

## I. CANNABIS LICENSES/BUSINESSES FOR SALE

### OPERATIONAL AND LICENSED CANNABIS BUSINESSES FOR SALE

#### WCOP-1 Santa Ana, CA

- Operational Adult Use Retail Facility
- Great location in Santa Ana with strong visibility
  - 30k cars per day along a major thoroughfare
- Street front 2,400 SF Unit
  - Part of a 15k SF multi-tenant retail/industrial building
- Incredible parking
- Lease of real estate available; inquire for details
- Estimated to hit \$6 Million in gross revenue
- **Sales price will need to be north of 2 X Gross**

#### WCOP-2 Santa Ana, CA

- Operational Adult Use and Medical Retail Storefront
- 6,400 SF, 2-unit Industrial Building
- Vertically-integrate with additional licensing
  - Zoned for manufacturing, cultivation, and distribution
- Buyer Assumes Existing Lease: \$18k a month with 3% increases.
- Business is estimated to gross \$4.6 - \$5 million this year in sales
- **Sales Price - \$5,000,000**

#### WCOP-3 Palm Springs, CA

- Operational Adult Use and Medical Retail Storefront License
- Multi-Tenant Property Can Also be Purchased
- Total Property Square Footage is Approximately 4,000 SF
  - Retail Storefront Square Footage is Approximately 700 SF
  - Remainder of Building is Vacant
- Great Location, Frontage on Major Thoroughway
- Facility has been operational since April 2020
- **Retail Storefront License Sales Price: \$2,000,000**
- **Real Estate Sales Price: TBD**

**Meilad Rafiei**

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

**Jason Piazza**

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

**Alex Spornick**

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

**Lani Flores**

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

## RETAIL LICENSES APPROVED AND NON-OPERATIONAL FOR SALE

### WCPA-6 Moreno Valley, CA

- Adult Use and Medical Retail Storefront License
- Property Can Also be Purchased
- Single Tenant Building
- Total Property Square Footage is Approximately 3,000 SF
- Great Location, Frontage on Major Thoroughway
- CUP is Approved
- Construction Plans are Complete and Have Been Submitted to the City
- **Retail Storefront License Sales Price: \$2,000,000**
- **Real Estate Sales Price: TBD**

### WCPA-7 Lake Elsinore, CA

- Adult Use and Medical
  - Retail Storefront License
  - Manufacturing License
  - Distribution License
- Retail and Distribution are ALMOST OPERATIONAL!
  - Construction Scheduled for Completion in August, 2020
- Manufacturing Facility Construction Plans are Approved
- Property Can Also be Purchased
- Freeway Frontage
- **Total License Sales Price: TBD**
- **Real Estate Sales Price: TBD**

### WCPA-8 Vista, CA

- Medical Retail Storefront License
- ALMOST OPERATIONAL! Construction Scheduled for Completion in August, 2020
- Property Can Also be Purchased
- Total Property Square Footage is Approximately 8,000 SF
- **Retail Storefront License Sales Price: TBD**
- **Real Estate Sales Price: TBD**

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## WCPA-9 Lake Elsinore, CA

- Adult Use and Medical
  - Retail Storefront License
  - 22k SF Indoor Cultivation License
  - Manufacturing License
  - Distribution License
- Retail is ALMOST OPERATIONAL!
  - Construction Scheduled for Completion in September, 2020
- Cultivation Construction Scheduled for Completion in December, 2020
- Manufacturing and Distribution Construction Plans are Approved and Ready for Buildout
- Owners of Licenses are Open to all Offers. Including Partnership Offers.
- New Construction, Class A Building
- **Total License Sales Price: TBD**

## WCPA-10 Santa Ana, CA

- Adult Use and Medical Retail Storefront - Turnkey!
  - Construction is Complete. Final City Inspections and Paperwork are Being Completed
  - State Provisional License in Hand
- Approximately 12,000 SF Retail Unit
- Can Expand in to Neighboring 10,000 SF Unit w/ Non-Retail Licenses for Vertical Integration
- Real Estate Available for Lease and Purchase
- **Retail License Sales Price: \$4,900,000**
- **Retail Unit Lease Rate: TBD**
- **Real Estate Purchase Price: TBD**

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## NON-RETAIL LICENSES APPROVED AND NON-OPERATIONAL FOR SALE

### WCPA-3 Santa Rosa, CA

- Lease a *licensed* space for your cannabis business
- 27k SF Cannabis Business Park w/One Space Remaining:
  - Distribution: 4,370 SF
  - Approved for Build-out
  - **Lease Rate: \$2.25/SF (\$9,833) NNN**
  - Easy to Add-on Non-Volatile Manufacturing
  - 20+ Foot Ceilings
- Low City Taxes: 0% Distribution / 1% Manufacturing
- Ample Parking
- Purchase of Property Possible; See Listing # WCRE-2

