

COACHELLA CAMPUS- COURT ORDERED SALE

9 Industrial Buildings Totaling 108,229 SF

**MUST SELL
SUBMIT ALL
OFFERS**



84829 TO 84849 AVENUE 48, COACHELLA, CA

FEATURES

- **MUST SELL** Submit All Offers
- Nine Freestanding Industrial Buildings 90% Complete
- High-Performing NNN Multi-Tenant Leased Investment
- Fully Secured Turn Key Cannabis Campus- Fully Equipped
- Lease Rates \$2.50 to \$3.00/SF/Mo NNN
- Tenants Are Experienced Cannabis Operators Under Long-Term NNN Leases
- Annual NOI - Over \$3,400,000 At Full Build-Out
- 2027 Projected CAP Rate - 9.32%
- Sale Includes All Cannabis & Processing Equipment



ASKING PRICE: \$30,000,000 (\$277/SF)
(REDUCED FROM \$40,000,000)



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COACHELLA CAMPUS

SITE AMENITIES & BUILDING FEATURES

Coachella Campus Business Park Facility

The Coachella Campus features 9 state-of-the-art free standing industrial buildings totaling over 100,000 square feet on 6 acres.

SITE AMENITIES

Location: 84845 Avenue 48 (The property is located on the east side of Dillon Rd., in the city of Coachella, CA.)

Current Use: Multiple tenant cannabis grow complex with full security.
APN: 603-232-031

Parcel Size: 6 acres (According to County Assessor's Info)

Zoning: (M-W) Allows Cannabis Use

General Plan: Industrial District

Site Coverage: 41.5%

Utilities:

- **Electric:** Yes, Imperial Irrigation Dist.(3 Phase/480v)
- **Water:** Yes, City of Coachella
- **Sewer:** Yes, Currently On Temporary Sewer
- **Gas:** Yes, So Cal Gas Company

Security: 24/7

Entitlements: CUP 276 Architectural Review #16-18

Terms: Cash- Offers subject to overbid and approval by the Federal Bankruptcy Court.

BUILDING FEATURES

Square Footage: 3,760 SF to 16,262 SF: Total 108,229 SF

Year Built: 2018 - Under Construction

Construction: Steel and Block

Sprinklers: Yes

Stories: 1

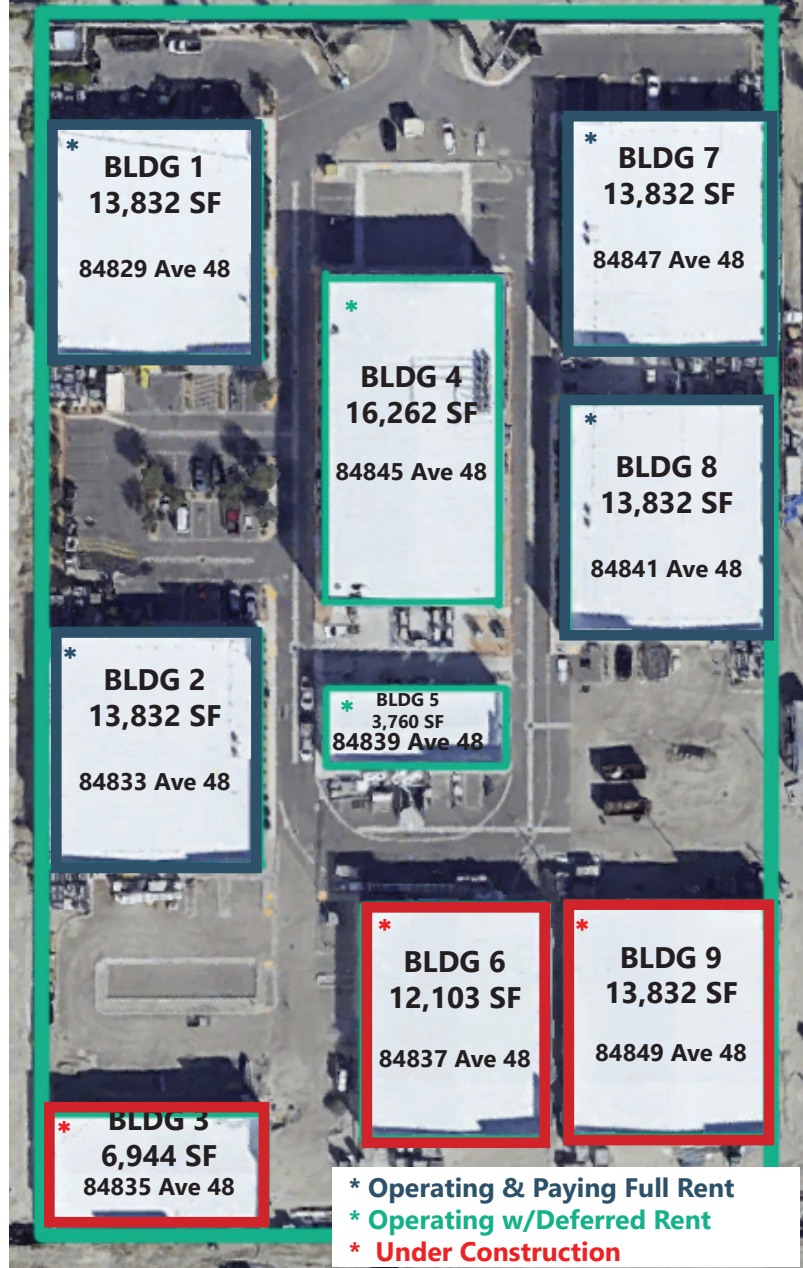
Rollup Doors: 4 rollup doors in Building 4

