

HOUSE OF PLATINUM CANNABIS

NEW LONG TERM LEASE EXTENSION

SUBJECT PROPERTY
HOUSE OF
Platinum[®]
CANNABIS

HOLLYWOOD, FL
MARKETING PACKAGE



ACROPOLIS
COMMERCIAL ADVISORS LLC

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Area Overview



ACTUAL LOCATION

PRICING SUMMARY

**1531 North Federal Highway
Hollywood, FL 33020**

PRICING SUMMARY

Purchase Price	\$2,482,071.00
Cap Rate	7.00%
NOI	\$173,745.00*

LEASE SUMMARY

Concept	House of Platinum Cannabis
Tenant	RWB Florida, LLC
Guarantor	Acreage Holdings, Inc
Lease Type	Absolute NNN
Lease Term	10.75 Years
Lease Expiration	12/31/2035**
Options	Two (2), Five-Year
Rental Increases	10% Every 5 Years

RENT ROLL SUMMARY

	MONTHLY RENT	ANNUAL RENT
Years 1 - 5	\$14,478.75	\$173,745.00
Years 6 - 10	\$15,926.63	\$191,119.50
Option 1	\$17,520.75	\$210,249.00
Option 2	\$19,272.83	\$231,273.90

Note:

*Tenant has a 9-month rent abatement of Base Rent only, starting with receipt of the C/O.

**Tenant's original lease commenced in 2019 and has been paying rent throughout this period. Tenant is currently building out the space and requested a 10.75-year lease extension. This extension is firm but does not commence until receipt of the C/O, providing for additional base term.



