



INDUSTRIAL SALE-LEASEBACK LEASED TO PLANET 13

Single Tenant Absolute NNN | 1920 Mercantile Lane | Coalinga, CA 93210



TABLE OF CONTENTS



REPRESENTATIVE PHOTO OF LAS VEGAS
SUPERSTORE RETAIL LOCATION - NOT
INCLUDED IN THE SALE

01 INVESTMENT SUMMARY

- The Offering
- Property Overview
- Alta Survey
- Investment Highlights
- Aerials & Maps
- Property Photos

02 FINANCIALS

- Rent Roll
- Financial Summary
- Lease Abstract
- Tenant Profile

03 AREA OVERVIEW

- Coalinga, Fresno County
- Sequoia & Kings Canyon
National Parks
- Yosemite National Park
- Demographics

EXCLUSIVELY LISTED BY

SAM HANNA

Senior Vice President
619.884.4875
sam.hanna@kidder.com

LIC N° 01242719

LYNDON STOUDMIRE

Associate
720.595.0719
lyndon.stoudmire@kidder.com

LIC N° 02070715

KIDDER.COM



The information contained in the following is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure and/or Offering Memorandum has been issued by Kidder Mathews of California, Inc. ("Kidder Mathews") and approved by its client. It has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prospective purchasers are urged to inspect the Property and conduct all due diligence required to make an informed decision including the market and surrounding competitive environment. Any financial projections and/or conclusions are provided strictly for reference purposes and have been developed based upon assumptions. Kidder Mathews does not intend for any prospective purchasers to rely on the information contained herein to make a purchase decision.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Kidder Mathews makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify the information set forth herein. References to square footage or age are approximate. Photographs of the Property provided herein may be enhanced, yet no modifications to the structure of the Property have been made.



01 INVESTMENT SUMMARY

- The Offering
- Property Overview
- Alta Survey
- Investment Highlights
- Aerials & Maps
- Property Photos



INVESTMENT SUMMARY

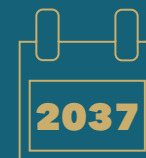
THE OFFERING

Kidder Mathews is pleased to present to qualified investors, the opportunity to acquire 1920 Mercantile Lane in Coalinga California, a 35,917 square foot single tenant industrial building situated on an approximately 1.56 acre lot.

Formerly Green Wave, a cannabis cultivation and production company, the business and real estate holdings were recently sold to Planet 13, a leader in the cannabis cultivation business. The building is a purpose-built building, constructed just a few years ago specifically for the growing of cannabis for distribution to Planet 13, one of the fastest growing and most well-respected dispensary and cultivation companies in Nevada.

The building was built and outfitted with several high end construction features, including 61 HVAC units situated on the roof, a maintenance free concrete parking lot, building height of 26 feet, fully gated and enclosed secured parking, and security cameras surrounding the perimeter of the building. This building will serve as one of the cultivation and grow facilities for Planet 13, where product will then be sent to their 1275 W Elm Street location for production and distribution to both Planet 13 and other cannabis distributors.

Currently, Planet 13 holds multiple licenses to cultivate, distribute, and retail their product and is one of the fastest growing Cannabis companies in the country. In 2018, they hosted a grand opening of their Retail Superstore adjacent to Trump Tower, attracting the who's who of Las Vegas which was the beginning of the rapid growth they've enjoyed in the last few years. Their Las Vegas superstore attracts nearly 90,000 visitors per month and offers a one of a kind experience to local visitors but has also become an attraction for tourists who wish to add Planet 13 to their bucket list of visited places. At the close of escrow, Planet 13 holdings will execute a new 15 year sale-leaseback to a qualified investor, on an absolute NNN basis with no landlord responsibilities whatsoever, giving investors a passive, stable, cash flowing investment in one of the fastest growing industries in the nation, with one of the leading companies in the business.



**15 YEAR ABSOLUTE NNN
SALE LEASEBACK**



**3% ANNUAL
INCREASES**



**ANNUAL REVENUES
EXCEEDING \$60 MILLION**



PROPERTY OVERVIEW

DETAILS

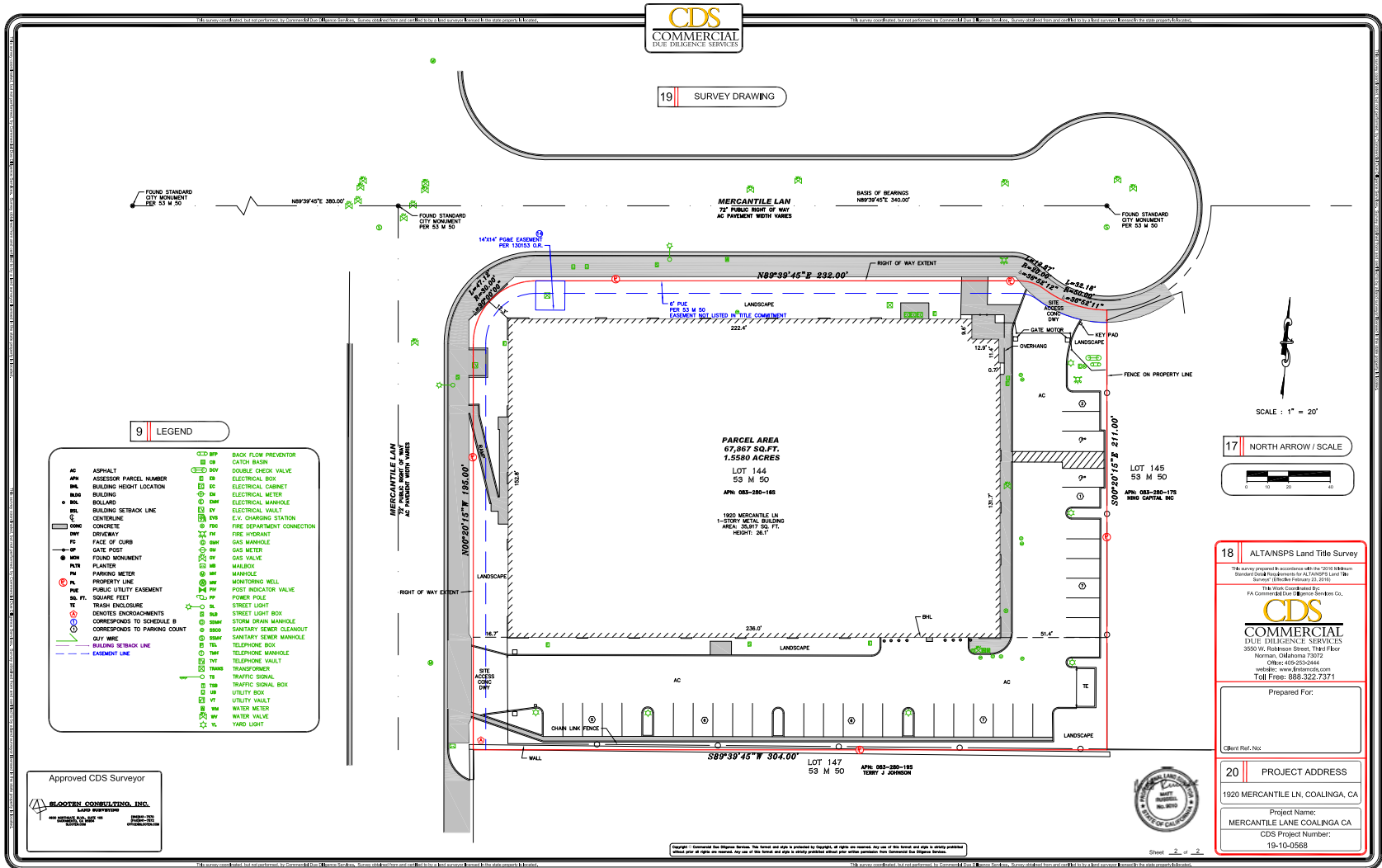
ADDRESS	1920 Mercantile Lane
ZONING	Commercial; LM; Business
PARCEL NUMBER	083-280-12S

MECHANICAL

HVAC	61 Units
FIRE PROTECTION	Fully Sprinklered
SECURITY	Fully Gated and Monitored
POWER	4000 Amps

SITE DESCRIPTION

NUMBER OF STORIES	1 Story
YEAR BUILT	
RSF	±35,917 SF
PARKING	34 Standard and 2 Handicap
TOPOGRAPHY	Flat
CONSTRUCTION	Insulated Metal Panels
BUILDING HEIGHT	26.1
DOORS	N/A
FRONTAGE	304 Feet on Mercantile Lane



INVESTMENT HIGHLIGHTS

1920 Mercantile Lane benefits from strong demographics in a 5-mile trade area

17K+

RESIDENTS IN THE AREA

10K+

EMPLOYEES IN THE AREA

\$89.6K

HOUSEHOLD INCOME (AVG)

36.3

MEDIAN AGE

0.5%

'22-'27 PROJECTED GROWTH

279

TOTAL BUSINESSES



15 YEAR Absolute NNN Sale-leaseback

PLANET 13 revenue increased 70% year over year from 2020 to 2021 and has zero debt

PLANET 13 is a leader in the cannabis field, with over 1 million visitors to their Las Vegas Superstore

HEAVY INFRASTRUCTURE investment makes Planet 13 a captive tenant

A PLETHORA of valuable upgrades including a concrete parking lot and numerous HVAC Units



