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OFFERING MEMORANDUM

8111 37TH AVE, SACRAMENTO, CA 95824

NNN LEASED INVESTMENT | SINGLE-TENANT CANNABIS CULTIVATION FACILITY

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$2,740,000	10%	$274,056	~8 Years	Connected Cannabis Co.
Asking Price	In-Place Cap Rate	Annual NOI	Lease Term Remaining	Tenant / Guarantor

CLICK HERE FOR IMAGES:

Tenant	Connected Cannabis Co.
Guarantor	Connected International Inc.
Structure	Triple Net (NNN)
Monthly Rent	$22,838 Base Rent + NNN
Lease Expiration	Mar 31, 2034
Renewals	2 x 5-year options
Property Use	Cannabis Cultivation
License Type	Cultivation
Payment History	Zero late payments — rent like clockwork

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PROPERTY DETAILS, PROFORMA AND MARKET CONTEXT

8111 37th Ave, Sacramento | NNN Leased Investment

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PROPERTY DETAILS

Address	8111 37th Ave, Sacramento, CA 95824
Total SF	11,500 SF
Land / Parcel	30,013 SF (0.69 AC)
Year Built	1961
Zoning	M-1S (Light Industrial)
Power	1,200 amps
Clear Height	12'
Parking	2:1,000

LEASE DETAILS

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Renewals	2 x 5-year options
Escalation	12.5% Every 5 Years
License	Cultivation
Payment History	Zero late payments

PROFORMA: IN-PLACE INCOME

$264,480

In-Place (Current)

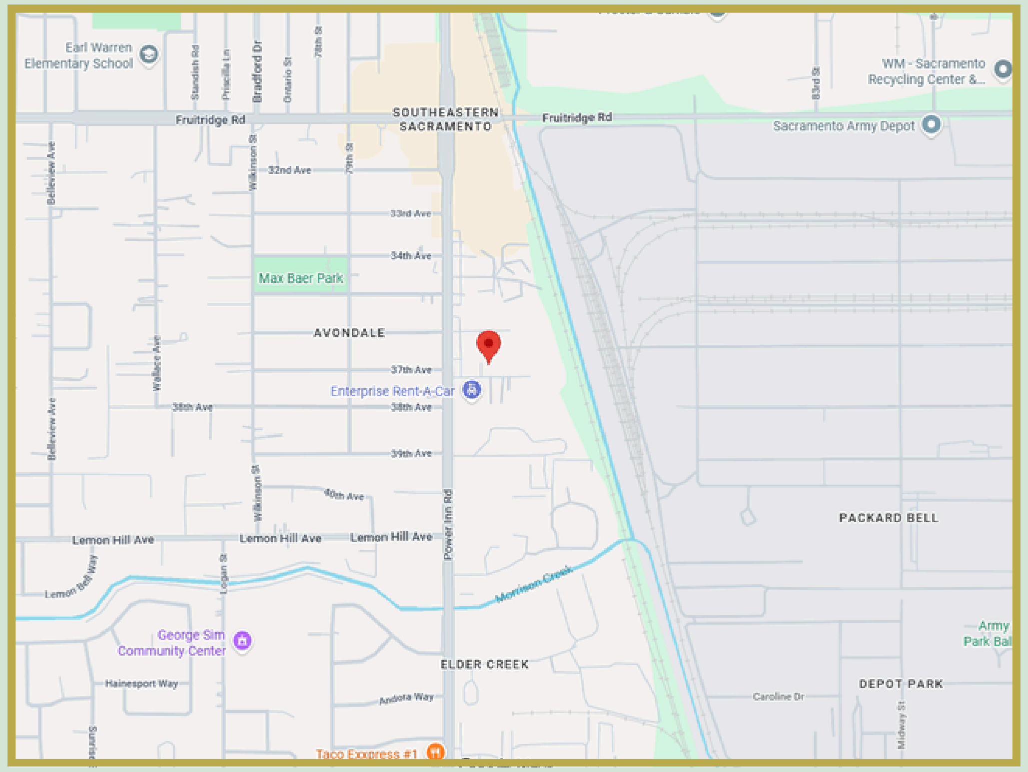
10%

Cap Rate at Asking Price

CAP RATE GROWTH OVER LEASE TERM

YEAR	CAP RATE
Current	10%
2029 (+12.5%)	11.25%
2034 (12.5% Renewal 1)	12.66%
2039 (12.5% Renewal 2)	14.24%