Improvements: Purchase price includes all FF&E
Use:

- **Building 1-3, 5-9: Use:** Cultivation
- **Building 4:** Office, Warehouse, Cultivation

Site Plan

AVENUE 48



3D Tours



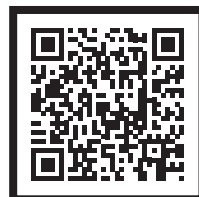
BUILDING 1



BUILDING 3



BUILDING 4



BUILDING 5

Photos & Videos



PHOTOS



VIDEO

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COACHELLA CAMPUS

BUILDINGS EXTERIOR

BUILDING 1



BUILDING 5



BUILDING 2



BUILDING 7



BUILDING 4



BUILDING 8



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COACHELLA CAMPUS

PROJECTED PROFIT & LOSS

Projected Profit & Loss				
Income	Current	+Deferred	+Complete	
Total Lease Revenue	\$1,926,900	\$2,736,900	\$3,517,500	Current Income includes building 1,2,7& 8. +Deferred includes buildings 1,2,7& 8. plus 3, 4, 5. +Complete is the total for all buildings.
Reimbursed Expenses (NNN)	\$502,488	\$745,182	*\$849,016	*100% of expenses will be NNN once construction is completed. Current NNN ~.75/SF
Gross Profit	\$2,429,388	\$3,482,082	\$4,366,516	
Expenses				
Security & Monitoring	\$291,455	\$291,455	\$291,455	24/7 Security Guard
Property Taxes	\$379,728	\$379,728	\$379,728	*Projected at \$30,000,000 purchase price using 2024 tax bill (tax rate) 1.26504% + \$216
Management Fee	\$271,927	\$271,927	\$105,525	Up to 8% of lease revenue during the lease-up phase. Construction management fee of \$10,000 per month through June 2025. Once rent stabilizes, the property management fee is expected to be approximately 3% of lease revenue.
Insurance Expense	\$101,130	\$101,130	\$107,289	Subject to 3% estimated increase
Total Utilities	\$105,020	\$105,020	\$48,000	The \$10,000/month payment to the neighbor will cease once the sewer connection is complete. We are estimating \$2,000/mo for water and \$2,000/mo power.
Equipment Rental	\$8,412	\$8,412	\$0	Security trailer & toilets. Permanent shack by end of 2026.
Repairs and Maintenance	\$3,000	\$3,000	\$3,000	Misc repairs.
Professional Fees	\$6,500	\$6,500	\$6,500	Lease renewals, vendor contracts, Tax prep, misc
Office Expense	\$14,808	\$14,808	\$14,808	IT support, Annual LLC fees, bank fees, office supplies. Its possible bank fees of \$4,200 can go down.
Trash / Debris Removal	\$6,000	\$6,000	\$0	Construction debris
Total Expenses	\$1,187,980	\$1,187,980	\$956,305	Upon rent stabilization and completion of construction, 100% of NNN expenses will be reimbursed.
Net Income	\$1,241,408	\$2,294,102	\$3,410,211	Current CAP Rate 3.39% By 2027 CAP Rate 9.32%
CAP RATE	3.39%	6.27%	9.32%	Purchase Price of \$30M and Remaining Estimated Construction Costs \$6,582,000= \$36,582,000

