



PowerPlant Park to offer Condominium Ownership at its 18-acre Cannabis Park

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PowerPlant Park has begun the process of re-parceling its 18+ acre cannabis Park and will offer buyers condominium ownership of detached Greenhouse space. Application to the State is expected to be filed in early June of 2018. PowerPlant anticipates that it will break ground in early fall. The application will include Forty-four 3,456 sq. ft. "Canna-Condos". These Units will provide space for 1044 plant-sites. PowerPlant is now accepting applications to reserve up to 4 Greenhouses per applicant.

The Park developer and investors have agreed to carry-back 80% financing of the purchase price for qualified buyers. Cannabis investors can purchase a Greenhouse Unit and install a production team or have PowerPlant staff manage the facility and sale of finished medicine. PowerPlant will still offer two leasing options for parties that do not wish to purchase a Unit.

Terms of the PSA will require 10% of the purchase price due upon the signing of the Membership & Reservation Agreement, (MRA) that includes a lease/option provision after the Park receives its CUP. 100% of this deposit is held in escrow. The MRA transitions to a PSA after the State approves the condo-application and CUP. An additional 10% is due after close of escrow and the MRA transitions into a PSA. The initial 10% deposit is released from escrow after PowerPlant receives its CUP and land entitlements.

The 80% seller financing will be carried through a 5-year note; (7% annual interest). Monthly payments, equal to the amount of rent paid under the leasing options will include principal and interest. A balloon payment, (approx. 50% of the purchase price) will be due at the end of 5 years, (w/no prepayment penalty). Annual gross revenues for each Greenhouse Unit are anticipated to be \$3.1M, about \$1.8M net, (spreadsheet available upon request).

About PowerPlant Park; PowerPlant Park is the first legal Project of its kind in the San Francisco Bay Area. The Park will soon offer approximately 155,000 sq. ft. of canopy to craft growers & canna-investors. The opportunity to purchase a CannaCondo or secure a long-term lease on state of the art mixed-light Greenhouse space. Phase I of PowerPlant Park will include thirty-three 3,456 sq. ft. Greenhouses and full-service Processing Center, (44,000 sq. ft.), with a pre-roll assembly line. Further construction in Phase I will include a Nursery, (4800 sq. ft.), a Restaurant, (3,456 sq. ft./plus 1,500 sq. ft. deck) and Conference Center, (3,456 sq. ft.). Phase II will add eleven additional Greenhouse Units. The Park faces Richmond Parkway at Goodrick Avenue and has 300 ft. of Richmond's North Shoreline looking out to stunning views of San Francisco Bay, Sausalito, Marin Headlands & Mt. Tamalpias. **Contact Larry Westland, BRE Broker #00483233 @ 510-459-5566 for more information and tour.**

