$43,375,000 CANNABIS LEASED INVESTMENT PORTFOLIO

11.29% COMBINED CAP RATE

13.61% PROFORMA CAP RATE

Offered By:

WeCann | Jason Piazza
949-682-5867 | Jason@wecann.biz
DRE Number: 01405965

WeCann | Meilad Rafiei
(657) 888-2795 | meilad@wecann.biz
RE Broker: #01788589

WeCann
POWERED BY CREC

DISCLAIMER

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

The Offering Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in the Offering Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be leased on an "As-Is, Where Is" basis, a prospective tenant must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on the Offering Memorandum or any other Evaluation Material. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

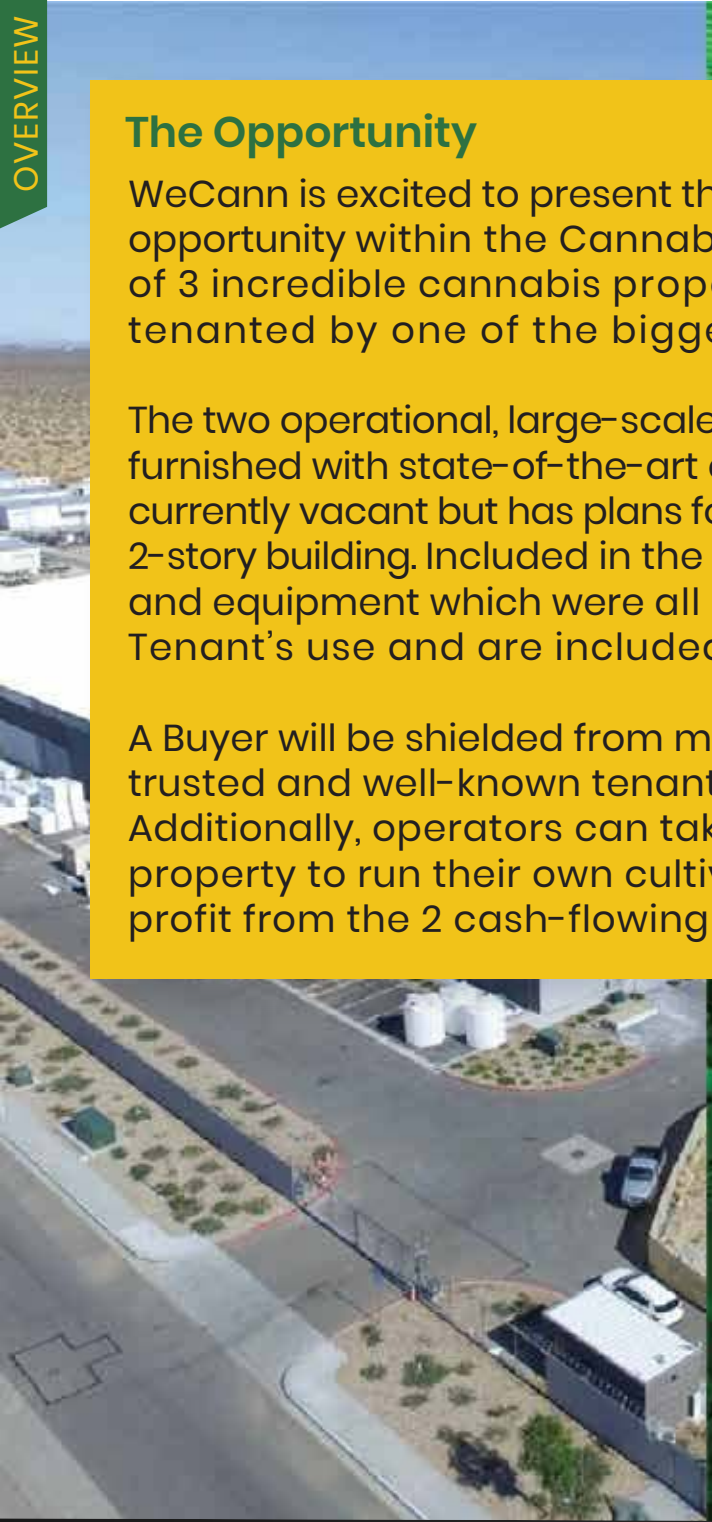
The Offering Memorandum is a solicitation of interest only and is not an offer to lease or sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to lease or purchase the Property unless and until such offer for the Property is approved by Owner, and the signature of the Owner is affixed to a lease or purchase and sale agreement.