ACTUAL LOCATION



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 3,569 Square Feet

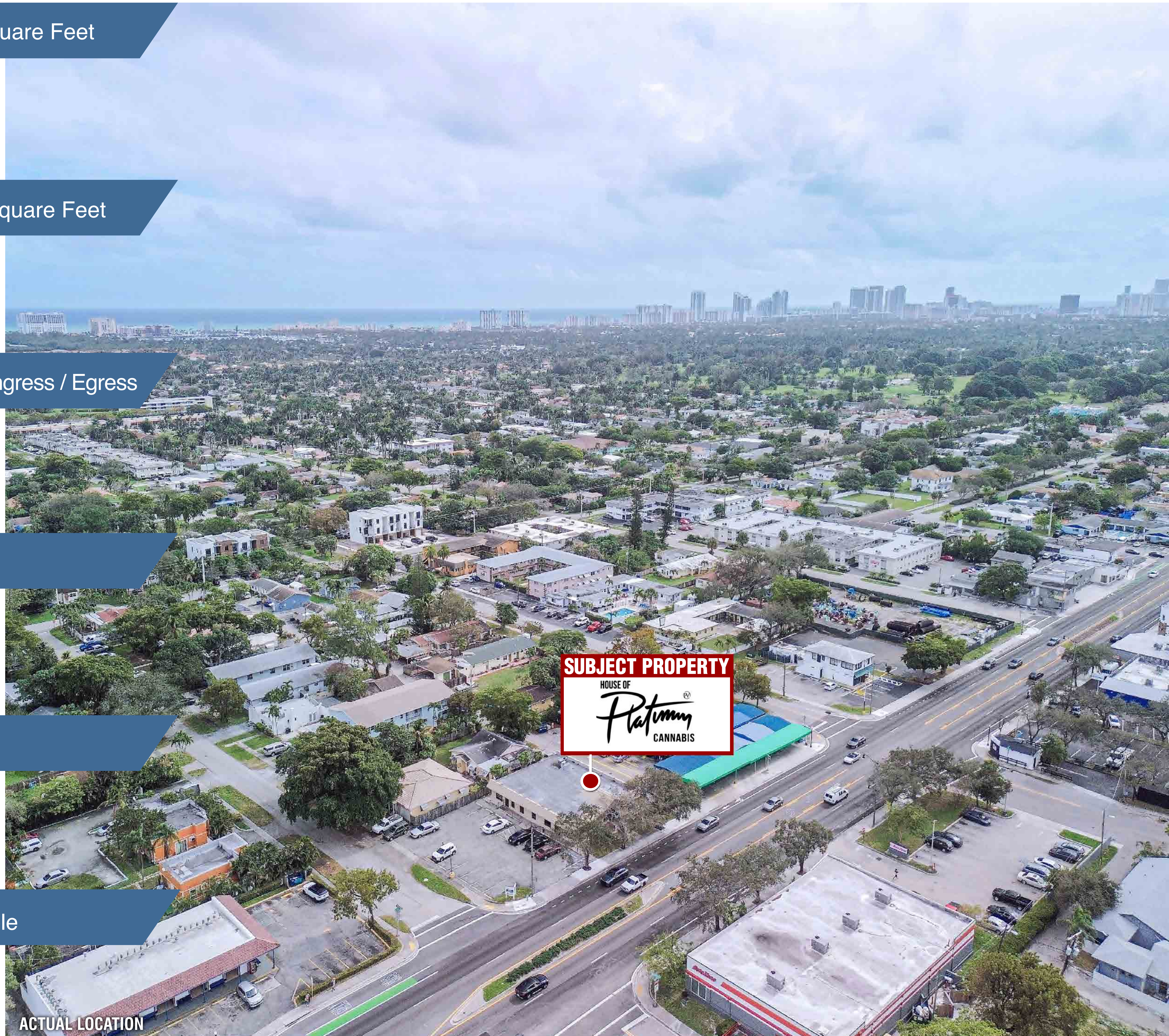
LAND AREA | 12,506 Square Feet

ACCESS | Two (2) Ingress / Egress

YEAR BUILT | 1971

YEAR RENOVATED | 2025

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Absolute NNN Lease | Corporate Guarantee

10% rental increases every 5 years



Recent 10-Year Lease Extension

Tenant recently requested, and signed, a new long term lease extension



Substantial Tenant Investment

Tenant is performing all renovations at Tenant's own cost and expense
Estimated costs are \$750,000



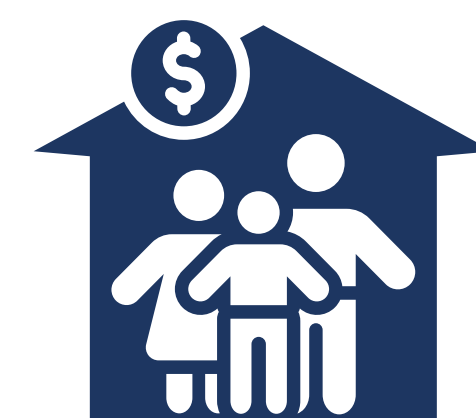
Situated with frontage On US Hwy 1 | 1 Mile to Downtown Hollywood

