SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

curaleaf

TSX: CURA / OTCQX: CURLF

Corporate Guarantee - $1.27B in Revenue | Annual Rent Increases | Open For Business With Stellar Reviews
Ocala, FL - 6th Fastest-Growing Places in US (US News & World Report) & 4th Fastest-Growing MSA (US Census Bureau)

9268 SE Maricamp Road

OCALA FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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SRS | CAPITAL MARKETS

NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

SITE OVERVIEW

PROPERTY PHOTOS

SRS

PROPERTY PHOTOS

OFFERING

Pricing	$2,346,000
Net Operating Income	$167,777
Cap Rate	7.15%

PROPERTY SPECIFICATIONS

Property Address	9268 SE. Maricamp Road Ocala, Florida 34472
Rentable Area	4,621 SF
Land Area	0.82 AC
Year Built / Remodeled	1990 / 2022
Tenant	Curaleaf Florida, LLC
Guaranty	Curaleaf Holdings, Inc. (CNSX: CURA)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	5+ Years
Increases	2% Annually in Initial Term & 3% Annually in Options
Options	2 (5-Year)
Rent Commencement	May 2022
Lease Expiration	May 2032

		LEASE TERM				RENTAL RATES			
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	CAP RATE	OPTIONS
Curaleaf Florida, LLC	4,621	May 2022	May 2032	May 2026	-	$13,981	$167,777	7.15%	2 (5-Year)
				May 2027	2%	$14,261	$171,133	7.28%	
				May 2028	2%	$14,546	$174,555	7.43%	
				May 2029	2%	$14,837	$178,046	7.58%	
				May 2030	2%	$15,134	$181,607	7.73%	
				May 2031	2%	$15,437	$185,239	7.88%	
							Blended Cap Rate:	**7.51%**	
						3% Annual Increases Throughout Options to Extend			

5+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases | Options to Extend

- The lease is corporate guaranteed by Curaleaf Holdings, Inc., the world's largest cannabis company by revenue
- 5+ years remain on this lease with 2 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 2% annual rent increases in the base term, and 3% annual increases in each option, growing NOI and hedging against inflation

Absolute NNN Lease | Fee-Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal, low-management investment for a passive investor in a state with no state income tax

Fronting SE Maricamp Road | Shores Landing Outparcel | Strong Retail Corridor | Near Heather Island Plaza

- Curaleaf is strategically fronting SE Maricamp Road
- Outparcel to Shores Landing, a 300,000+ SF Family Dollar and Save A Lot shopping center
- Maricamp Road is a primary retail corridor serving the city of Ocala that includes several national/credit tenants such as ALDI, Walmart Supercenter, CVS, Dollar Tree, Walgreens, and more
- The asset is half a mile from Heather Island Plaza, a 400,000+ SF Publix anchored shopping center that includes AutoZone, McDonald's, Taco Bell, and more
- The Publix is ranked in the 77th percentile of all grocery stores nationwide (9,184 out of 41,160)

Drive-Thru Equipped | 2022 Building Renovations | Excellent Visibility & Access

- The property is equipped with a multi-lane drive-thru, allowing for ease of access and convenience for customers
- The site also benefits from renovations completed in 2022
- The asset benefits from significant street frontage, promoting excellent visibility and ease of access

Cannabis Industry Growth | Curaleaf Financial Stability

- The legal cannabis industry is expected to grow from $32 billion in 2025 to $39 billion by 2029, a CAGR of 6%
- Curaleaf has one of the strongest balance sheets in the industry with a 2.3x Debt to Trailing Twelve Months Adj. EBITDA ratio

Demographics in 5-Mile Trade Area

- Over 65,700 residents and 10,300 employees support the trade area
- Average household income of $81,155

2Q '26 - CURALEAF INTERNATIONAL HIGHLIGHTS

Presence in **15**[(1)] states

15[(1)] cultivation sites

$70m adj. EBITDA[(3)]

257m[(2)] U.S. addressable population

~1.5m[(1)] sq. ft. cultivation capacity

21% adj. EBITDA margin[(3)]

174[(4)] retail locations

$340m revenue

71/28% retail / wholesale revenue mix

1400+ wholesale partner accounts

$50m YTD operating cash flow from cont. ops.