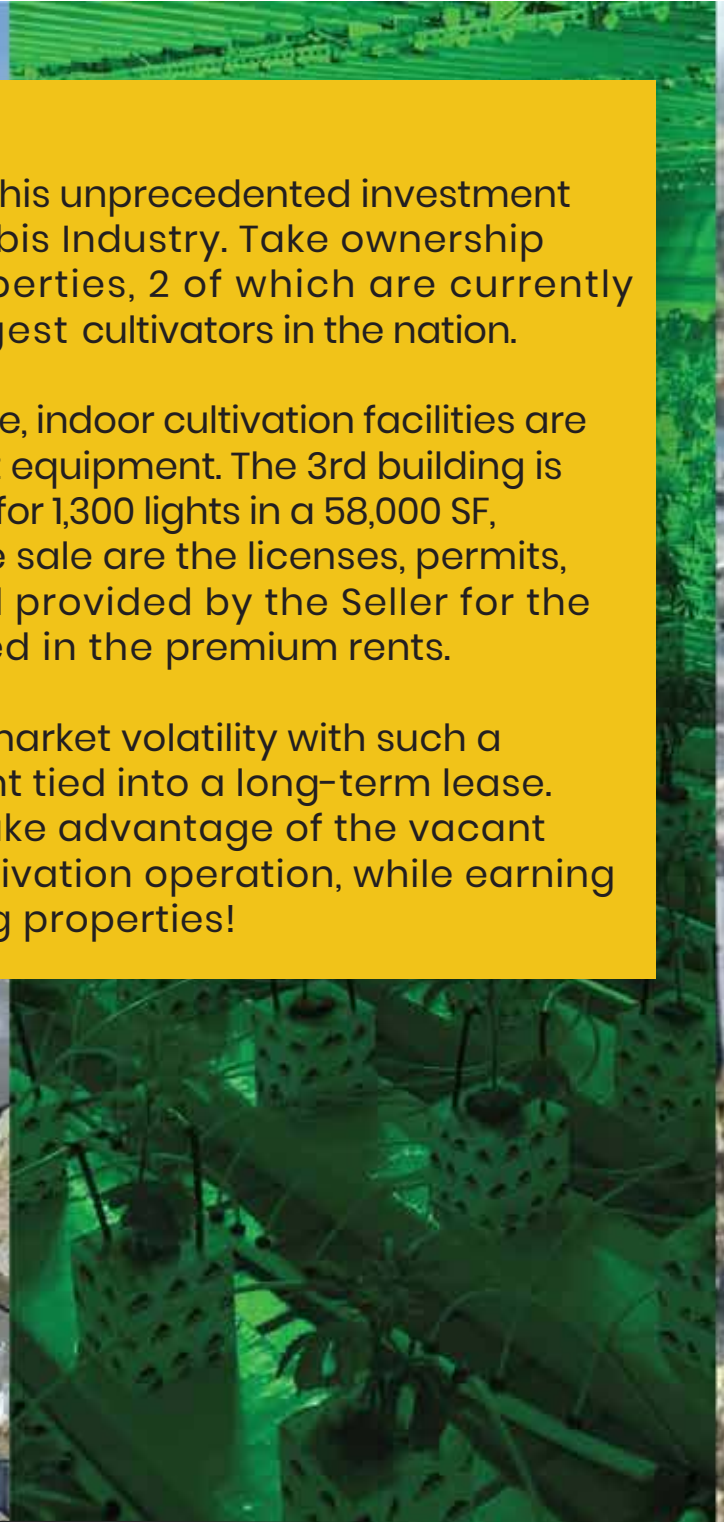
The Opportunity

WeCann is excited to present this unprecedented investment opportunity within the Cannabis Industry. Take ownership of 3 incredible cannabis properties, 2 of which are currently tenanted by one of the biggest cultivators in the nation.

The two operational, large-scale, indoor cultivation facilities are furnished with state-of-the-art equipment. The 3rd building is currently vacant but has plans for 1,300 lights in a 58,000 SF, 2-story building. Included in the sale are the licenses, permits, and equipment which were all provided by the Seller for the Tenant's use and are included in the premium rents.

