

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 Throughway
- 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**

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

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**

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@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-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 Thoroughway
- 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**

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz



WCPA-20 Lompoc, CA

- Free Standing Building
- Approximately 8,000 SF space
- Ample Parking- 24 spaces
- CUP Approved
- Approved Building Plans and Permits
- Great Corner Location and Easy Freeway Access
- **Lease Rate:**
 - License/Construction Phase Rent:
 - \$1.50 per SF (\$12k a month)
 - 12 months or once operational, whichever comes first
 - Operational Rent:
 - \$2.50 per SF (\$20k a month)
 - 5% increases annually
 - 5 year term with 2 options to extend
 - Owner is open to selling for the right price - MAKE BEST OFFER

NON-RETAIL LICENSES APPROVED AND NON-OPERATIONAL FOR SALE

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

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

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: 16,000 SF at \$2.50/SF NNN
 - Long term lease
 - Manufacturing and Distribution
 - Solid tenant
 - Well-known brand. Strong rent roll.
 - Tenant is building a tasting room
 - Tenant 2: 11,830 SF at \$2.00/SF NNN
 - Long term lease
 - Well-known brand
 - Microbiz: dispensary (w/lounge), manufacturing, distribution

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz



GREEN ZONE REAL ESTATE FOR SALE OR LEASE

ALL OF THE PROPERTIES IN THIS SECTION WILL REQUIRE BUYER OR LESSEE TO PAY WECANN AN ACQUISITION FEE ONCE PROPERTY IS SECURED FOR THE CANNABIS LICENSING PROCESS. ACQUISITION FEE WILL BE CHARGED AS FOLLOWS:

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

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

WCRE-41 Corona, CA

- Non-Retail available only
- Great property located in green zone eligible Corona
- Industrial building approx 14,000SF, Multiple tenant building
- 2 units available (each configured at 1,300SF)
- Each unit has its own roll up door
- Each tenant is month to month
- Security Deposit: 3 months rent
- **Lease Rate: \$2.50 SF, more units acquired the better**

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
- **Lease Price: Best OFFER**
- **Asking Price: \$1,750,000**

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

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
- **Sales Price: TBD**

WCRE-50 Costa Mesa, CA

- Equity Partnership with the Landlord
- Open for negotiation
- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Each approximately 1,800 SF
- Cars Per Day: 35,000
- Parking Spaces: 8

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz



WCRE-58 5426 Reseda Blvd, Encino, CA

- Qualifies for retail Delivery (Social Equity)
- Qualifies for Retail Storefront License (Relocation Only)
- 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
- Sales Price: 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.

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

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz