

# Welcome to PowerPlant Park

A Master Planned Cannabis Community & Campus



## Location, Location, Location:

Situated on 2200 ft of Richmond's North Shoreline; stunning unobstructed views of Mt. Tamalpais, SF Bay & Marin CTY Mountains

## Features:

- Largest Indoor Tier 2 Mixed-Light Facility in California
- Vertically integrated campus
- Only a handful of other commercial facilities in California with similar License profile
- State-of-the-art facilities - Onsite Processing Manufacturing
- Prime waterfront Location in the Heart of the San Francisco Bay Area
- #1 market for retail sales per capita in the State

## Overview:

- Phase I - Part A: 90 days from Certificate of Occupancy
- Phase I - Part B: nursery, manufacturing, processing, packaging, distribution, and waterfront restaurant
- Units for Sale: 3 Units in Phase I Part B, 24 Units in Phase I-A & II

## Distribution Highlights:

- In-House Brands: 80% of harvest sold under 4 retail brands
- Retail Outlets: Delivery - all 9 Bay Area Counties, Retail "Kiosks" and "Garages"
- 100% exclusive genetics from onsite tissue culture lab
- Standalone Buildings
- Onsite 4-Tier Nursery - Phase I Part A - 18,000 plant-sites

## Investment Highlights:

- Ownership Includes title to building, leasehold improvements, interior/exterior equipment
- Buildings include \$400,000 in enhancements of the latest Tier 2 Mixed Light technology
- ROI-\$500k per year thru purchase leaseback Agreement

## Due Diligence:

Project Manual, Financials, Project Updates, Progress Video/ Pictures and Offering Memorandum available upon signing Mutual NDA, Questionnaire and providing proof of funds