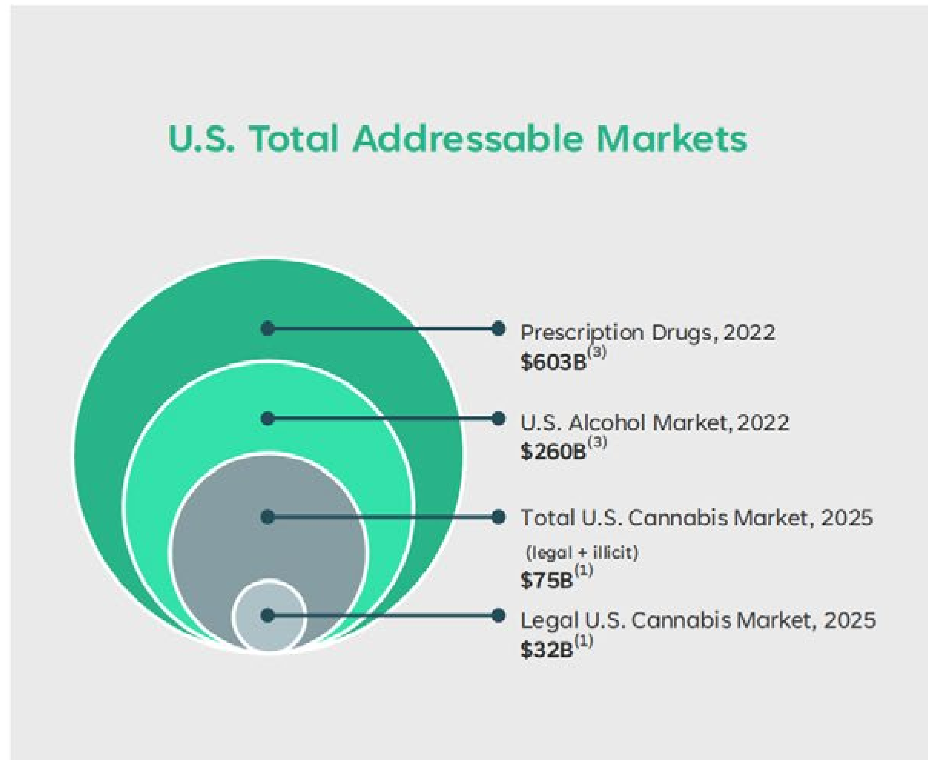
$107m cash balance

- Curaleaf International total revenue of $51 million, representing 26% Y-o-Y revenue growth
- In 2024, Europe's estimated total addressable market was $246 billion(1)
    - Europe has a population of ~742 million(2) and a forecasted legal medical cannabis market of $1.1 billion in 2025(3)
- Germany and the U.K. are key growth drivers, as we continue our investment in our integrated supply chains to support these markets
- We are seeing continued strong patient growth in Germany two years on from the enactment of the expanded medical cannabis law
- Our brand portfolio now spans all major patient segments: premium, mid-tier, and value, offering a comprehensive range of options to meet diverse patient needs Product innovation through R&D has seen the recent launch of additional product formats including the Curaleaf QMID Inhalation Devicenow available in six markets as the world's first CE-certified liquid inhalerfor cannabis-based medicines
- Curaleaf International's total addressable market continues to expand, with new markets such as Spain, France, and Turkey expected to open in 2027, offering substantial long-term growth potential

1. BDSA Analytics, June 2024, derived $332 annual spend per capita in Colorado, $332 annual spend per capita x European population of 742m = $246B.
2. Statistictimes, June 2024.
3. Prohibition Partners, The Global Cannabis Report: 5th Edition.