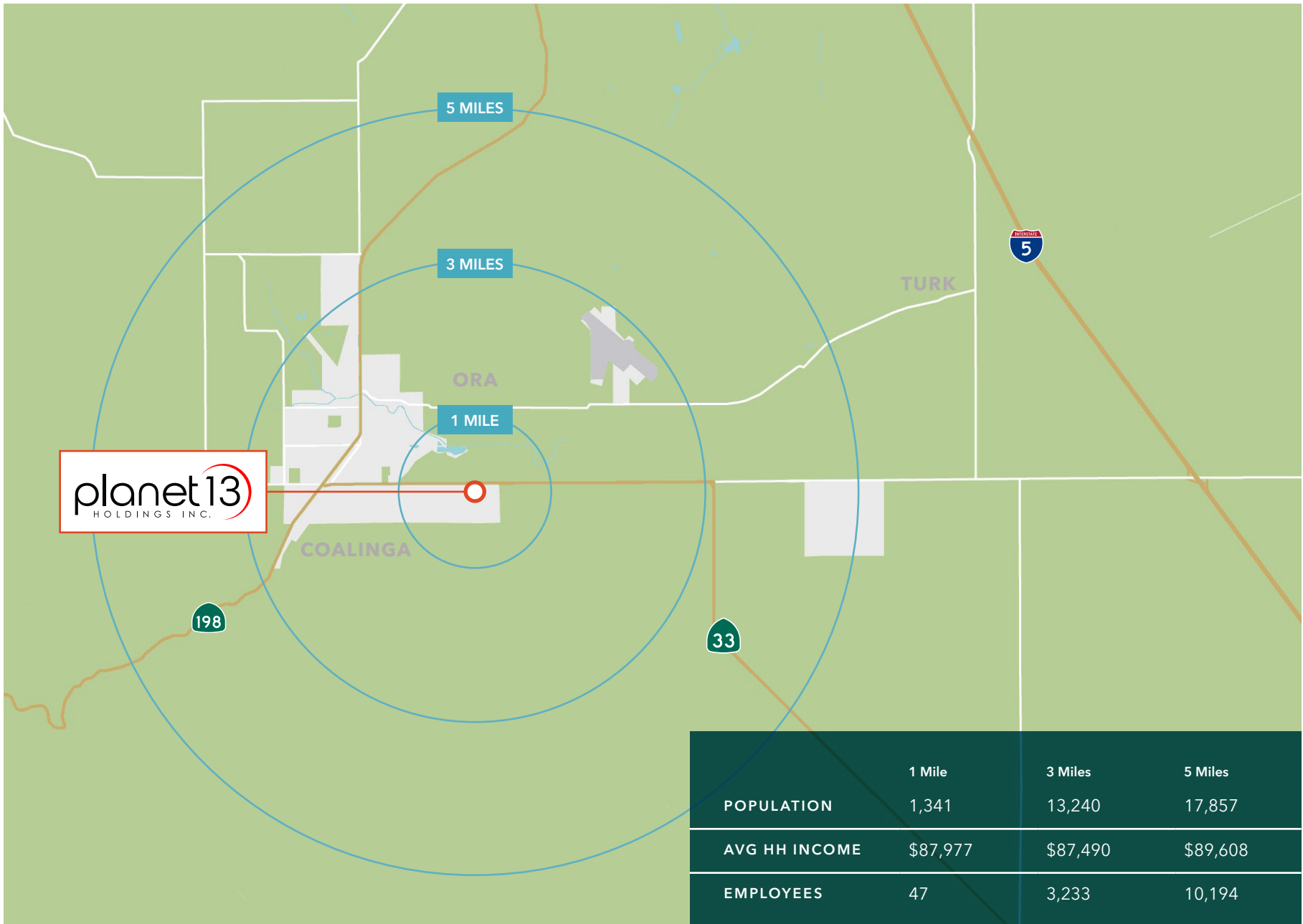


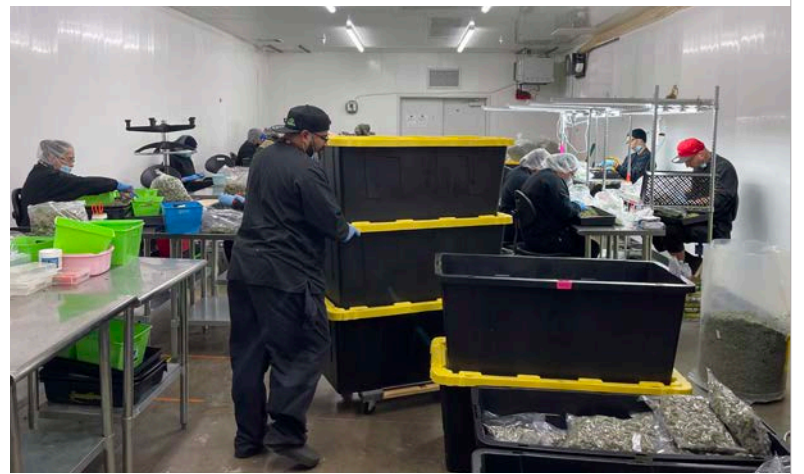
COALINGA
DMV

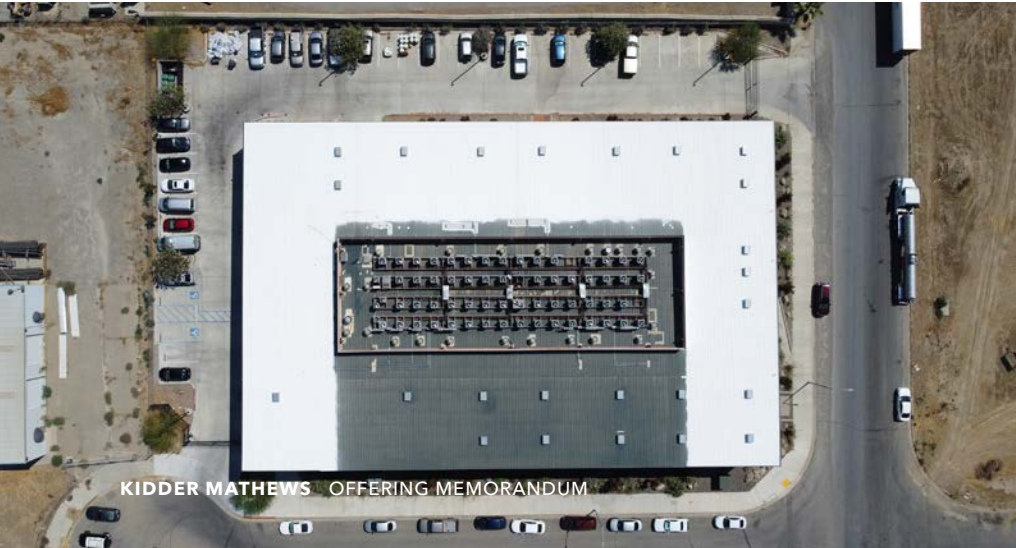


1920 Mercantile Lane
is located in the city of
Coalinga.

LOCATION MAP









planet13
HOLDINGS INC.

02 FINANCIALS

- Rent Roll
- Financial Summary
- Lease Abstract
- Tenant Profile

km Kidder
Mathews

FINANCIALS

RENT ROLL

Tenant	NRSF	LEASE INFORMATION			RENTAL RATES				
		Lease Comm.	Lease Expiration	Increase	Monthly	Rent/SF	Annually	Annual Rent/SF	Options
Planet 13	±35,917	January 1, 2023	December 31, 2037	3% annually	\$70,042	\$1.94	\$840,504	\$23.40	4 (5) year options to renew



\$10,506,000

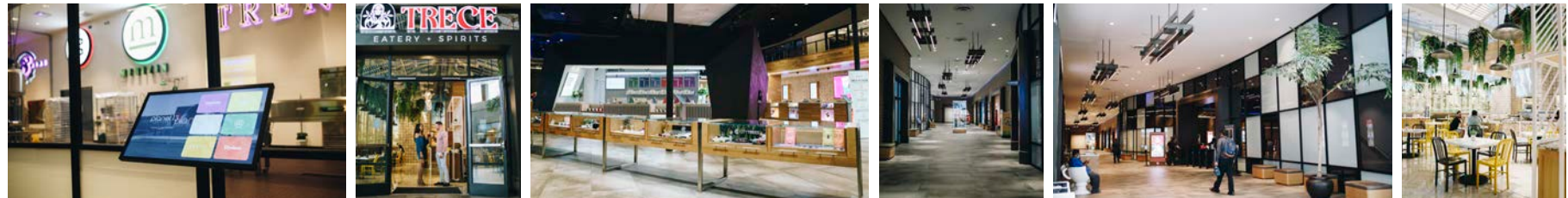
LIST PRICE

15 YRS

LEASE TERM

8.0%

CAP RATE



FINANCIAL SUMMARY

NEW FINANCING

DOWN PAYMENT 50%	\$5,253,000
ORIGINAL LOAN AMOUNT	\$5,253,000
VARIABLE RATE	6.5%
YEARS AMORTIZED	25
MONTHLY PAYMENTS	\$35,468.63
YEARLY PAYMENTS	\$425,624

ANNUALIZED OPERATING DATA

RENT/LEASE INCOME	\$840,504
TOTAL EXPENSES	\$0
NET OPERATING INCOME (NOI)	\$840,504
LESS LOAN PAYMENTS	\$425,624
PRE-TAX CASH FLOW/COC 7.9%	\$414,880
PLUS PRINCIPLE REDUCTION	\$86,732
TOTAL RETURN BEFORE TAXES 9.54%	\$501,612



LEASE ABSTRACT

PROPERTY OVERVIEW

PROPERTY ADDRESS	1920 Mercantile Lane, Coalinga, CA 93210
TOTAL BUILDING SF	±35,917 SF
TOTAL LAND AREA	±1.56 AC
YEAR BUILT	

