

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 \$12 Million in gross revenue
- **Sales price will need to be north of \$20,000,000**

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 Throughway
- Facility has Been Operational Since April 2020
- **Retail Storefront License Sales Price: \$4,000,000**
- **Real Estate Sales Price: TBD**

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WCOP-4 Lake Elsinore, CA

- Adult Use and Medical
 - Retail Storefront License
 - Non-Volatile (Type 6) Manufacturing License
 - Distribution License
- Retail and Manufacturing are OPERATIONAL!
- Distribution License has Local Approval and is Built Out.
 - State Licensing Needs to be Completed to Become Operational
- Property Can Also be Purchased
- Freeway Frontage
- POF Required for Tours of Facility
- **Total License Sales Price: TBD**
- **Real Estate Sales Price: TBD**

WCOP-5 Palm Springs, CA

- PLUG AND PLAY DISPENSARY AND LOUNGE
 - Fully Entitled and Built-Out
 - Adult Use & Medical
- 2,500 SF Stand Alone Building w/Excellent Parking
- Leased Premises at \$7,500/mo NNN
- **Asking \$2,500,000**

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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-10 Santa Ana, CA

- Adult Use Retail Storefront - Turnkey!
 - Construction is Complete. Final City Inspections and Paperwork are Being Completed
 - State Provisional License in Hand
- Approximately 5,818 SF Retail Unit
- Can Expand in to Neighboring 16,250 SF Unit w/ Non-Retail Licenses for Vertical Integration
- Real Estate Available for Lease and Purchase
- **Retail License Sales Price: \$5,500,000**
- **Retail Unit Lease Rate: TBD**
- **Real Estate Purchase Price: TBD**

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WCPA-14 San Francisco, CA

- Retail Storefront w/ Delivery License for Sale
- Same Seller as WCPA-15 & 16
- Seller Would Prefer to Package ALL 3 Opportunities. But will Also Sell Each Individually
- Located in North Beach, Blocks Away From Fisherman's Wharf!
- Public Hearing for CUP Approval Scheduled for January 2021
- Social Equity Application Currently Has 40% Ownership (Can Take Partial Buyout)
- Lease Rate is \$11,000 Monthly - 50% Deferred Until Mid 2021
- **Sales Price: \$2,500,000**

WCPA-15 San Francisco, CA

- Retail Storefront w/ Delivery License for Sale
- Public Hearing for CUP Approval Scheduled for January 2021
- Located in Up and Coming SoMA District
- Social Equity Application Currently Has 40% Ownership (Can Take Partial Buyout)
- 20,000 Daily Traffic Count w/ Heavy Foot Traffic
- Lease Rate is \$7,000 Monthly - 50% Deferred Until Mid 2021
- **Sales Price: \$1,500,000**

WCPA-16 Santa Rosa, CA

- Retail Storefront w/ Delivery License for Sale
- Public Hearing for CUP Approval Tentatively Scheduled for February 2021
- Closest Dispensary to Downtown - Just off the 101 Freeway
- 30,000 Traffic Counts w/ 11 Parking Spots
- Lease Rate is \$7,500 Monthly - 50% Deferred Until Mid 2021
- **Sales Price: \$2,000,000**

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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-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 if Property Leased: \$200,000
- **Property can also be Purchased for \$8,500,000**
 - Purchase Would Include an Additional 38,000 SF Industrial Building that is Vacant
 - Licenses Sales Price if Property is Purchased: \$500,000

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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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GREEN ZONE REAL ESTATE FOR SALE OR LEASE

ALL OF THE PROPERTIES IN THIS SECTION WILL REQUIRE BUYER OR LESSEE TO PAY WECANN A SUCCESS FEE OF \$20,000, ONCE PROPERTY IS SECURED FOR THE CANNABIS LICENSING PROCESS. NONE OF THE PROPERTIES IN THIS SECTION HAVE HAD A LICENSING APPLICATION SUBMITTED YET.