THE LEGAL MARKET REACHED $32B IN 2025

U.S. legal cannabis expected to grow at a CAGR of 6%, reaching **$39 billion by 2029** [1,2]



1.Represents pre-tax sales per BDSA Analytics, as of Oct 2025.
2.Calculated from 2025 – 2029.
3. Statista.

CURALEAF

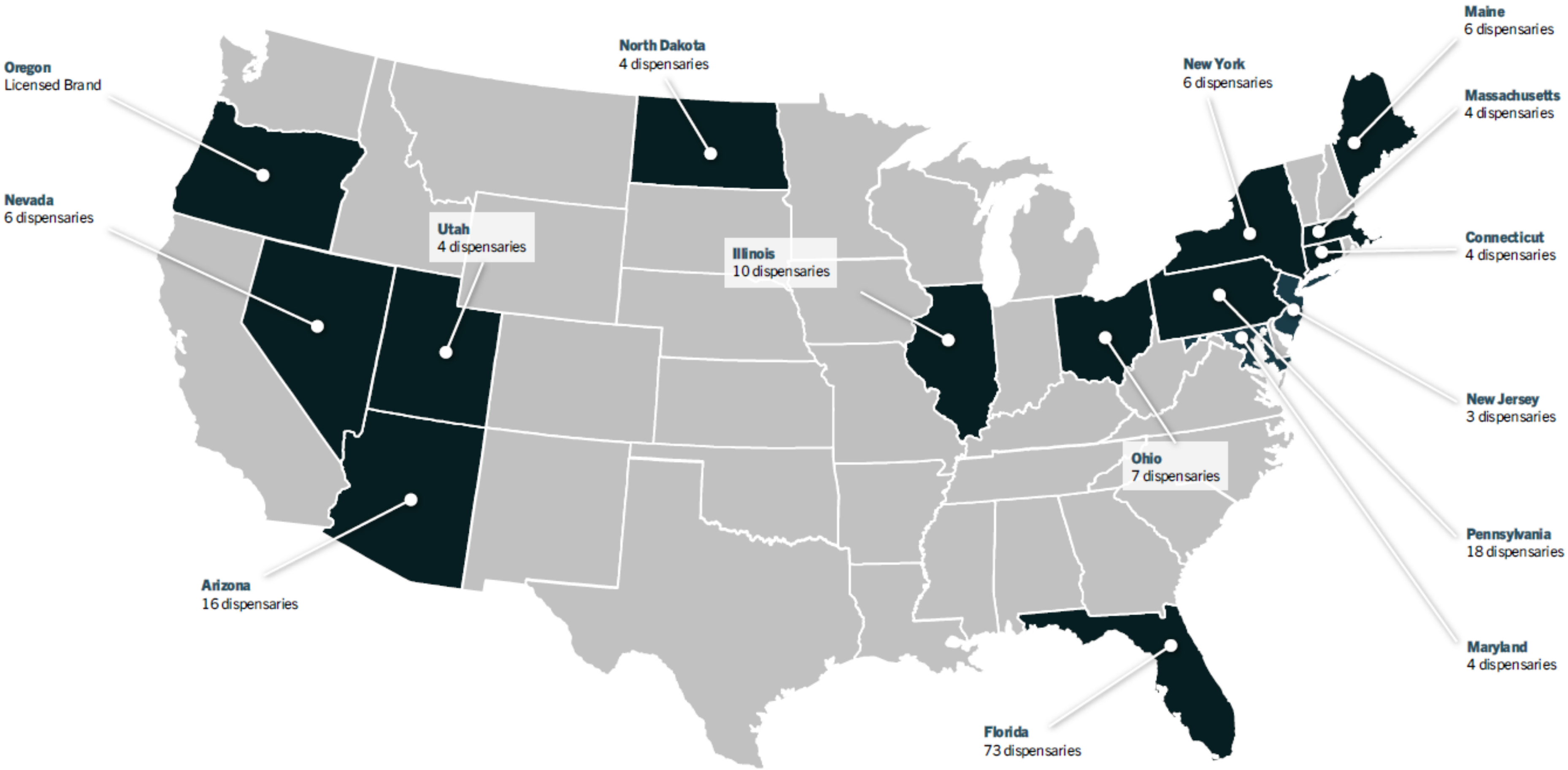
curaleaf.com
Locations: 170+
2025 Employees: 5,500+
2025 Revenue: $1.27 Billion
2025 Assets: $2.85 Billion
2025 Equity: $756 Million

