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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
- NDA required for further information
- **Sales price will need to be north of \$20,000,000**

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**
- Construction Plans are Approved and Construction is in Process
- Will be Operational within 6 Months

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WCOP-8 Washington State - 3 Operational Retail Storefront Licenses for SALE

- Currently operated by a well-known brand in the state of Washington
- Locations:
 - Mt. Vernon #1
 - **Approximately \$3,100,000** in Annual Gross Sales after Tax
 - Real estate for lease
 - Mt. Vernon #2
 - **Approximately \$1,700,000** in Annual Gross Sales after Tax
 - Real estate for sale
 - Bellingham
 - **Approximately \$2,150,000** in Annual Gross Sales after Tax
 - Real estate for sale
- Combined Inventory Included: estimated at **\$400,000**
- NDA required for further information
- Owner is open to seller carryback
- Asking 1x Annual Gross Sales after Tax
- **Asking price: \$6,995,000**

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WCOP-9 Las Vegas, NV

- Vertically Integrated Operational Retail Dispensary, Cultivation and Production Facility

Retail:

- 3,500 sq ft Retail Dispensary with adjacent property available to lease for a **Consumption Lounge** next door (\$12k/month lease)
- *Drive-thru Window* in place and operational
- Recently Renovated
- Asset purchase only- Dispensary, cultivation, and production licenses and assets
- **Sales Price:** \$18,000,000 (Retail only)
- Seller is motivated and open to negotiating

Cultivation & Production (Med/Rec)

- The cultivation (2) and production (2) licenses need to be relocated as the leases will not be renewed
- Includes all equipment (list can be provided)
- Can be purchased independent of retail license
- **Sales Price:** \$4,000,000 (can be had for \$2.8M all cash)
- Real estate not included (but has the potential to be purchased)
- Cash Sale - No owner carry or stock
- Retail can be separated from the cultivation and production licenses if desired

WCOP-10 Unincorporated Clark County, NV

- Production for Medical and Recreational Licenses
- 8K sq ft space
- Perfected and Ready to Produce - Approved and Operational
- **Sales Price:** \$2,200,000 for both
- Building for purchase at owner carry (10%)
 - Purchase price \$1.9M (estimate = \$2.2M)

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RETAIL LICENSES APPROVED AND NON-OPERATIONAL FOR SALE

WCPA-18 Bermuda Dunes, CA (Riverside County)

- Retail Storefront/ Micro Business License for Sale
- Property Square Footage: 9,401
 - Retail: 1,021 SF
 - Distribution: 316 SF
 - Cultivation: 6,020 SF
 - Manufacturing: 2,044 SF
- CUP in Corrections
- Great Location in West Coachella Valley
- Near highway 10 for commuters
- Parking: 18+
- **License Price: \$750,000**
- **Real Estate Price: \$1,500,000**

NON-RETAIL LICENSES APPROVED AND NON-OPERATIONAL FOR SALE

WCPA-21 Sacramento, CA

- Approximately 12,000 SF Space
- Cultivation Opportunity
- CUP Approved
- Power; 1,000AMP at 480 Volts
- **\$100,000 for CUP**
- **Rental Rate \$1.25 per SF NNN**

WCPA-22 Henderson, NV

- Non Operational Cultivation License
- Existing Medical, currently
 - Phase one being built out then requires a \$60K fee to become active Recreationally

- CUP Recreational submitted / being approved

- **Sales Price: \$2,500,000**

Real Estate

- 15,000 sq ft./ 3 suites with non-load bearing walls that can be removed
- Purchase Price: \$2,800,000
 - License owner has a lease to buy option and first right of refusal on the real estate

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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

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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 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
- **Real Estate Lease Rate: TBD**
- **Sale Price: \$1,750,000**

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WCRE-47 Costa Mesa, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **850 SF**
 - Possibility of expansion
- 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: 6
- Tenant Buyout: TBD
- Lease: **\$6.50 SF**

WCRE-58 Encino, CA

- Qualifies for retail Delivery (Social Equity)
- Qualifies for Retail Storefront License (Relocation Only)
- GREAT LOCATION
 - Ideal ingress and egress for a Dispensary
- Total Building Square Footage approximately **3,420 SF**
- Cars Per Day: 27,000
- Parking Spaces: 8
- First 12 months include reduced rent
- Lease Term: 5 Years with options to extend
- Real Estate Lease Rate: **\$4.38 SF**

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.