

## 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
  - 30,000 cars per day along a major thoroughfare
- Street front 2,400 SF Unit
  - Part of a 15,000 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

- Turnkey 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 was originally opened in April of 2020. Due to COVID restrictions they recently closed down. Allowing new owner to step in w/o potential liability from previous operator
- Retail Storefront License Sales Price: \$2,000,000
- **Real Estate Sales Price and Lease Rate: TBD**

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## WCOP-7 Los Angeles, CA

- Prime location in downtown Los Angeles
- Operational indoor cannabis cultivation
- Currently operated by a well-known brand that has outgrown location
- Lights:
  - Flower lights 139
    - Double End HPS Gavita Lights
      - 9 light are for R&D, not production, but can be used for production
    - Veg lights: 36
- 78 tons of total cooling/HVAC
- Power: 2 services
  - 400 amp three-phase 240v
  - 100 amp single-phase 120/40v
  - Additional 60 kw natural gas generator
- Currently averaging 115 lbs per month of finished flower (this does not include R&D room production)
- Average \$2,000 price per pound
- 3 years remaining on lease
- **Asking price: \$3,500,000**

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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 Throughway
- 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-18 Bermuda Dunes, CA

- Retail Storefront/ Micro Business License for Sale
- 9,401 SF Property:
  - Retail: 1,021 SF
  - Distribution: 316 SF
  - Cultivation: 6,020 SF
  - Manufacturing: 2,044 SF
- CUP in Corrections
- **License Price: \$750,000**
- **Property Cost: \$1,800,000**
- Parking: 18+
- Great Location in West Coachella Valley
- Near highway 10 for commuters

### WCPA-19 Moreno Valley, CA

- Adult Use and Medical Retail Storefront License
- 3 Units in Multi-Tenant Strip Center are being Leased by Seller
  - Approximately 1,955 SF
- Great Location, Frontage on Major Throughway
- CUP is Approved
- Construction Plans are Approved and Construction is in Process
- Will be Operational w/in 6 Months
- **Retail Storefront License Sales Price: \$3,000,000**
- **Real Estate Lease Rate: 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
- 27,000 SF Cannabis Business Park *w/One Space Remaining*:
  - Dispensary, Delivery, Distribution, & Manufacturing (type 6): 11,400 SF
  - Also zoned for cultivation but no permitting has been started
  - CUP for Retail & Delivery to be approved soon
  - CUP for Manufacturing & Distribution approved
  - **Lease Rate: \$2.25/SF NNN**
  - Retail license allows for drinks and edible consumption (not a lounge)
  - 20+ Foot Ceilings
- Low City Taxes: 0% Distribution / 1% Manufacturing
- Ample Parking
- Broker fee applies: \$50,000 due on execution of the Lease
- 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

- **\$1,500,000**
  - **Price Includes Real Estate and Delivery & Distribution CUPs**
- Size: 7,000 SF building on a 9,150 SF lot
- New Owner/Operator will finalize tenant improvements and the Business Operating Permit
  - Approximately \$70,000 in tenant improvements required
  - Roughly 2 months of construction work, plus state licensing time
- BONUS:
  - 2 additional, vacant, 0.2 acre lots included in sale (fenced, valued at \$200,000)
  - Vacant lots are located across the street from subject property

#### 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 ONCE PROPERTY IS SECURED FOR THE CANNABIS LICENSING PROCESS. SUCCESS FEES WILL BE CHARGED AS FOLLOWS:**

- **\$20,000 SUCCESS FOR RETAIL ELIGIBLE PROPERTIES**
- **\$15,000 SUCCESS FEE FOR NON-RETAIL ELIGIBLE PROPERTIES**

**IN NO WAY IS THE SUCCESS FEE TIED TO BUYER OR LESSEE WINNING OR RECEIVING A BUSINESS LICENSE, CERTIFICATE OF OCCUPANCY, AND/OR A SPECIAL USE PERMIT. THE SUCCESS FEE WILL BE DUE TO WECANN ONCE BUYER OR LESSEE RECEIVE EITHER OF THE FOLLOWING, A FULLY EXECUTED: LOI, LEASE, OR PURCHASE AGREEMENT.**

### **WCRE-10** Costa Mesa, CA

- Units Available 2,850 SF
- Very near Triangle Square
- Great Demographics / 19 Parking Spaces shared
- Very populated Street/ Traffic count 75,000 Cars Per Day
- Very busy intersection Newport/Harbor
- Security Deposit: \$75,000
- **Lease Rate: \$8.77/SF (\$25,000 Monthly)**

### **WCRE-37** Costa Mesa, CA

- 3,040 SF Building / 2 Story Building
- **Price: \$2,100,000**
- 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 storefront

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## WCRE-43 Encinitas, CA

- Retail Storefront and Delivery available!!
- Price: Best offer; Purchase or Lease
- Commercial Building approx 910 SF
- Premise on busy street of Encinitas
- Cars Per Day: (17,000+)
- Parking: 6 Spaces
- Less than a mile to Fwy and Beach
- **Asking Price: \$1,200,000**

## WCRE-44 Encinitas, CA

- Great Retail Store-Front Location
- 1,530 per SF
- Property has 2 address, 264-266 N Coast Highway
- 6 Parking Spaces
- 17k Cars Per Day
- Capitalize on 5 freeway Commuters (LA- SD)
- On Busiest street of Encinitas
- **Asking Price: \$2,400,000**

## WCRE-45 Costa Mesa, CA

- 3 units available
  - 1,550 SF
  - 2,250 SF
  - 2,400 SF
- Rear building
- Traffic: 11,000 Cars Per Day
- Eligible for Retail or Delivery
- 22 Parking Spaces
- **Lease Rate: \$4/SF**

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## WCRE-47 Costa Mesa, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available space to operate
- Existing tenants
- GREAT LOCATION
  - On highly trafficked 19th St
  - Corner location
  - Ideal ingress and egress for a Dispensary
- Total Building Square Footage approximately 4,700 SF
  - One Lot totaling approximately 16,400 SF
- Cars Per Day: 30,000
- Parking Spaces: 20
- **Asking Price: \$8,000,000**

## WCRE-49 Costa Mesa, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Each approximately 1,800 SF
- One Lot totaling 17,000 SF
- Cars Per Day: 35,000
- Parking Spaces: 8
- **Lease Rate: Submit Best Offer**
- **Suggested Rate: \$7/SF (\$12,600 Monthly)**

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## WCRE-50 Santa Ana, CA

- Qualifies for Cultivation
- GREAT LOCATION
  - 1 Mile from 55 Freeway Off Ramp
  - Close to 5, and 405 Freeways
- AMAZING Building
  - Approximately 18,000 SF Building on a 43,000 SF Lot
  - Tremendous Parking
    - 30+
  - Power: 800 Amps
  - Great Height Clearance
  - 3 Roll up Doors
    - Each 12 ft high and wide
- Lease Term: Minimum 3 years
- Lease Rate: TBD - \$2/SF (\$36,000)

## WCRE-51 Costa Mesa, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Each approximately 1,800 SF
- Cars Per Day: 35,000
- Parking Spaces: 8
- Lease Rate: Submit Best Offer
- Suggested Rate: \$6/SF (\$10,800 Monthly)

**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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