Direct exposure to 32,570+ vehicles per day
\$1.5+ billion in active projects



Infill Location Amongst Numerous Rooftops

23,802 residents within 1 mile, 140,729 residents within 3 miles



Affluent Area with Disposable Income

\$104,715+ average household income within 3 miles



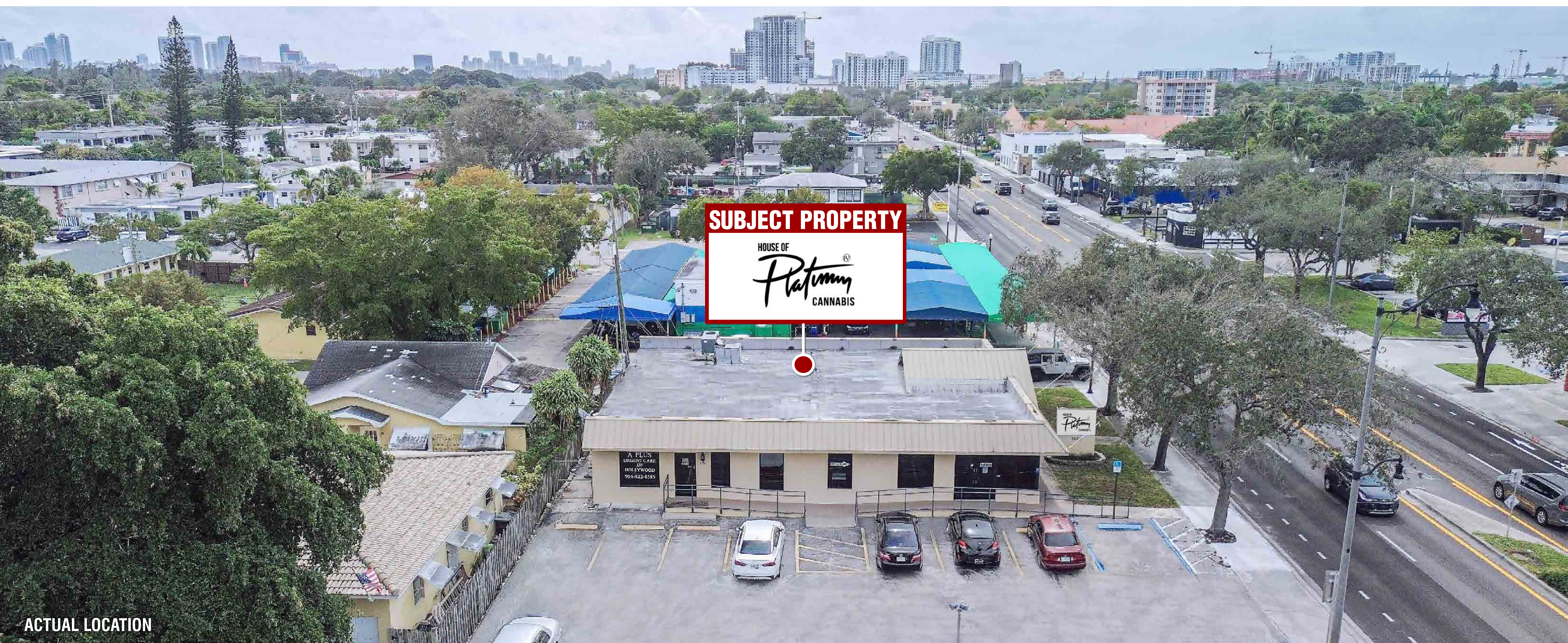
High Barriers to Entry | Excellent Intrinsic Value

Property is subject to FH-2 zoning which allows for numerous uses and a maximum building height of 140 ft