Curaleaf Holdings, Inc. (TSX: CURA) (OTCQX: CURLF) ("Curaleaf") is a leading global provider of consumer cannabis products, operating as a vertically integrated company. As of 2026, Curaleaf has a presence in 15 U.S. states, operating more than 160 dispensaries alongside cultivation and manufacturing facilities, with a focus on highly populated and attractive cannabis markets including Arizona, Florida, Illinois, Massachusetts, New Jersey, New York, Ohio, and Pennsylvania. Curaleaf has streamlined its U.S. footprint in recent years by exiting select markets while continuing to expand its retail presence and operations in core states. Internationally, Curaleaf operates a vertically integrated cannabis platform spanning Europe, Canada, and Australasia, supported by cultivation, processing, manufacturing, and wholesale distribution capabilities across more than 15 countries. The company has established a particularly strong presence in key European medical cannabis markets, including the United Kingdom and Germany, and continues to expand its international supply and distribution network. Curaleaf is listed on the Toronto Stock Exchange under the symbol CURA and trades on the OTCQX market under the symbol CURLF.

Source: ir.curaleaf.com, finance.yahoo.com

UNRIVALED COAST-TO-COAST FOOTPRINT

UNPARALLELED REACH ACROSS THE UNITED STATES, WITH A PRESENCE IN 17 STATES & 151 RETAIL LOCATIONS



Rescheduling Update

In August 2023, the Department of Health and Human Services (HHS) recommended to the Drug Enforcement Administration (DEA) that cannabis be rescheduled from its current Schedule I classification under the Controlled Substances Act to Schedule III

- Schedule III drugs are classified as having a lower potential for abuse than Schedule I and II, and include substances such as prescription medications and Tylenol with Codeine
- A Schedule III classification removes the onerous 280E tax provision, which disallows the deductibility of operating expenses and taxes cannabis operators at the gross profit level

On December 17, 2025, the Trump Administration issued an Executive Order directing the Attorney General to expeditiously move marijuana from Schedule I to Schedule III

On April 22, 2026, Acting Attorney General Todd Blanche issued a final order immediately placing all state-licensed medical marijuana operators and FDA-approved marijuana products in Schedule III

- The order also encouraged the Secretary of the Treasury to consider providing state-licensed medical marijuana operators with retroactive relief from 280E liabilities incurred in previous tax years
- Federally funded research of cannabis will also be allowed, thus shedding light on the medicinal properties of the plant, further removing the stigma cannabis carries
- 60% of Curaleaf's domestic business is medical, and subject to significant 280E relief

The DEA concluded an ALJ hearing in July 2026 on the rescheduling of all cannabis. The DEA now awaits the Administrative Law Judge's recommendation, after which the DEA will make its decision on S3

Source: Curaleaf
Read Full Article HERE

LOCATION

Ocala, Florida
Marion County

PARKING

There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 6.49 stalls per 1,000 SF of leasable area.