BASIC LEASE PROVISIONS OVERVIEW

TENANT	Planet 13
GUARANTOR	Planet 13 Holdings
LEASE COMMENCEMENT	January 1, 2023
LEASE EXPIRATION	December 31, 2037
LEASE TERM	15 Years at close of escrow
OPTIONS TO RENEW	4 (5) Year Options to Renew

MAINTENANCE OBLIGATIONS

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant
LANDLORDS RESPONSIBILITIES	None

BASE RENT & SECURITY DEPOSIT INFORMATION

MONTHLY BASE RENT	\$70,042
ANNUAL BASE RENT	\$840,504
BASE RENT INCREASES	3% Annual Increases

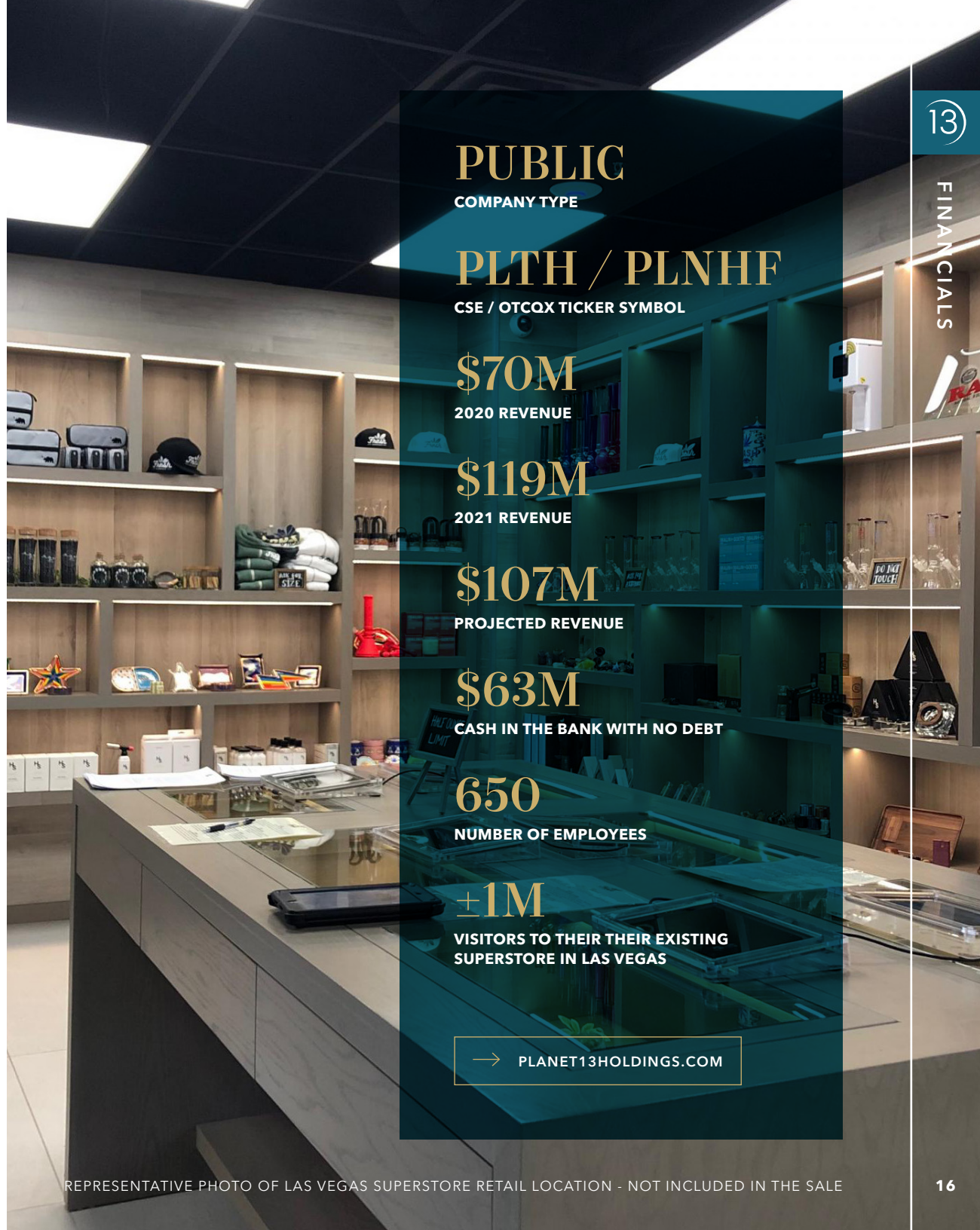


TENANT PROFILE



Planet 13 Holdings, Inc. is a vertically integrated cannabis company, with 6 Cannabis Licenses, fully licensed for cultivation, retail distribution & more in the rapidly growing Nevada marketplace

Planet 13 owns the world's largest cannabis store steps from the Las Vegas Strip. The Planet 13 Cannabis Entertainment Complex, the winner of Leafly's 2018 Nevada dispensary of the year, offers an unparalleled customer experience focused on unique interactive entertainment and some of the best cannabis products offered anywhere in the U.S. The Planet 13 Superstore acts as a showcase for a growing portfolio of branded products including vapes, edibles, pre-rolls and concentrates. Planet 13's ambition is to operate ultra-high-end dispensaries in tier-one markets nationwide and to sell their brands; Medizin, TRENDI, and Leaf & Vine, in both their branded stores and wholesale.



PUBLIC

COMPANY TYPE

PLTH / PLNHF

CSE / OTCQX TICKER SYMBOL

\$70M

2020 REVENUE

\$119M

2021 REVENUE

\$107M

PROJECTED REVENUE

\$63M

CASH IN THE BANK WITH NO DEBT

650

NUMBER OF EMPLOYEES

+1M

VISITORS TO THEIR EXISTING SUPERSTORE IN LAS VEGAS

→ [PLANET13HOLDINGS.COM](https://planet13holdings.com)

The logo for planet13 HOLDINGS INC. features the text "planet13" in a lowercase, sans-serif font, with a red arc above the "3". Below it, "HOLDINGS INC." is written in a smaller, uppercase, sans-serif font. The entire logo is enclosed in a thin white rectangular border.

