

CORPORATE CONFERENCE CENTER

DEVELOPMENT
OPPORTUNITY



CANNABIS CONSUMPTION VENUE

A beautiful country property nestled near Wintergreen Resort and the Blue Ridge Parkway, this 16.37 acre property is the perfect retreat for cannabis friendly business and professional events.



MEETING SPACE

10 Bedrooms and 10.5 bathrooms, exercise facilities and entertainment space



GREEN HOUSE

River frontage grounds with screened pergola, green house and outdoor seating areas



CONFERENCE CENTER

Private meeting rooms perfect for company retreats or intensive conferences

WWW.LITTLEHOUSEINC.CO

VENUE DEVELOPMENT MODEL

Property Purchase

Timeframe: Immediate
Cost: ~ \$2.75M

Property Development

Timeframe: 18 months
Cost: ~ \$400k
Deliverable: Turnkey Social Consumption venue for sale or operation
Purpose-built spa suite, updated restaurant & events space, 11 overnight rooms

Assess Value: Sale/ Use

Timeframe: 2 months
Cost: ~\$25k
Deliverables:
Property Sale Documents
Operations projections/ plan

Project & Property Management

Timeframe: 18-24 months
Cost: ~\$400k
Deliverables:
Master Development Plan & Budget, project coordination, licensing, documentation

Transition Management

Timeframe: 6 months
Cost: ~\$200k*
Deliverables:
2 Week-Long Training Events,
3 Brand Marketing Events
2 Influencer Retreats
3 Open House events

*Potential for Revenue