LOCATION OVERVIEW



Fuller Industrial Park

Established industrial subdivision

Power Inn Corridor

Sacramento's primary cannabis industrial zone

US-50 & I-5

Major freeway access within minutesdustrial subdivision

THE INVESTMENT THESIS: WHY THIS YIELD IS REAL
10% NNN cap rate backed by one of California's strongest cannabis operators

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THE TENANT

Connected Cannabis Co. (Connected International Inc.) is one of California's most respected, financially secure, and institutionally backed cannabis operators. Founded in 2009 by CEO Caleb Counts in Sacramento, the company pioneered the designer genetics category and built a national reputation for premium, strain-specific flower. It is a fully vertically integrated multi-state operator — spanning cultivation, production, distribution, and retail — across California, Arizona, and Florida. Its Alien Labs partnership sets the quality standard for the California market. Connected distributes across 175+ dispensaries statewide and has raised $55M+ in institutional capital.

METRIC	VALUE
Capital Raised	$55M+
2025 EBITDA	$9.5M
2026 EBITDA (proj.)	~$15.0M
EBITDA Growth YoY	~58%
Payment History	Zero late payments

Connected's in-place rent reflects a 59% premium above what a conventional industrial tenant would pay in this submarket. That gap is the source of the yield advantage — and the subject of the downside analysis on the following page.

ZERO MISSED PAYMENTS

Every rent payment has been made in full and on time since lease inception. This is a documented operating history supported by payment records in the diligence package.

RENT CONTEXT

RENT BENCHMARK	VALUE
Current Cannabis Tenant - Connected	$1.99/SF
Standard Industrial Market	$1.25
Cannabis Premium	59%

CAP RATE CONTEXT

MARKET BENCHMARK	CAP RATE
Industrial NNN (National Avg)	4.5–5.5%
This Offering at $2,740,000	10%

THE LICENSE ADVANTAGE: ADDRESS LOCK

A cannabis cultivation license is tied to a specific address. Connected cannot simply move its Sacramento cultivation operations, it must begin a multi-year regulatory process from scratch. That structural occupancy motivation is a direct and durable support for the current rent level.

DOWNSIDE PROTECTION UNDERWRITING

Most cannabis NNN offerings are priced at such a premium to market value that a tenant failure would leave the investor holding an asset worth a fraction of what they paid. This one is different. At $238/SF against a standard market value of $230/SF, the asking price carries a mere 3.5% premium over conventional industrial rents would still hold a fundamentally sound asset at a defensible basis. The rent premium helps the math. The asking price is what protects the downside.

SCENARIO COMPARISON	CANNABIS TENANTED (CONNECTED)	CONVENTIONAL RE-TENANTED (WORST CASE)
Rent Premium	59%	0%
NNN Rent / SF / Mo	$1.99	$1.25
Monthly Rent	$22,838	$14,375
Net Income (NNN)	$274,056	$172,500
Cap Rate @ Asking ($2.74M)	10%	6.30%

WHY THE DOWNSIDE MATH WORKS: TWO VARIABLES, BOTH REASONABLE
The downside protection holds because of two factors working together — not just one. First, the rent premium is modest: Connected pays 59% above standard industrial rents, not the 3x–5x premiums common in retail cannabis. Second, the asking price is grounded at $238/SF, this offering sits only 3.5% above the $230/SF standard market value — not an astronomical cannabis premium. Both variables have to be reasonable for the conventional floor to hold. Here, both are.

Standard market basis: 11,500 SF industrial | $230/SF market value | $1.25/SF/mo NNN | 6.52% market cap rate.

SACRAMENTO: INDUSTRIAL MARKET

Sacramento is one of California's fastest-growing industrial markets, benefiting from proximity to the Bay Area, strong logistics infrastructure, and a rapidly maturing cannabis ecosystem.