planet13
HOLDINGS INC.

03 AREA OVERVIEW

Coalinga, Fresno County
Sequoia & Kings Canyon
National Parks
Yosemite National Park
Demographics

The logo for Kidder Mathews consists of a red square containing the lowercase letters "km" in white. To the right of the square, the words "Kidder" and "Mathews" are stacked vertically in a bold, sans-serif font.

km Kidder
Mathews



AREA OVERVIEW

Coalinga, also known as the Sunny Side of the Valley, is located 60 miles southwest of Fresno, at an elevation of 673 feet. The city's main industries are agriculture, oil, cannabis and education.

COALINGA, FRESNO COUNTY

Nestled in the Pleasant Valley at the eastern edge of California's Coastal Mountain Range, surrounded by hills and ranches, Coalinga is 10 miles west of I-5 and 60 miles southwest of the City of Fresno, California's fifth largest city. Coalinga is a full-service city that provides a wide range of services to approximately 18,000 citizens. Coalinga has an excellent school system, regional medical center, parks and recreation district, and a 2-year community college.

LOCATION

The City is near the southwestern tip of Fresno County. Monterey County lies to the west. Kings County sits to the east. The spectacular view of the Valley and surrounding hills is preserved with deliberate planning. You won't find a hi-rise obstructing the natural beauty. Downtown Coalinga is quaint and filled with personality. It serves as the commercial, civic, cultural and recreational hub. Local parks, green belts, trails and scenic vistas provide a natural complement to development in the area. Coalinga is accessible to and from major cities within the state. California's main north-south

artery, Interstate 5, is just 10 miles to the east. Highways 198 and 33 intersect the city.