Strong Daytime Population

11,437 daytime employees within 1 mile, 82,763 employees within 3 miles



SUBJECT PROPERTY

HOUSE OF
Platinum
CANNABIS

ACTUAL LOCATION

INVESTMENT HIGHLIGHTS

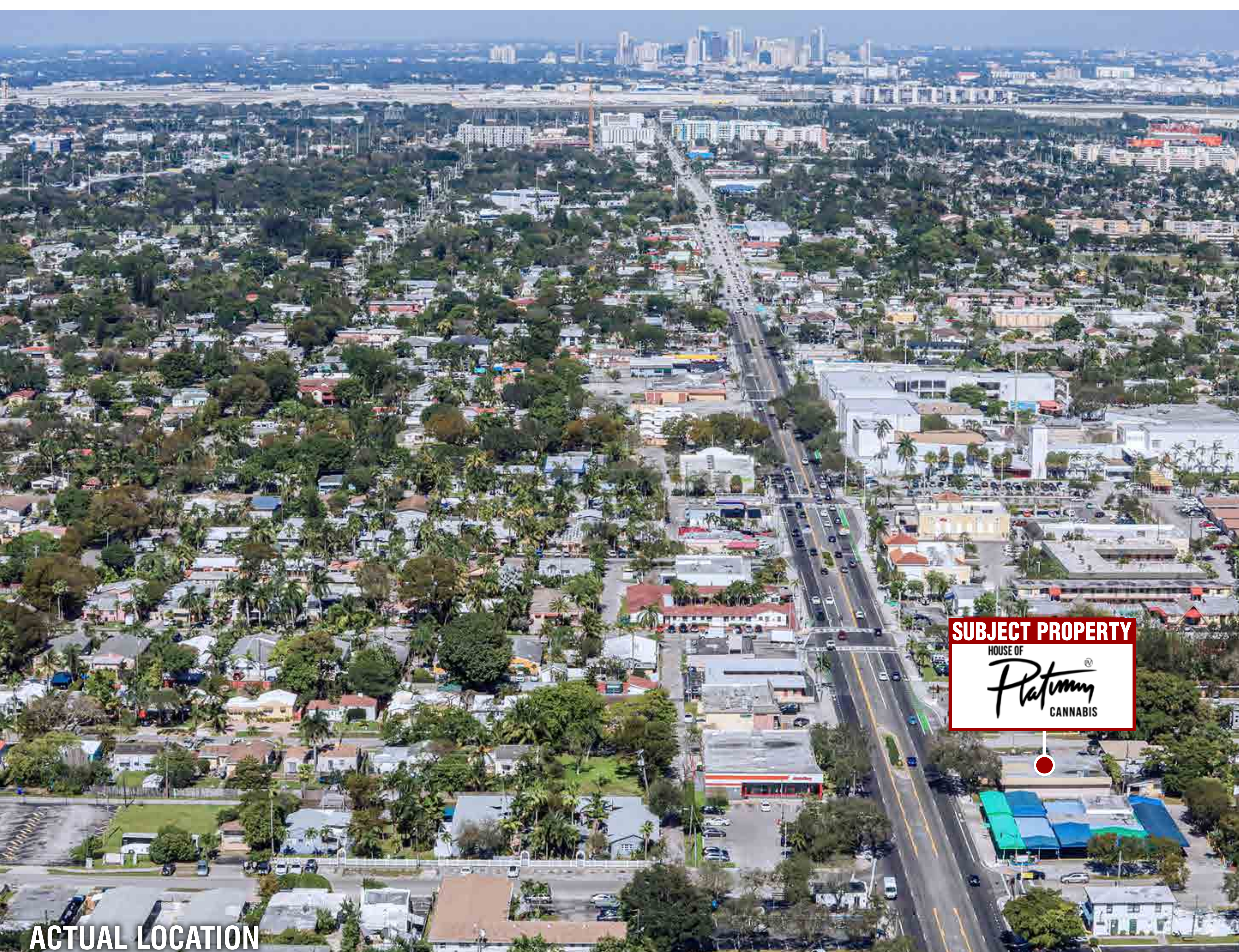


Less Than 1 Mile from the Heart of Hollywood | ArtsPark at Young Circle | \$1.5+ Billion In Development

- Less than a mile south of the Property, and directly accessible via Federal Highway, downtown Hollywood has experienced significant growth and development, with ongoing residential, mixed-use, office, and retail developments expanding northwards towards the Property, creating a greater potential intrinsic value.
- Directly in the epicenter of this rapidly growing downtown area is the ArtsPark at Young Circle, which features a 2,500-seat amphitheater, playground, splashpad, sculptors and other art installations which adds to the draw of this downtown area.
- Around Young Circle are nearly \$1.5 billion in developments which are planned, under construction or have recently been completed.

Favorable Zoning | High Barriers to Entry | Potential Redevelopment Opportunity

- In this particular 25 block stretch of Federal Highway which runs from Young Circle (downtown Hollywood) to Sheridan Street (bordering Dania Beach), there is a very low vacancy rate for commercial properties illustrating the area demand and the potential for Property appreciation.
- Recent re-development and land sales on Federal Highway within this area have sold at a land-price value of approximately \$100 per square foot.
- The Property features generous FH-2 zoning, which allows for a broad range of uses including both commercial as well as single and multi-family residential, allowing for potential re-development opportunities, should the tenant not renew the lease. In addition, FH-2 zoning includes a 3.00 FAR which provides for a maximum building area of over 37,000 sq ft on the Property and the ability to go vertical 14 stories.