ACCESS

SE. Maricamp Road: 1 Access Point
Bahia Road: 1 Access Point

PARCEL

Parcel Number: 9009-0000-09
Acres: 0.82
Square Feet: 35,719

TRAFFIC COUNTS

SE. Maricamp Road: 14,300 VPD
Baseline Road/State Highway 35: 26,500 VPD

CONSTRUCTION

Year Built: 1990
Year Renovated: 2022

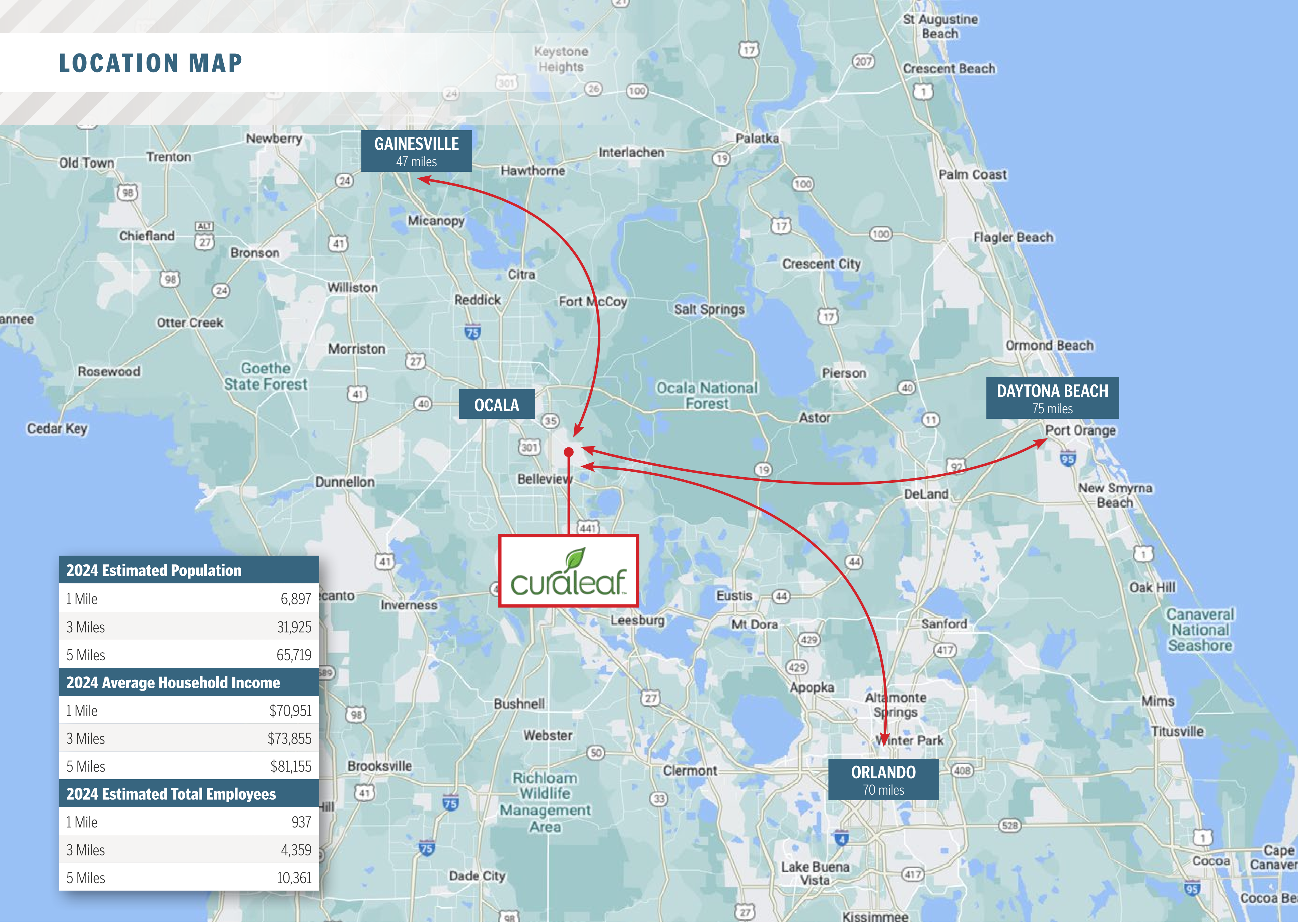
IMPROVEMENTS

There is approximately 4,621 SF of existing building area

ZONING

Commercial

LOCATION MAP



2024 Estimated Population	
1 Mile	6,897
3 Miles	31,925
5 Miles	65,719
2024 Average Household Income	
1 Mile	$70,951
3 Miles	$73,855
5 Miles	$81,155
2024 Estimated Total Employees	
1 Mile	937
3 Miles	4,359
5 Miles	10,361