BUILDING 1



BUILDING 4



BUILDING 4



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COACHELLA CAMPUS

RENT ROLL

Pro Forma Rent Roll as of 9/2025

BLDG	Tenant	Rentable SF	Monthly Rent	Annual Rent	\$/SF/ MO	Start Date	Renewal Date	Use	Status	Terms	Annual Increases
Building 1, 2, 6 and 7 are fully operational and full paying rent											
1	Ares One	13,832	\$34,575	\$414,900	\$2.50	1/1/2024	1/1/2029	Cultivation	Occupied	5 yr w/2-5 yr ext	2%
2	Green Renewable Future	13,832	\$42,000	\$504,000	\$3.00	Renewed 6/1/2024	5/31/2029	Cultivation	Occupied	1-5 yr opt & opt to vacate after 2 yrs	2% in Year 3
7	Gentlemen's Cut	13,832	\$42,000	\$504,000	\$3.00	Renewed 6/1/2024	5/31/2029	Cultivation	Occupied	1-5 yr opt & opt to vacate after 2 yrs	2% in Year 3
8	Greenwel Consulting	13,832	\$42,000	\$504,000	\$3.00	Renewed 6/1/2024	5/31/2029	Cultivation	Occupied	1-5 yr opt & opt to vacate after 2 yrs	2% in Year 3
Total		55,832	\$160,575	\$1,926,900							
Building 4 & 5 rent is getting deferred until building 3 gets a certificate of occupancy											
3	Verde Six Twelve	6,944	\$17,450	\$209,400	\$2.50	12/1/2025	2/1/2030	Cultivation	Under Const.*	5 yr w/2-5 yr ext	2%
4	VREH & VP	2,092	\$5,230	\$62,700	\$2.50	1/1/2023		Office	Projected	Current Owner	
4	Verde Six Twelve	2,940	\$7,350	\$88,200	\$2.50	1/15/2023	1/15/2028	Cultivation (Nursery)	Occupied	5 yr w/2-5 yr ext	2%
4	Verde Nine Fourteen	5,630	\$14,075	\$168,900	\$2.50	2/1/2023	2/1/2028	Micro: Cultivation	Occupied	5 yr w/2-5 yr ext	2%
4	Verde Nine Fourteen	5,600	\$14,000	\$168,000	\$2.50	9/1/2023	9/1/2028	Micro: Processing, Manufacturing & Dist.	Occupied	5 yr w/2-5 yr ext	2%
5	Verde Six Twelve	3,760	\$9,400	\$112,800	\$2.50	12/16/2023	12/15/2028	Cultivation	Occupied	5 yr w/2-5 yr ext	2%
Total		26,966	\$67,505	\$810,000							
Building 8 & 9 is under construction and needs an estimated \$6M to complete the project											
6	Verde Six Twelve	12,103	\$30,475	\$365,700	\$2.50	Q2 2026	Q1 2031	Cultivation	Under Const.*	5 yr w/2-5 yr ext	2%
9	Verde Six Twelve	13,832	\$34,580	\$414,900	\$2.50	Q2 2026	Q1 2031	Cultivation	Under Const.*	5 yr w/2-5 yr ext	2%
Total		25,935	\$65,055	\$780,600							
Complete Buildout		108,229	\$293,125	\$3,517,500	\$2.71						

Building Status

*Buildings 1, 2, 7, and 8 are fully operational, and paying full rent on time.

*Buildings 4 and 5 are fully operational, but rent is deferred until Building 3 receives its Certificate of Occupancy (COO).

*Building 6 and 9 are 60%-90% complete and have a Pre-Lease Agreement at \$2.50/SF.