WCRE-9 Costa Mesa, CA

- 5,200 SF Building
- Price: TBD for sale only
- Parking: 22
- Traffic Count: 16,000 Newport Blvd & 137,000 on freeway
- Freeway access: 55 Fwy
- Misc Notes: Great location near freeway entrance; currently a hotel; Owner wants to sell for Best Offer

WCRE-10 Costa Mesa, CA

- 350 SF Retail Free standing Building (shopping center)
- Price: \$2500/Monthly Lease (\$7.14 SF)
- Parking: 15 shared with another unit
- Traffic Count: 75,000+
- Freeway Access: 55 Fwy
- Misc Notes: Great demographic information/ Busy intersection with Lots of Foot Traffic
- Possible 2,500 Sq ft adjacent unit available as well

WCRE-12 Costa Mesa, CA (NEW UNIT AVAILABLE 1/1/21)

- 2,200 SF unit - FOR LEASE
- Over 150 feet of street frontage and A+ signage
- Eligibility: Retail Storefront
- Lease rate: approximately \$14,000/month
- Parking: 4:1

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WCRE-17 Fullerton, CA

- Approximately 22,000 SF
- Property has 9 units / SF can be contiguous
- Ample parking
- Great power

WCRE-18 Fullerton, CA

- Big building, approx 24,480 SF
- Huge lot (approx 3 acres)
- Great location on busy main street
- Close proximity to freeway
- Plenty of parking
- Great for vertical integration!
- 800amp (may have been upgraded to 1000)
- Approx 30,000SF around & outside of building/covered awnings

WCRE-19 Costa Mesa, CA

- Amazing frontage view
- Approximately 5,000SF of Retail free standing building
- Huge parking lot and plenty of space
- Traffic count over 30,000+

WCRE-20 Costa Mesa, CA

- 4,500 SF retail unit + 1,400 SF retail unit(s) for Sale
- Amazing street frontage: approximately 150 feet
- Massive Parking, over 4 to 1
- Traffic: 30,000 - 40,000 cars!
- Current tenants up to 2 years remaining on Lease
- Asking Price: \$3,264,000
- Touring requires signed LOI and Proof of Funds

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WCRE-21 Costa Mesa, CA

- Cannabis Eligible. *Retail* Amazing Corner Location in Costa Mesa! High visibility + Parking!!!! FOR LEASE
- Multiple buildings on 1 huge corner parcel
- Total square footage of all buildings: approximately 8,000 SF.
- Currently available property for lease: 1,500 SF.
- **The ideal play here is to secure a property on this parcel, and include First Right of Refusal for the remainder of the properties and/or Purchase Option.**
- Over 40,000+++ cars
- MASSIVE PARKING ON PARCEL
- AMAZING STREET-CORNER FRONTAGE
- **Lease rate: TBD. Make best offer.**
- Touring required submitted LOI and Proof of Funds

WCRE-22 Fullerton, CA

- Cannabis Eligible. **RETAIL**
- Size: 4,500SF
- Highly visible location on a street with 17,000+ traffic count!
- Multi-unit strip-center, **fully leased, month-to-month**
- Owner currently has an offer from a cannabis group, which has requested several extensions. Owner is looking for a new and stronger offer. MAKE AN OFFER NOW.
- Will NOT be impacted by ANY potential buffers.
- **Asking Price: \$1,500,000**
- There is additional detailed information regarding the location. Please inquire.

WCRE-23 Fullerton, CA

- Retail Eligible Cannabis Property
- Size: 2,000SF
- High traffic and well known location
- Current tenant has 4 years remaining on Lease, but is only operating 3x weekly.
- Will NOT be impacted by ANY potential buffers.
- **Asking Price: \$700,000**
- Property will be publicly available soon; secure this price now.
- There is additional detailed information regarding the location. Please inquire

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WCRE-25 Fullerton, CA

- Owner/User looking to 1031. Perfect opportunity to time your purchase with application submission!
- Size: 5,000 SF
- Highly visible location!
- Approximately 2,000 SF of warehouse
- High-end industrial condo
- Fully fire sprinklered
- Additional 900 SF of finished mezzanine; not included in SF
- A long escrow will be ideal here due to 1031
- Asking Price: TBD (make best offer)