CRYSTAL SQUARE
BIG LOTS!
metro by T-Mobile
enterprise
SUBWAY
HEATHER ISLAND
Publix
at&t
H&R BLOCK
Domino's Pizza
MelilliMoto
R.G.S COMMUNICATIONS LLC
CARRY DAILY.
Cedar Cottage Adult
MARION CHARTER SCHOOL
DOLLAR TREE
AutoZone
TACO BELL
O'Reilly AUTO PARTS
FAMILY DOLLAR
Public Storage
DOLLAR GENERAL
Little Caesars
boost mobile
Walmart Supercenter
CVS pharmacy
Florida Credit Union
MURPHY USA
TAKE 5
Advance Auto Parts
7 ELEVEN
save a lot
Pizza Hut
Wendy's
CALIBER CAR WASH
14,300
VEHICLES PER DAY
SE. MARICAMP RD.
Aaron's
FAMILY DOLLAR
Spin City LAUNDRY
SHORES LANDING
ALDI
curaleaf
BAHIA RD.

SRS


WATCH DRONE VIDEO
HEATHER ISLAND
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EMERALD SHORES
ELEMENTARY SCHOOL
bp
ESD
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curaleaf
SE. MARICAMP RD.
LIFE LINE
14,300
VEHICLES PER DAY


33,300
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WAFFLE HOUSE
CIRCLE K
NEIGHBORHOOD STORAGE
STATE HIGHWAY 464
FOREST HIGH SCHOOL
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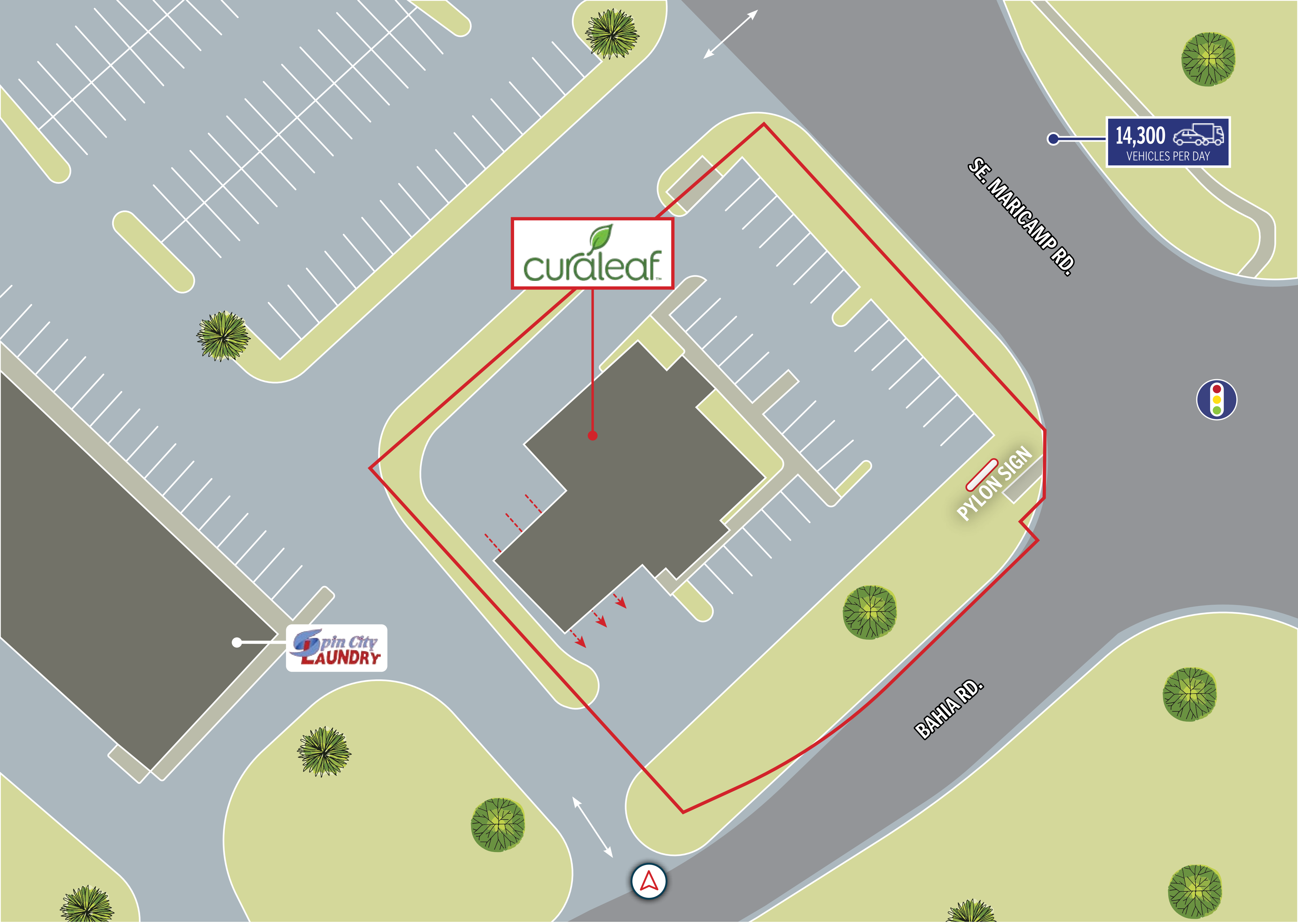
curaleaf
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VEHICLES PER DAY
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PYLON SIGN
Spin City
LAUNDRY
BAHIA RD.