A Buyer will be shielded from market volatility with such a trusted and well-known tenant tied into a long-term lease. Additionally, operators can take advantage of the vacant property to run their own cultivation operation, while earning profit from the 2 cash-flowing properties!





BUILDING #1 OVERVIEW

Adelanto #1

CONTACT FOR DETAILS

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$19,500,000

15.00% CAP

Annual Rent	Building(s) Area	Condition
$2,700,000	47,000 SF	Fully Built Out
Power	**Total Parcel SF**	**# of Stories**
2500 AMPS / 3 Phase / 480 V	NA	1
Parking	**Yard**	**Clear Height**
48+ Spots	NA	30 FT

- Lease Rate: $255,000/Month
- Term: 3.5 years left on the 5-year lease; 2, three-year renewals
- Tenant: Well-known cultivation brand
- New Construction
- Currently Operational
- Buyer to confirm power
- Located in a secure guarded and gated cannabis camus

BUILDING #2 OVERVIEW

Los Angeles

CONTACT FOR DETAILS

Jason Piazza

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Jason@wecann.biz
DRE Number: 010405965

Meilad Rafiei

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$17,000,000

10.59% CAP

Property Only available packaged with Building #1

Annual Rent	Building(s) Area	Condition
$1,800,000	29,800 SF	Fully Built Out
Power	**Total Parcel SF**	**# of Stories**
2500 AMPS / 3 Phase / 480 V	NA	2
Parking	**Yard**	**Clear Height**
Street Parking	NA	30 FT

- Lease Rate: $150,000/Month
- Term: 2 years left on a 5-year lease; 1 five-year renewal
- Tenant: Same as Building 1
- New Construction
- Buyer to confirm power
- Currently Operational

BUILDING #3 OVERVIEW

Adelanto #2

CONTACT FOR DETAILS

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Jason@wecann.biz
DRE Number: 010405965

Meilad Rafiei

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$6,875,000

Estimated Cap Rate: 15.18%

Estimated Annual Rent	Building(s) Area	Condition
$870,000	58,000 SF	Shell
Power	**Total Parcel SF**	**# of Stories**
2500 AMPS / 3 Phase / 480 V	NA	2
Parking	**Yard**	**Clear Height**
48+ Spots	NA	30 FT

- Full second story installed
- Currently VACANT
- New Construction
- Includes plans for Approx. 1,300 Lights
- 2,500 AMPS / 480 Power
- Located in a secure guarded and gated cannabis camus

FINANCIAL OVERVIEW

Take advantage of this incredible opportunity to gain serious cash flow for you and or your investors. 11.2% combined CAP rate with 1 vacant building. Proforma rents provide a 13% return on your investment. Operators can gain income while building out a mega-cultivation, and investors will see only increased cash flow with a new tenant in the vacant building.

COMBINED PURCHASE, AS-IS

	Arleta - LA	Adelanto #1	Adelanto #2	Totals
Price	$17,000,000	$19,500,000	$6,875,000	**$43,375,000**
CAP Rates	10.59%	15.69%	TBD	**11.20%**
Price Per SF	$604	$414	$118	**$378**
Lease Type	NNN	NNN	NNN	-
Monthly Base Rent	$150,000	$255,000	TBD	**$405,000**
Annual NOI	$1,800,000	$3,060,000	TBD	**$4,860,000**

PROFORMA RETURN - FULLY OCCUPIED (YEAR 3)

Location	Size	Purchase Price	Rental Rate	Monthly Rent	CAP Rate
Los Angeles	29,800	$17,000,000	1$5.03/SF	$150,000	10.59%
17451 Muskrat	47,000	$19,500,000	$5.42/SF	$255,000	15.69%
17349 Muskrat	**58,000**	**$6,875,000**	**$1.50/SF**	**$87,000**	**15.18%**
Combined	**134,800**	**43,375,000**	**$321.77**	**$492,000**	**13.61%**

CONTACT US

Cannabis leased investments offer a higher return than standard leased investment purchases and the opportunity presented here is no exception. In acquiring the Portfolio, an investor will realize a premium return from a quality asset which is tenanted by one of the cannabis industry's premier cultivation brands. The Tenant Operates out of 4 different buildings with close to 70,000 SF of canopy producing more than 15,000 LBS annually. They have become an extremely popular brand that is located in many storefronts statewide. Having poured millions of dollars into value-add capital improvements and tenant improvements, the Owner has improved the properties tremendously which sets both tenant and landlord up for future Success.