### WCPA-4 Long Beach, CA

- Property and local cultivation license approvals are for sale
- Approximately 43,000 SF
- Construction plans are almost approved. They have been through 4 rounds of corrections
- Approximately 600 Bloom Lights
- \$3 Million gross revenue anticipated from first harvest
- Electricity: 2000 amps; 800 3 phase, 480v; 800 single; 400 single
- Approved for Rec and Medical
- **Sales Price for everything: \$7,500,000**
  - Real Estate: \$7,000,000
  - Local Approved License: \$500,000

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## WCPA-5 Merced, CA

- 22k SF canopy cultivation, volatile manufacturing, and distribution licenses for sale
- Approximately 48,000 SF building in the City of Merced
- Construction plans for Cultivation are approved for buildout
- Low Lease Rate!
  - Year 1 = .75 per SF cents
  - Year 2 = \$1 per SF
  - Year 3 = \$1.25 per SF
    - 2% bumps years 4 & 5
  - Licenses Sales Prices: \$0

## WCPA-11 Valley Springs - Calaveras County, CA

- 14 Acre Land w/ 2 Medium Outdoor Cultivation Licenses
  - Each License is for 1 Acre of Canopy Space
- Property w/ Both Licenses for Sale
- Construction Plans Nearly Approved for Buildout
- Grading Completed
- Environmental Analysis Completed
- AMAZING Water Setup. Property is Next to Comanche Lake and has Aquifer on Site
- Situated Approximately 1 hour from Sacramento and Stockton, and 2 hours from the Bay Area
- **Sales Price for Licenses and Real Estate: \$2.95 Million**

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## II. GREEN ZONE REAL ESTATE OPPORTUNITIES

### LEASED INVESTMENT SALES

#### WCRE-1 Sacramento, CA

- **\$1,775,000 12% CAP Rate!**
- Leased Investment Sale
  - Cash-flowing property
- Cannabis-tenanted building
  - 7,000 SF bldg / 9,150 SF lot
  - Operational Cannabis Delivery and Distribution
  - Existing Lease: \$19k/mo rent including NNN (\$2,800)
- BONUS:
  - Two additional, vacant, .2-acre, fenced lots included in sale
  - Valued at \$200,000
  - In an Opportunity Zone

#### WCRE-2 Santa Rosa, CA

- **\$7,750,000 10% CAP Rate!**
- Leased Investment Sale
- 27,830 SF Cannabis Campus
  - Tenant 1: 16k SF at \$2.50/SF NNN
    - Long term lease
    - Manufacturing and Distribution
    - Solid tenant
  - Tenant 2: 7,200 SF at \$2/SF NNN
    - Long term lease
    - Microbiz: dispensary (w/lounge), manufacturing, distribution
  - Vacant Distribution Unit: See WeCann listing WCPA-3 for lease information

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## OWNER USER REAL ESTATE FOR SALE OR LEASE

### WCRE-3 Los Angeles (Wilmington), CA

- 4,500 SF building
- **Lease rate: TBD**
- Zoned for Delivery only
- Will serve San Pedro, Palos Verdes, W Long Beach, and LA Beach Cities

### WCRE-4 North Hollywood, CA

- 4,992 SF Industrial Building For Lease
- Zoned for dispensary
- **Asking \$5/SF**

### WCRE-5 Santa Ana, CA

- 21,000 SF Industrial Building FOR LEASE
- Zoned for manufacturing, distribution, cultivation and lab testing
- **Asking \$2.25/SF Gross**
- 400 Amps of 277/480 Volt Power (Expandable)
- Two Roll-up Doors
- Two Truck Wells
- Full Sprinklers
- 5k SF Fenced Yard
- 17' Warehouse Clearance

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**WCRE-6** Santa Ana, CA (*Separate NDA required for address*)

- +/- 18,000 SF
- Requires power upgrade and sprinklers
- Zoned for manufacturing, distribution, cultivation and lab testing
- \$300/sf

**WCRE-7** Santa Ana, CA (*Separate NDA required for address*)

- +/- 18,000 SF Building
- **Lease or Purchase: Pricing TBD; Make An Offer**
- Power: 800 Amps. Owner will install up to 1,600 amps.
- Sprinklers
- Single Tenant with large yard
- Zoned for manufacturing, distribution, cultivation and lab testing

**Every asset on this document is an off market listing. We have not secured a public listing agreement for any of them. If you would like to list your property or asset with WeCann please contact Meilad Rafiei or Jason Piazza. An executed NDA will be needed if you would like more details on any of the assets listed above.**

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