High Traffic Area | 32,570+ VPD | Excellent Visibility and Exposure | Retail Synergies

- The Property is strategically located on the corner of North Federal Highway, also known as US-1, and Roosevelt Street, offering easy and convenient customer access to the Property and excellent visibility to over 32,570 vehicles per day.
- Federal Highway is a strategic thoroughfare which is used by residents and commuters in both Hollywood and neighboring cities for local access as an alternative for Interstate 95 which runs parallel to Federal Highway.
- Other notable tenants in the area include Publix, Wells Fargo, Bank of America, WaWa, Chipotle, McDonalds, Walgreens, CVS, Starbucks, 7-Eleven and others.

INVESTMENT HIGHLIGHTS

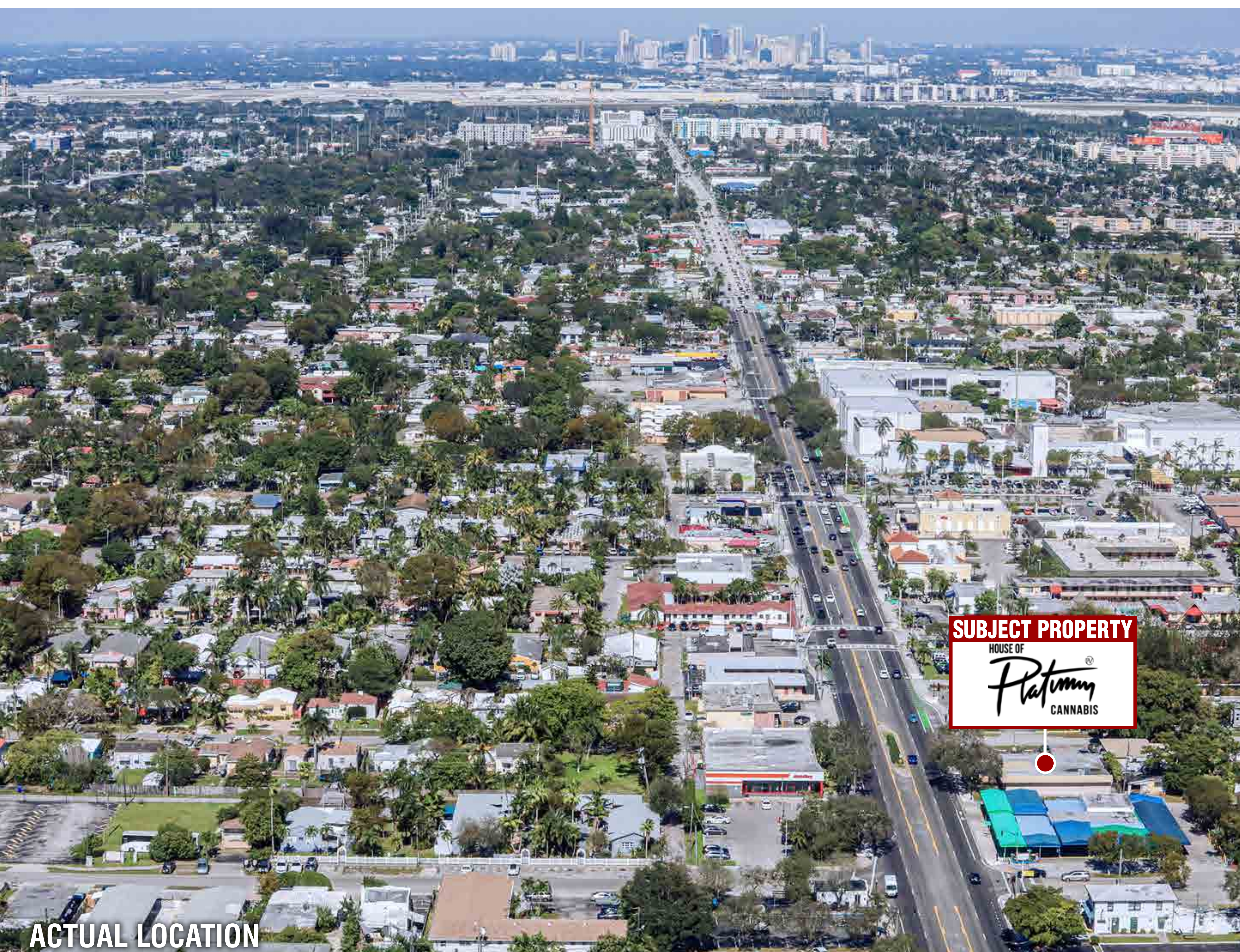


Infill Location | Excellent Demographics | 140,000+ Residents | \$104,715 Avg HH Income | Strong Daytime Population

