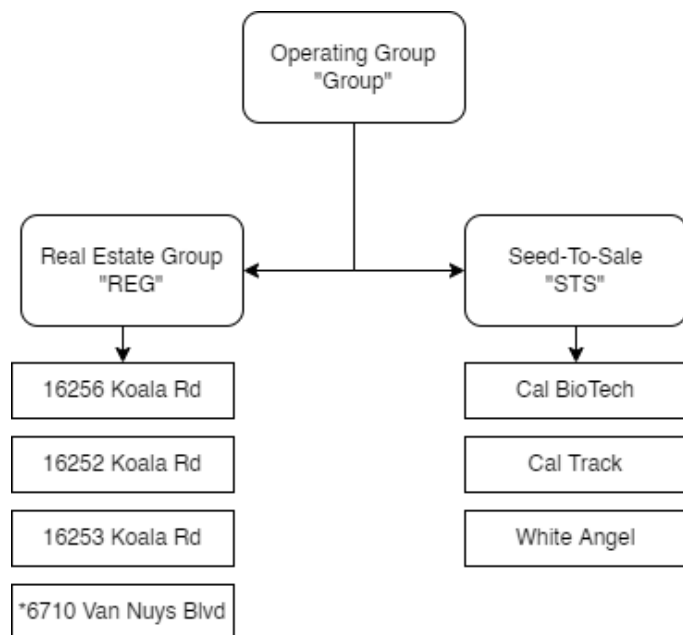
Owners and operators of multiple cannabis cultivation, manufacturing, distribution, retail, and delivery businesses are forming a new operating group to manage, optimize, and expand cannabis operations in the state of California.

The restructuring of current operations will provide a streamlined, efficient, and robust generational revenue operation that is able to optimize profits across the entirety of the cannabis supply chain (Seed-To-Sale).

The new operating group will manage two divisions that focus maximizing shareholder value.

The Real Estate division focuses on the development of the Groups investment properties and maintaining compliance and operational capacity.

The Seed-To-Sale division focuses on Cannabis state compliance, product development and distribution, and the sales and marketing of branded cannabis assets.



Seed-To-Sale



Limited Opportunity

Investment and development of the Seed-To-Sale infrastructure has already been completed with use a portion of investment being directed to the completion of the Retail storefront.

The Retail storefront enables the Group to maximize its profitability by expanding margins to over 50%.

| Monthly Transactions | Transaction Value | Gross Margin | | Monthly Revenue | Monthly Gross Profit |
|----------------------|-------------------|--------------|--|-----------------|----------------------|
| 5,000 | \$50 | 53% | | \$250,000 | \$132,500 |
| 10,000 | \$50 | 53% | | \$500,000 | \$265,000 |
| 15,000 | \$50 | 53% | | \$750,000 | \$397,500 |
| 20,000 | \$50 | 53% | | \$1,000,000 | \$530,000 |
| 25,000 | \$50 | 53% | | \$1,250,000 | \$662,500 |

| | | | | | |
|--------|------|-----|--|-------------|-----------|
| 5,000 | \$70 | 53% | | \$350,000 | \$185,500 |
| 10,000 | \$70 | 53% | | \$700,000 | \$371,000 |
| 15,000 | \$70 | 53% | | \$1,050,000 | \$556,500 |
| 20,000 | \$70 | 53% | | \$1,400,000 | \$742,000 |
| 25,000 | \$70 | 53% | | \$1,750,000 | \$927,500 |

Real Estate

Cultivation and manufacturing facilities are in the High Desert region with Retail operations located at a premium location in Van Nuys, CA.

Investment will be utilized to acquire the current cultivation and manufacturing facilities as well as expand operations to increase output by 30% - 40%+ which will lead to an increase in revenue by an estimated \$1M - \$2M+ annually.

The Adelanto commercial real estate market where our core operations are located has exploded in the last 15 years according to [Coldwell Banker Commercial](#):

- Sale price PSF has increased 722%
- Lease rates have increased 917%
- Land value has increased 1286%

Additionally, the residential real estate in the High Desert has appreciated an average 10% YoY over the last 5-years.

Investors will find that our real estate portfolio will offer a hedge on inflation and an insurance to the totality of their investment

Operating Group

Consolidated administration, finance, sales, and marketing at the operating group level will streamline revenue operations and greatly reduce expenses.

Portion of investment will be utilized to upgrade our IT infrastructure, software (ERP, CRM, etc.)

