

Thursday, August 8, 2024



RE: FLNEWCO MMTC – 22, LLC Florida MMTC Capital Raise (License / Facility / Dispensary / Operations)

Delta Oil Co., through FLNEWCO MMTC – 22, LLC, a Special Purpose Entity for Florida entry, has secured an ‘Original 25’ Florida Medical Marijuana Treatment Center (MMTC) license for \$7.5M, the lowest price ever paid on the open market for a Florida MMTC License. This acquisition includes a 114,000 ft² Cultivation, Processing, & Dispensing Facility in Central Florida, positioning us for rapid growth in Florida’s expanding cannabis market.

Our \$40M Project Cost with 5,000,000 Units Issued, consists of ‘2 Raises’:

Raise #1: \$20 Million

- \$7.5M Senior Lender Debt** SECURED
Florida MMTC License
- \$8M Senior Lender Debt** SECURED
Central Florida Facility (114,000Ft.²)
- \$4.5M Equity Investment** PARTIALLY AVAILABLE
Preferred Investment Valuation of \$45M
10% Direct Investment Equity

Target Closing: August 30, 2024

Raise #2: \$20 Million

- \$6.5M Debt** (3-5 Year Term) PENDING
\$2M Subordinated Debt (Facility Down Payment)
\$1.5M Closing Cost for MMTC License & Real Property
\$3M Working Capital
- \$13.5M Equity Investment** AVAILABLE
Market Valuation of \$50M
27% Direct Investment Equity

Target Closing: October 15, 2024

Use of Funds (\$40M Project Cost):

EXPENSES	TOTALS
Florida MMTC License	\$ 7,500,000
Grow Facility Down Payment	\$ 2,000,000
Closing Fees & Legal	\$ 1,800,000
Cultivation Upgrade Capital	\$ 4,800,000
Working Capital (Burn)	\$ 3,700,000
Florida MMTC Bond	\$ 600,000
Retail Stores 1-17	\$ 7,800,000
Cash Reserves	\$ 2,500,000
License Renewal	\$ 1,300,000

NOTE: Above cash is need for operations, the \$8M balance is grow facility seller financing. **\$ 32,000,000**

Our Plan to Market:



Mega-Production Complex:

Massive 114,000 square foot facility for cultivation, processing, and dispensing cannabis slated for Central Florida. Exclusive term sheet signed, and purchase agreement underway.



17 New Retail Locations:

Strategic new dispensaries located across Tampa Bay area.

- **17 MEDICAL Dispensaries**
Projected Revenue \$58.5M (EBIDTA \$24M+)
- **17 RECREATIONAL Dispen.**
Projected Revenue \$121.8M (EBIDTA \$64M+)

NOTE: We are showcasing the current medical cannabis market and projecting the landscape post-Amendment 3, set for the November 2024 ballot, when recreational use is anticipated to pass.

Investment Opportunity:

The Minimum Investment for Equity is \$100,000, a maximum of \$2,000,000. Our target date for investment indications is Friday, August 23, and funding on or before August 30, 2024.

ROUND #1: \$100,000 Equity Investment equals .0022% (11,000 Units) of ownership in Florida MMTC Company.

ROUND #2: \$100,000 Equity Investment equals .002% (10,000 Units) of ownership in Florida MMTC Company.

For Additional Information Contact:

Dallas Owens, CEO

Phone: 1 (813) 917-1635

Email: Dallas@DeltaOilCo.com

FLNEWCO MMTC – 22, LLC Florida MMTC Capital Raise 412 East Madison Street • Suite 800-C • Tampa, FL 33602

Thank you for considering an investment with Delta Oil Co. We invite you to join us in this pivotal moment as we expand our footprint in the thriving cannabis industry. Your support will play a vital role in our success, and together, we can capitalize on this remarkable opportunity for growth and innovation.