- The Property is situated central to numerous residential communities which are home to 23,802 and 140,729 residents within respective 1-mile and 3-mile radii. In addition, the average household income within these areas are \$87,175 and \$104,715 respectively, providing for greater disposable income.
- In addition to the residential synergies, the Property benefits from a strong daytime population of over 82,000 workers within a 3-mile radius, many of which pass the Property on their daily commutes.

Recent 10.75-Year Lease Extension | Absolute NNN Lease | Significant Tenant Investment and Commitment

- The Property features an absolute NNN lease with zero landlord responsibilities. The Tenant recently executed a 10.75-year lease extension. While the Tenant continues to pay rent during construction, the new 10.75-year lease extension does not commence until receipt of the certificate of occupancy, providing for additional base term.
- The lease features 10% rental increases every 5 years as well as a corporate guarantee from Acreage Holdings.
- The Tenant's original lease commenced in March 2019, Tenant has paid rent since. Tenant is currently building out their space which is estimated to be completed spring 2025. The anticipated build-out costs are \$750,000, further lending to Tenant's long-term commitment to this location.

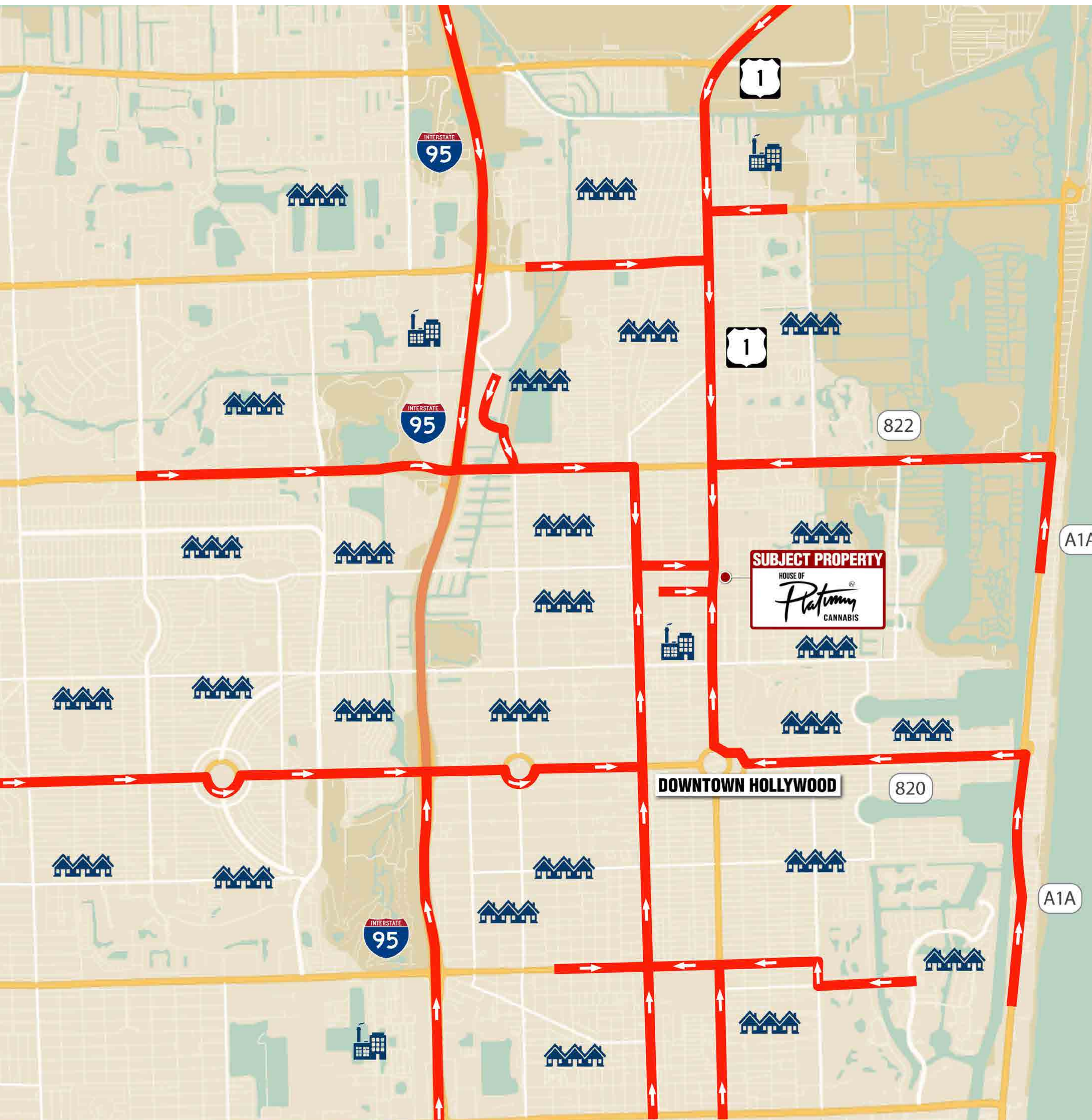


IMMEDIATE AREA DEVELOPMENTS

- | | | |
|-----------|---|----------------|
| 1 | Arthur Apartments
Residential - Four Stories, Fifteen (15) Units | Planned |
| 2 | Dixiana Apartments
Residential - Ten Stories, Seventy (70) Units | Planned |
| 3 | Federal SPA and Restaurant
Hospitality - Two Story Spa & Restaurant | Planned |
| 4 | Holiday Inn Express
Hotel - Eight Stories, Eighty (80) Rooms | Proposed |
| 5 | Johnson Street Apartments
Residential - Two Buildings, Twenty-Five (25) Units | Construction |
| 6 | One Oasis
Residential - Ten Stories, Sixty-Four (64) Units | Planned |
| 7 | Roosevelt Apartments
Residential - Four Stories, Twenty (20) Units | Completed 2023 |