THE COMMUNITY

Coalinga is a full service community with a high quality of life, low crime rates, and quality housing. Coalinga also has quality schools, a library, a museum, and many recreational facilities. Coalinga also serves as the regional retail center of western Fresno County with a Rite-Aid, Walgreens, and two major grocery stores. Coalinga is the home of West Hills College. West Hills College (with satellite campuses at Firebaugh and Lemoore) continues to experience significant growth, providing college-level course-work in a variety of disciplines.



SEQUOIA & KINGS CANYON NATIONAL PARKS



Located 98 miles east of Coalinga, Sequoia & Kings Canyon offer huge mountains, rugged foothills, deep canyons, vast caverns, and the world's largest trees.

Sequoia & Kings Canyon National Parks create a recreational wonderland covered by ancient forests, soaring domes, granite canyons, and rivers that roar or ripple, depending on the season. And all of it, kissed by some of the Sierra Nevada's most consistently sunny weather.

Sequoia National Park is named for earth's largest living things - Sequoiadendron giganteum, or giant sequoias.

Kings Canyon National Park is named for the deepest canyon in North America, surpassing even the Grand Canyon.



YOSEMITE NATIONAL PARK



Located 122 miles northeast of Coalinga, Yosemite National Park offers awe-inspiring vistas, granite icons, breath-taking waterfalls, and fascinating history.

Yosemite's 747,956 acres (1,169 square miles), nearly 95 percent of which are designated Wilderness, are home to hundreds of wildlife species, and over a thousand plant species. Designated a World Heritage Site in 1984, Yosemite is known for its granite cliffs, waterfalls, clear streams, giant sequoia groves and biological diversity. Two Wild & Scenic Rivers, the Tuolumne and Merced rivers, begin in the park and flow west to the Central Valley. The park is a scientific laboratory of hydrology, geology and glaciology, amongst other sciences.

Yosemite welcomes millions of visitors each year—drawn to its dramatic waterfalls, giant sequoias, abundant wildlife, and awe-inspiring cliffs, like Half Dome and El Capitan.





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2022 ESTIMATE	1,341	13,240	17,587
2027 PROJECTION	1,353	13,696	18,325
2010 CENSUS	1,554	13,037	18,523
GROWTH 2022 - 2027	0.2%	0.7%	0.5%
GROWTH 2010 - 2020	-1.3%	0.1%	-0.4%
MEDIAN AGE	44.2	31.6	36.3

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 ESTIMATE	162	4,102	4,461
2027 PROJECTION	167	4,283	4,647
2010 CENSUS	170	3,751	4,118
GROWTH 2022 - 2027	0.6%	0.9%	0.8%

2020 EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$87,977	\$87,490	\$89,608
MEDIAN HH INCOME	\$63,451	\$66,408	\$67,271
PER CAPITA INCOME	\$19,554	\$28,118	\$26,230
TOTAL BUSINESSES		229	279
TOTAL EMPLOYEES	47	3,233	10,194

planet13

HOLDINGS INC.

REPRESENTATIVE PHOTO OF LAS VEGAS SUPERSTORE RETAIL LOCATION - NOT INCLUDED IN THE SALE

EXCLUSIVELY LISTED BY

SAM HANNA

Senior Vice President

619.884.4875

sam.hanna@kidder.com

LIC N° 01242719

LYNDON STOUDMIRE

Associate

720.595.0719

lyndon.stoudmire@kidder.com

LIC N° 02070715

[KIDDER.COM](https://www.kidder.com)

KIDDER MATHEWS 12230 EL CAMINO REAL, 4TH FLOOR | SAN DIEGO, CA 92130

[KIDDER.COM](https://www.kidder.com)