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	6,897	31,925	65,719
2029 Projected Population	7,070	32,986	67,040
2024 Median Age	37.3	38.5	41.4
Households & Growth			
2024 Estimated Households	2,456	11,829	25,457
2029 Projected Households	2,545	12,380	26,303
Income			
2024 Estimated Average Household Income	$70,951	$73,855	$81,155
2024 Estimated Median Household Income	$60,016	$59,566	$63,333
Businesses & Employees			
2024 Estimated Total Businesses	123	485	1,487
2024 Estimated Total Employees	937	4,359	10,361

OCALA, FLORIDA

Ocala is located in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of Mexico. Marion County are known as the "horse capital of the world." The City of Ocala had a population of 65,057 as of July 1, 2024.

In recent years, Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The Ocala area is home to a equine industry and the World Equestrian Center under construction in western Ocala will continue to attract additional interest in the community. The city has also invested in a few smaller scale economic development projects that focused on business expansion and the reactivation of long-term vacant structures.

Major Attractions in the city are Hundreds of thoroughbred horse farms, Crystal River Archaeological State Park is a pre-Colombian Native American site situated near a large coastal marsh area, The Appleton Museum of Art features a variety of art work and is a regional landmark, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, The Circle Square Cultural Center features well known entertainers, Don Garlit's Museum of Drag Racing and The prominent Horse Shows in the Sun. Ocala and the region's freshwater streams, rolling hills and clean air remain unspoiled and have been used for Hollywood movies. Nearby Ocala is Silver Springs, a national landmark and nature theme park on 350 acres. Silver Springs is Florida's "original attraction." Ocala is home to Ocala National Forest, the second largest national forest in the state and the Florida Trail which cuts through forest.

SRS CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+	**25+**	**2K+**	**600+**	**$2.5B+**
TEAM MEMBERS	OFFICES	RETAIL TRANSACTIONS	CAPITAL MARKETS PROPERTIES SOLD	CAPITAL MARKETS TRANSACTION VALUE
		company-wide in 2024	in 2024	in 2024

SRSRE.COM/CapitalMarkets