Limited Opportunity

Consolidate Financials

| Total Revenue | | | | | |
|----------------|----------|-----------|-----------|--------------|--------------|
| Entity | 2017 | 2018 | 2019 | 2020 | 2021 |
| CA BioTech | | | | | 105,819.42 |
| Koala | | | | 1,758,165.00 | 2,007,818.00 |
| Adelanto | | | | | |
| CalTrack | 3,371.53 | 46,239.66 | | 800.00 | 800.00 |
| Green Holdings | | | | | |
| Total | 0.00 | 3,371.53 | 46,239.66 | 1,758,965.00 | 2,114,437.42 |
| | 5-YR | | | | 3,923,013.61 |

| Net Income | | | | | |
|----------------|--------------|--------------|--------------|-------------|----------------|
| Entity | 2017 | 2018 | 2019 | 2020 | 2021 |
| CA BioTech | -2,845.79 | -11,485.71 | -101,781.63 | -100,183.54 | -293,994.94 |
| Koala | -704,854.49 | -228,396.37 | -704,194.09 | 759,693.11 | 523,260.98 |
| Adelanto | | | | | |
| CalTrack | | 3,574.87 | -40,866.23 | -97,987.82 | -13,601.55 |
| Green Holdings | | | | | |
| Total | (707,700.28) | (236,307.21) | (846,841.95) | 561,521.75 | 215,664.49 |
| | 5-YR | | | | (1,013,663.20) |

| Total Expenses | | | | | |
|----------------|--------------|--------------|--------------|----------------|----------------|
| Entity | 2017 | 2018 | 2019 | 2020 | 2021 |
| CA BioTech | | | -101,781.63 | -100,183.54 | -399,814.36 |
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| Adelanto | | | | | |
| CalTrack | | 3,371.53 | 46,239.66 | 800.00 | 800.00 |
| Green Holdings | | | | | |
| Total | (704,854.49) | (225,024.84) | (759,736.06) | (1,097,855.43) | (1,883,571.38) |
| | 5-YR | | | | (4,671,042.20) |

| Total Assets | | | | | |
|----------------|--------------|--------------|--------------|--------------|--------------|
| Entity | 2017 | 2018 | 2019 | 2020 | 2021 |
| CA BioTech | -2,845.79 | 25,767.80 | 18,405.80 | 44,293.15 | 136,223.91 |
| Koala | 1,317,747.01 | 1,754,655.14 | 1,897,605.30 | 2,620,193.66 | 3,001,669.64 |
| Adelanto | | | | | |
| CalTrack | | 3,574.87 | -2,333.13 | -2,333.13 | -2,333.13 |
| Green Holdings | | | | | |
| Total | 1,314,901.22 | 1,783,997.81 | 1,913,677.97 | 2,662,153.68 | 3,135,560.42 |

Growth Operations

After formation of the operating group and the optimization of consolidated operations, the Group will seek acquisition opportunities that provide revenue and market share growth.

Cultivation – Adelanto and the High Desert offers untapped opportunities that immediately increase cultivation capacity and revenue generation.

There are turn-key licensed operations on the market that would produce an additional 1,000 lbs/month or nearly \$2M+ /month revenue for our consolidated operations. These facilities encompass 50k+ sqft and are priced at \$20M for real estate and standing business/licenses.

Delivery – There are dozens of micro-delivery services operating in Southern California which offer us low cost opportunities to acquire profit generating consumer facing businesses that our branded products can be placed in.

Manufacturing – Our existing operations and expanded capacity allows us to go out to Cannabis Brands looking for increased production for their branded products.

Real Estate – There is a wealth of cultivation and manufacturing zoned space available in the High Desert that can be acquired, developed, and monetized.

Cultivation & Manufacturing As A Service – Our decades of expertise sold as a service to operations and organizations looking to produce branded and licensed products in the California market. This offers multi-state brands low cost entry into the California market while providing the Group multi-year contracted agreements and stabilizing our revenue on newly acquired properties.

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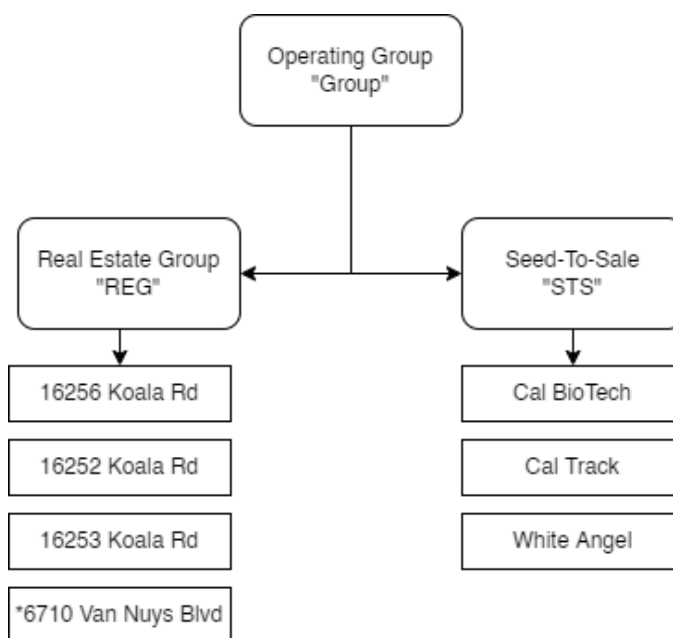
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Subject: Re: Investment Opportunity Document
From: Eric B Jones <eric@recovery-compass.org>
To: Nuha Sayegh <nuha@recovery-compass.org>
Date Sent: Monday, November 3, 2025 8:56:32 AM GMT-08:00
Date Received: Monday, November 3, 2025 8:56:32 AM GMT-08:00

What do your lawyers think?