

Rexford Management LLC, a California limited liability company

4619 Alger Street, Los Angeles, California 90039

4625 Alger Street, Los Angeles, California 90039



Introduction

Rexford Management LLC, a California limited liability company is in the business of cannabis distribution, manufacturing, and cultivation. It is licensed locally by the Los Angeles Department of Cannabis Regulation (DCR) and by the state of California's Department of Cannabis Control.

The business and underlying property is build-to-suit and the current allocation of space (as between the distribution, manufacturing, and cultivation areas) may be modified, although such modification must be done and approved by the Los Angeles Department of Cannabis Regulation (DCR).

Rexford's cannabis cultivation license currently allows for ten thousand square feet (10,000 sq/ft) of cannabis canopy and there is no limit to the allocation of space for distribution and manufacturing except based on the size of the property.

Offer

The building, licenses, and equipment are being offered at ten million dollars (\$10,000,000.00). The license and equipment are being offered at two million dollars (\$2,000,000.00) with a minimum of a five (5) year lease at two dollars and fifty cents (\$2.50) per square foot. Option to extend and first right of refusal to purchase property may be negotiated.

Property Information

4619 Alger Street, Los Angeles,
California 90039
Los Angeles County (AIN): 5593021008
Usable Lot Size: 8820 sq/ft
Building Size: 7532 sq/ft building

4625 Alger Street, Los Angeles,
California 90039
Los Angeles County (AIN): 5593021007
Usable Lot Size: 8680 sq/ft
Building Size: 9583 sq/ft building (includes second floor)

Pertinent Details and Included Equipment

Roughly five thousand square feet (5,000 sq/ft) of its ten thousand square foot (10,000 sq/ft) cannabis cultivation space is built-out with pre-fabricated walls that were already approved for use by the city of Los Angeles, although approval of the actual plans and permits by the Los Angeles Department of Building and Safety are pending.

One hundred and thirty three (133) one thousand watt (1000W) grow lights along with other equipment needed for cultivation such as air conditioning, humidifiers, dehumidifiers, and grow tables are included. Vegetation room is also built out, with its own included equipment.