Sacramento Industrial Market

METRIC	DATA
Industrial Vacancy	~5.5%
Standard NNN Rent (comparable)	$1.25/SF/mo
Cannabis Rent Premium	~52%
Total Cannabis Businesses	100+
Cultivation Licenses (city)	Strictly limited

The $1.25/SF/mo standard rent figure is consistent with the downside protection underwriting applied to this offering and reflects comparable industrial product in the Power Inn submarket. Connected's $1.99/SF/mo represents a 59% premium above this baseline

Sacramento Cannabis Context

California generates approximately $5.4 billion in annual cannabis sales. Sacramento — home of the California Department of Cannabis Control, is one of the most legally mature and operationally stable cannabis markets in the state. Cultivation addresses in established industrial zones like Power Inn represent a finite, permitted supply of production capacity

POWER INN CORRIDOR: SUBMARKET PROFILE

The Power Inn Road corridor in Southeast Sacramento is the city's primary cannabis industrial zone — a concentration of licensed cultivation, manufacturing, and distribution operations developed around Sacramento's permissive industrial zoning and proximity to major freight infrastructure.

Submarket Highlights

METRIC	DATA
Zoning	M-1S (Light Industrial)
Subdivision	Fuller Industrial Park
Freeway Access	US-50 (~1 mi), I-5 (~3 mi)
Rail Access	Adjacent (per aerial)
Cannabis Density	High — active cluster

Why Location Matters for Cannabis Cultivation

A cannabis cultivation license is tied to a specific address. Unlike retail, a licensed cultivation facility represents fixed, permitted production capacity that cannot be replicated elsewhere without a new license application, a multi-year, uncertain process. This address-lock creates deep structural occupancy motivation: Connected cannot move its Sacramento cultivation operations without starting the regulatory process from scratch.

Connected's Sacramento Roots

Connected Cannabis was founded in Sacramento in 2009. The Power Inn corridor is not just a lease address — it is the geographic origin of the company. Sacramento cultivation is integral to Connected's vertically integrated supply chain, its brand identity, and its relationships with retail partners across California

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THREE-PROPERTY CONNECTED CANNABIS NNN PORTFOLIO

8111 37th Ave is one of three properties being marketed by WeCann, each individually and as a combined portfolio. All three are leased NNN to Connected Cannabis Co. on identical 15-year terms expiring March 31, 2034, with 2 x 5-year renewal options. The portfolio spans two California cannabis license categories: retail dispensary in San Francisco and industrial cultivation in Sacramento.

PROPERTY	TYPE	MONTHLY NOI	ASKING PRICE
5232 - 5234 Mission St, San Francisco	Retail	$50,625	$4,500,000
5860 88th St, Sacramento	Industrial	$82,000	$9,900,000
8111 37th Ave, Sacramento (this offering)	Industrial	**$22,000**	**$2,740,000**
PORTFOLIO TOTAL	**Mixed**	**$154,000/mo**	**$17,140,000**

Combined annual portfolio NOI: $1,848,480 at a blended Cap rate of approximately 10.7% at combined asking prices. A portfolio buyer benefits from a consolidated tenant relationship, co-terminus leases, and coordinated diligence.

BUYER PROFILES

BUYER TYPE	PROPOSITION
NNN Investor	10% cap NNN with corporate guaranty and zero defaults. The downside protection underwriting demonstrates a credible conventional floor — both rent and asking price are grounded.
1031 Exchange	Long NNN term, corporate guaranty, above-market yield, and permanent 100% bonus depreciation (July 2025) enhance after-tax economics through cost segregation.
Cultivation Investor	Direct exposure to California's most mature cannabis production market, with supply-chain strategic value that deepens tenant occupancy motivation beyond rent economics.

WECANN: THE TEAM

Founded in 2017, WeCann has brokered over $300M in cannabis real estate and business assets. With over 40 years of combined commercial real estate experience between its founders — Jason Piazza, specializing in cannabis-leased investment sales, M&A, and commercial brokerage, and Meilad Rafiei, leading finance, compliance, and business development — WeCann is one of the most trusted cannabis-focused real estate and advisory firms in the country. Through the nationwide CREC Network, WeCann extends reach to virtually any U.S. market.

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