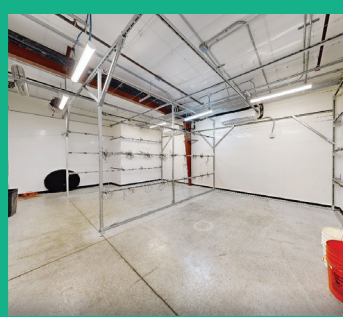
BUILDING 4-Fertigation



BUILDING 4- Office



BUILDING 5- Dry Room



BUILDING 1- Flower Room



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COACHELLA CAMPUS

REMAINING CONSTRUCTION BUDGET

Estimated Remaining Construction Budget				
	Building 6	Building 9	Misc Site	Total
Demo, Framing , Drywall & Insulation	270,000	240,000		
Architect	25,000	15,000		
Electric	325,000	400,000		
Plumbing & Fertigation	15,000	25,000		
Hardware / Doors	50,000	55,000		
Other (Masonry/ Permits/ etc)	20,000	25,000		
Paint	20,000	25,000		
FRP	20,000	25,000		
HVAC / Primarily Mini-Splits & Install	350,000	575,000		
Fire Suppression System	25,000	-		
Co2 Tank Install	15,000	15,000		
Fire Alarm System / Monitoring	15,000	15,000		
Internet Pole & Mount	3,500	3,500		
Cameras / Wiring	5,000	5,000		
CO2 - Install & Monitoring	125,000	125,000		
Cultivation Furniture, Fixtures, and Equipment (FF&E)	439,000	586,000		
Total Estimated Building	\$1,722,500	\$2,134,500		\$3,857,000
City Requirements & Site Work				
Impact & Development Fees	225,000	325,000		
Grading / Paving & Sewer / Setback	337,500	337,500		
Guard Shack / Employee Area	-	-	500,000	
City Curb & Gutter	-	-	500,000	
.4 acre lot line adjustment for fire lane perimeter access road	-	-	500,000	
Total Requirements & Site Work	\$562,500	\$662,500	\$1,500,000	\$2,725,000
Total Estimated Remaining Construction Budget				\$6,582,000

*Remaining Construction

Building 3: 99% complete – leased and awaiting COO approval from the city.

Building 6: 60% complete – Requires interior buildout (electrical, plumbing, insulation, drywall, paint)

Building 9: 90% complete – Has some interior builtout. Requires minor retrofits to meet new cultivator specifications.

BUILDING 6



BUILDING 6



BUILDING 9



BUILDING 9



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COACHELLA CAMPUS

REMAINING CONSTRUCTION BUDGET

SITE



1



CITY REQUIREMENTS & SITE WORK

Guard Shack, Employee Area, Sewer Hookups and Curb & Gutter

2



BUILDING 3

99% complete -
Leased and awaiting COO approval from the city.

3



BUILDING 6

60% complete – Requires interior buildout (electrical, plumbing, insulation, drywall, paint)

4



BUILDING 9

90% complete – Has some interior buildout. Requires minor retrofits to meet new cultivator specifications.

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COACHELLA CAMPUS

LOCATION



Location

The City of Coachella is in Riverside County and is one of nine cities that make up the Coachella Valley, a key submarket of the Inland Empire. The Coachella Valley is the ultimate work/play destination, famous for its year-round sunshine, strong tourism industry, and rich agricultural base. It is also quickly becoming known as the "Napa Valley of cannatourism." There's no finer place to live, work, and play.

With direct access to Interstate 10, Coachella connects easily to Los Angeles, San Diego, and Phoenix, making it a strategic hub for distribution, cultivation, and logistics operations. The city is minutes from Palm Springs International Airport, adjacent to Jacqueline Cochran Regional Airport in Thermal, and within reach of major Southern California ports.

Coachella is one of the few jurisdictions in California with a clear and supportive cannabis entitlement process, making it a premier destination for cultivation, processing, and distribution facilities. The area's strong workforce, modern infrastructure, and expanding industrial base position Coachella as a long-term growth market for commercial real estate investment.



Due Diligence Package Available Upon Request

The property is now a Court Ordered Sale, and submit all offers. All offers are subject to approval by the Federal Bankruptcy Court.



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