

CONFIDENTIAL OFFERING
MEMORANDUM

planet13

309 E 23RD ST, PANAMA CITY, FL

stirling
INVESTMENT ADVISORS



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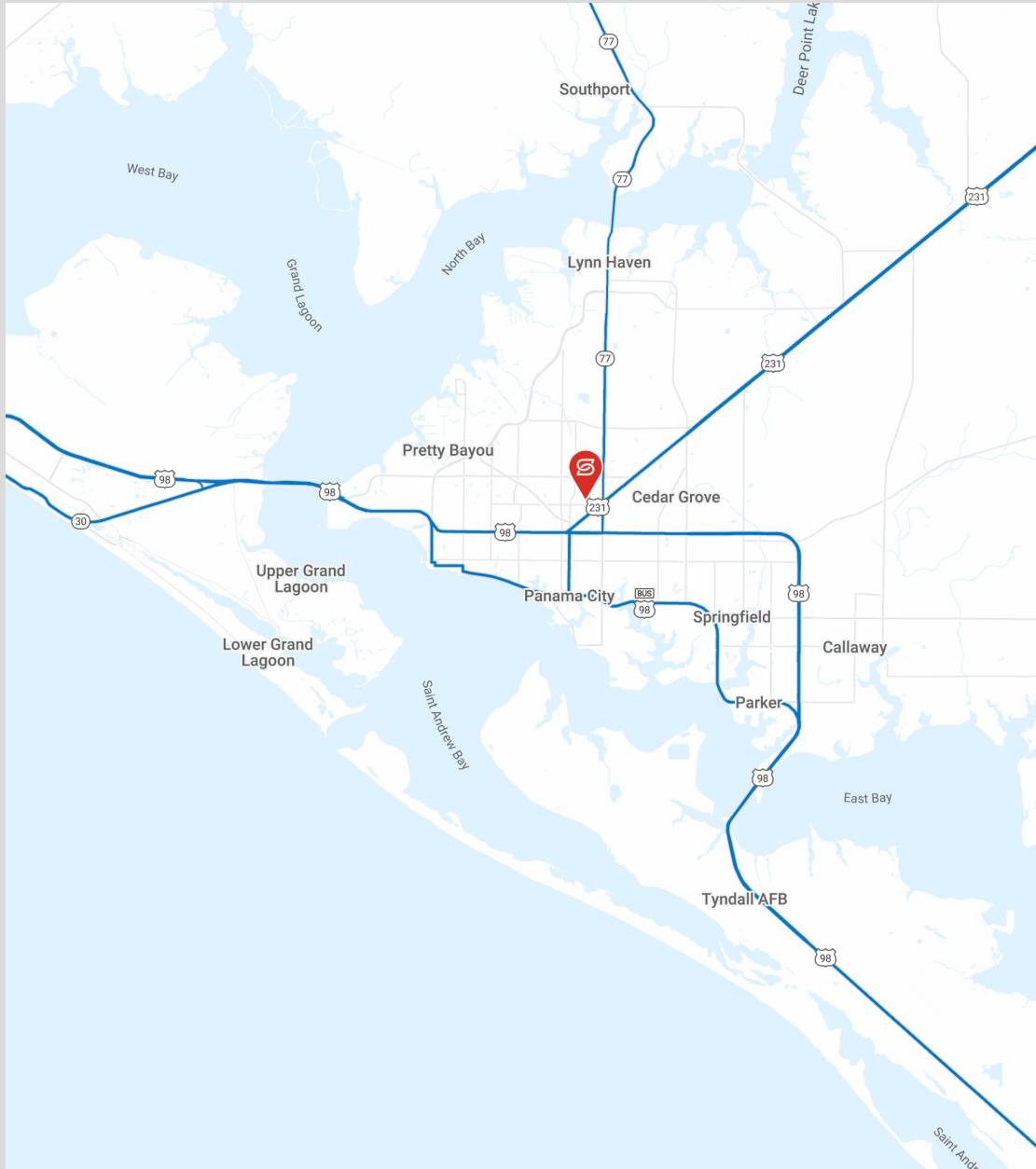
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/ EXECUTIVE SUMMARY /



INVESTMENT HIGHLIGHTS



- Prime location in the heart of Panama City's main retail corridor, offering exceptional visibility with traffic counts of 28,000 vehicles per day (VPD)
- The building was recently renovated by the Tenant in 2024
- 2.5% annual rent increases throughout the remainder of the term including renewal options
- 8.24% blended Cap Rate over the Initial Term
- Located next to the Shops at Bay City Point, ranked in the Top 1% of shopping centers in Florida for annual visits (Placer AI)
- Panama City MSA is the #2 Fastest Growing MSA by Percent Growth in 2024 (www.census.gov)
- Densely Populated Market | 84,000 + 5-Mile Population

Allanton

/ LEASE SUMMARY /



\$ 1,400,000
PRICE



0.24 AC
PROPERTY SIZE



7.5%
CAP RATE



1,500 SF
BUILDING SIZE



2024
YEAR RENOVATED



PROPERTY DETAILS

Tenant	Planet 13 Holdings, INC
Lease Guarantor	Corporate
Lease Commencement Date	8/1/2024
Lease Expiration Date	7/30/2034
Lease Term	10 Years
Lease Term Remaining	9 Years
Monthly Base Rent	\$ 8,797.92
Annual Base Rent	\$ 105,575.00
Rent Increases	2.5% Annually
Options Periods	Two, 5 Year Options
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof/Structure	Landlord Responsibility

/TENANT SUMMARY/



TENANT SUMMARY

Planet 13 Holdings Inc. (CSE: PLTH, OTCQX: PLNHF) is a leading vertically integrated cannabis company and one of the largest cannabis retailers in the United States. Founded in 2015, the company is best known for its award-winning superstore dispensaries, which offer an immersive retail experience and attract both local and tourist consumers. Planet 13 operates its flagship dispensary in Las Vegas, the largest cannabis entertainment complex in the world, as well as additional locations in California, Florida, and Illinois, with continued expansion plans.

In 2023, Planet 13 completed the acquisition of VidaCann, one of Florida's largest medical cannabis operators, gaining access to 26 dispensaries and a state-of-the-art cultivation and processing facility. This strategic expansion into Florida's fast-growing medical cannabis market positions Planet 13 as a dominant player in the state, with plans to enhance its retail footprint and introduce its signature customer experience. The company cultivates, produces, and distributes a variety of premium cannabis products, including edibles, vapes, and concentrates, under its popular in-house brands such as Trendi, HaHa, and Dreamland Chocolates. With a commitment to innovation and customer engagement, Planet 13 continues to be a market leader in the rapidly growing cannabis industry.

\$116 M
2024 REVENUE

No.1
WORLDS LARGEST
DISPENSARY LOCATION

30
RETAIL LOCATIONS
IN FLORIDA

/ RETAIL MAP /