WCRE-28 Costa Mesa, CA

- 2,550 SF Stand alone building
- Price: Best offer **LEASE ONLY**
- Parking: 7
- Traffic Count: 8,000, and 37,000 on neighboring street
- Freeway Access: 55 Fwy
- Misc Notes: Prime location for Dispensary; near the 55 Fwy; next to huge shopping center with massive parking; Currently has tenants

WCRE-30 Costa Mesa, CA

- Great Gem in Costa Mesa
- Approx 2,700 SF Retail Free standing Building
- Awesome corner location
- Easy access from major freeway
- Perfect size for retail storefront
- Good parking in front, back and alongside the building
- Owner is very cannabis friendly
- Current tenants are month to month
- For Lease only

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WCRE-31 Arleta, (Los Angeles), CA

- Qualifies for Retail Storefront License w/ the City of Los Angeles
- Move Your LA Approved License Here!
- GREAT LOCATION
 - Directly Adjacent from 5 Freeway Off Ramp
 - Freeway Visibility and Signage
 - Close to 170, and 118 Freeways
- Tremendous Traffic Exposure
- District 7
- Community Plan Area is Arleta - Pacoima
- This Area of Los Angeles is NOT Saturated w/ Competition
- Total Building Square Footage Approximately 2,600 SF
 - Two Separate Lots Totalling Over 25,000 SF
 - Lot 1 = Approximately 9,000 SF and has a 1,000 SF Building
 - Lot 2 = Approximately 16,000 SF has a 1,600 SF Building
- Amazing Parking Available. Initially Built for Car Sales
- **Lease Rate: TBD - Bring Best Offer!**

WCRE-32 Costa Mesa, CA

- Eligible for Storefront retail License
- Size: 10,000/ SF
- Visible from (N 55 FWY)
- Traffic: 10k Street; 105k Freeway
- Parking: 20 Parcels
- Gated Property
- **Price: \$500/ SF or Best Offer (SALE ONLY)**

WCRE-33 Costa Mesa, CA

- Unique building for Dispensary
- Size: 950/ SF
- Parking: 5 parcels
- Visible with signage from (S 55 FWY)
- Traffic: 14k street; 130k FWY
- **For Lease or Purchase: Best Offer**

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WCRE-34 Costa Mesa, CA

- Amazing opportunity for Retail Storefront
- Great location on Harbor and Victoria (next to corner)
- Approximately 5,600sf
- Free standing, 2 story building
- Awesome visibility on busy street
- Monument signage on front
- Few parking spaces in front and more additional spaces in back
- Additional entrance to building in back also
- Current tenant has about a year remaining on lease
- For lease only, best offer

WCRE-35 Fullerton, CA

- Price: TBD / LEASE
- Size: Approximately 1500/sf
- Ample Parking
- On a Main st with great visibility
- Very near to 91 Fwy & 5 Fwy
- Great for a Retail or Non-Retail

WCRE-36 Corona, CA

- Great opportunity for RETAIL space
- Approximately 5,100 SF
- Free standing building
- Close proximity to 91 fwy
- Current tenants are month to month
- Owner is open to lease or purchase
- Make best offer

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WCRE-37 Costa Mesa, CA

- 3,040 SF Building / 2 Story Building
- Price: \$2,000,000
- Parking: 11
- Traffic Count: 16,000 Newport Blvd & 137,000 on freeway
- Freeway access: 55 Fwy
- Misc Notes: Top floor is visible from the freeway and very near freeway entrance
- Great for Retail store front

WCRE-38 Fullerton, CA

- Two storefront retail buildings on a 0.26 acre size lot
- Building A) 4,000SF; Building B) 1,100SF
- ***Parking: 10:1***
- Amazing street frontage. Located on a corner lot.
- Free standing building
- 4-Star apartment complex within 1 minute walking distance (150 units)
- Great for Retail storefront
- Sale preferred, but Owner will consider leasing building B (1,100 SF)
- Sale asking price: \$4,000,000
- Lease rate: TBD

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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