

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

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-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/mon 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

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

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)

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

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**

WCPA-24 La Habra, CA

- Pre-operational Adult Use/Medical Delivery Only License for Sale
- 1 of only 4 approved delivery licenses
- Retail storefront operations are currently banned in La Habra
- Whenever the city decides to allow retail storefront licensing, the existing delivery operators should receive priority in applying for those licenses
- Buyer would need to complete construction, local and state licensing
- License is tied to a 3,100 SF property
 - Lease rate is \$3 per SF
- Seller is selling 90% of the entity that owns the license, and will stay on as a 10% partner.
- Seller is an experienced licensed retail operator
- **Sales Price for 90%: \$650,000**
 - **Plus a \$40,000 Acquisition Fee to Seller**

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

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

WCPA-23 Los Angeles, CA

- Preliminary Approved Distribution License
- One inspection away from temporary approval
- Operators willing to sell 100% or bring on a partner
- License can be moved
- **Sales Price for 100%: \$150,000**

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@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

GREEN ZONE REAL ESTATE FOR SALE OR LEASE

ALL OF THE PROPERTIES IN THIS SECTION WILL REQUIRE BUYER OR LESSEE TO PAY WECANN A REAL ESTATE PROCUREMENT FEE ONCE THE PROPERTY IS SECURED, ALLOWING BUYER OR LESSEE TO SUBMIT A CANNABIS LICENSING APPLICATION. REAL ESTATE PROCUREMENT FEE WILL BE CHARGED AS FOLLOWS:

- **\$35,000 ACQUISITION FEE FOR RETAIL ELIGIBLE PROPERTIES**
- **\$25,000 ACQUISITION FEE FOR NON-RETAIL ELIGIBLE PROPERTIES**

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

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

WCRE-47 Costa Mesa, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **4,740 SF**
 - One Lot totaling approximately 16,400 SF
- GREAT LOCATION
 - On highly trafficked 19th St
 - Corner location
 - Ideal ingress and egress for a Dispensary
- Cars Per Day: 30,000
- Parking Spaces: 20
- Tenant Buyout: **\$2,000,000**
 - Buyout will include the following
 - A medical business and its assets
 - 2 locations; Costa mesa, Santa Ana
- Requires to lease a second location
 - Santa Ana Location
 - 1,500 SF
 - Corner Location
- Lease: **\$5.00 SF**

WCRE-63 Madera, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **1,105 SF**
 - One Lot totaling approximately 14,810 SF
- GREAT LOCATION
 - Corner location
 - Ideal ingress and egress for a Dispensary
- Cars Per Day: 11,000
- Parking Spaces: 10
- Property Holding Fee: \$500
- Lease Rate: **\$3,000 Monthly**

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

WCRE-64 Madera, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **7,340 SF**
 - One Lot totaling approximately 7,405 SF
- GREAT LOCATION
 - On highly Yosemite Ave
- Cars Per Day: 17,000
- Parking Spaces: 20
- Property Holding Fee: \$2,500
- Lease Rate: **\$7,000 Monthly**

WCRE-65 Madera, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **2,287 SF**
 - One Lot totaling approximately 3,920 SF
- GREAT LOCATION
 - On highly Yosemite Ave
- Cars Per Day: 17,000
- Parking Spaces: Street Parking ONLY
- Property Holding Fee: \$2,500
- Lease Rate: **\$8,000 Monthly**

WCRE-66 Madera, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **11,000 SF**
 - One Lot totaling approximately 7,405 SF
- GREAT LOCATION
 - Corner Location
 - Ideal Ingress & Egress
 - On highly Yosemite Ave
- Cars Per Day: 27,000
- Parking Spaces: Street Parking ONLY
- Property Holding Fee: \$5,000
- Lease Rate: **\$16,500 Monthly**

Alex Spornick

Associate

License# 02000058

714.213.5040

Alex@WeCann.biz

Dan Camarena

Associate

License# 02084635

562.639.5190

Dan@WeCann.biz

Lani Flores

Associate

License# 02046425

657.888.2033

Lani@WeCann.biz

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

Meilad Rafiei

President

RE Broker# 01788589

714.393.3077

Meilad@WeCann.biz

WCRE-67 Madera, CA

- Qualifies for Retail Storefront License
- Qualifies for Delivery License
- Available Space to Lease: **1,784 SF**
 - One Lot totaling approximately 2,613 SF
- GREAT LOCATION
 - On highly Yosemite Ave
- Cars Per Day: 17,000
- Parking Spaces: Street Parking ONLY
- Property Holding Fee: \$2,000
- Lease Rate: **\$7,000 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.