For additional information and questions, please contact us!

www.wecannca.com/about-us

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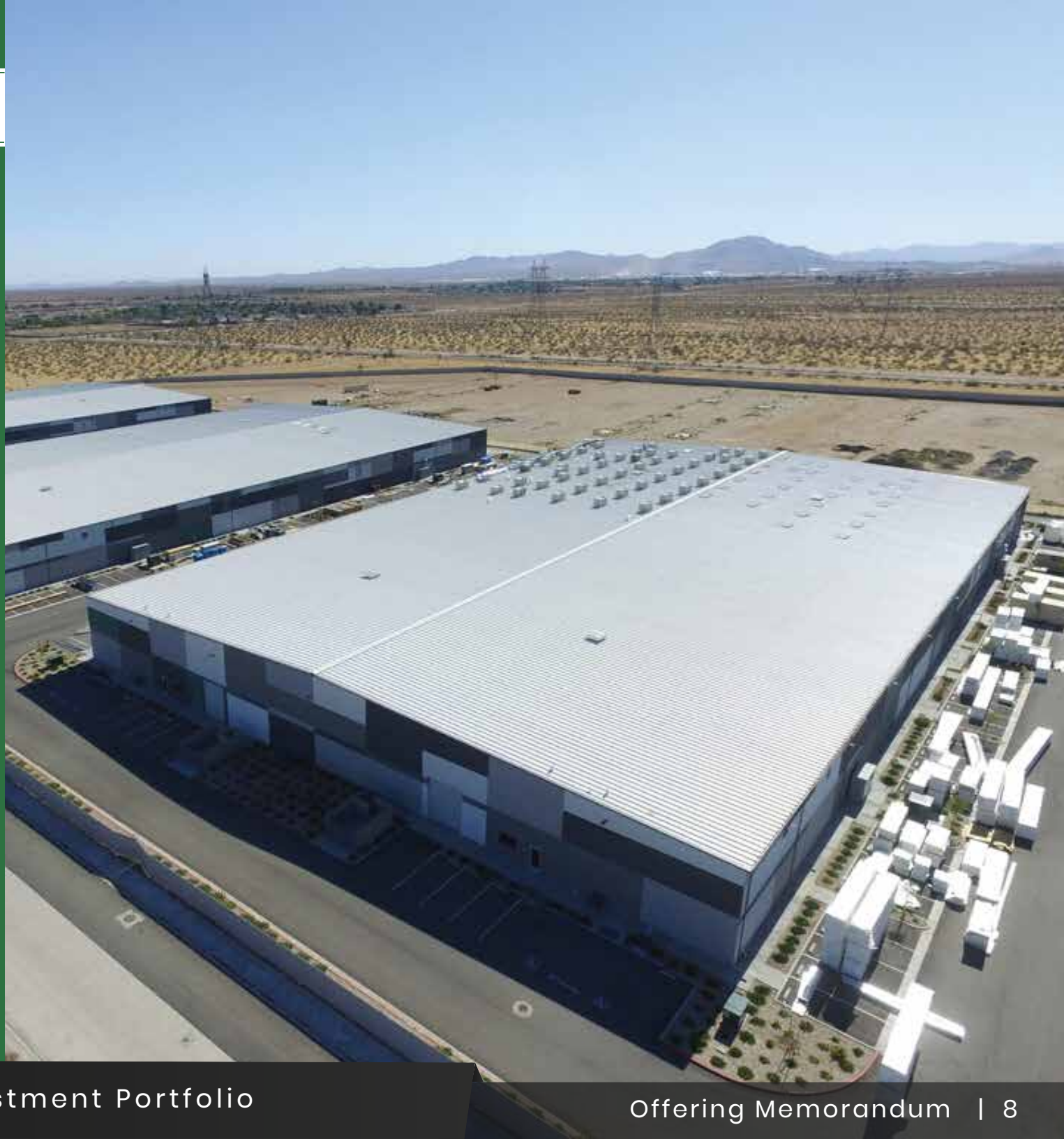
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