| 8 | The Habitat
Residential - Fourteen (14) Town Homes | Planned |
| 9 | The Pointe
Residential - Four Stories, Eighteen (18) Units | Planned |
| 10 | WaWa
Retail - WaWa Convenience & Fuel | Completed 2024 |



WHERE ARE THEY COMING FROM?



Local Traffic

- North Federal highway, also known as US-1, is the main north south corridor for local Hollywood and neighboring community traffic, there are over 30,000 vehicles which pass the Property each day.
- Interstate-95 is accessible to both the north and south of the Property via Sheridan Street and Hollywood Boulevard.

Industrial, Manufacturing, Warehouse, Flex

- West of the Property is over 1.4 million square feet of industrial, manufacturing, warehouse, and flex facilities which are home to numerous local businesses. This particular area has a vacancy factor of less than 3%.

Downtown Hollywood

- Downtown Hollywood and Young Circle is approximately two minutes south of the Property and is directly accessible via Federal Highway.
- Downtown Hollywood continues to expand with over \$1.5 billion in projects which are currently in planning or development stages.

Residents

- There are over 33,000 and 133,000 residents within a 1-mile and 3-mile radius of the Property,
- In the immediate area are numerous residential communities, including but not limited to **Taft Apartments** (87 units), **Crystal Court Manor** (324 units), **Santa Monica Condominium** (73 units), **Cortland Hollywood** (336 units), and the **Watergate Condominium** (376 units), amongst others.
- In addition, within 1-mile are several residential developments, currently under construction, including, but not limited to, **21 Hollywood** (200 units), **One Oasis** (64 units), **The Bread Building** (361 units), and the **Soleste Hollywood Boulevard** (347 units).

TENANT OVERVIEW



Red, White & Bloom Brands Inc (CSE: RWB and OTCQX: RWBYF) (“RW&B”) is a leading multi-national cannabis operator and house of premium brands in the U.S. and Canadian cannabis sector. RW&B has a vertically integrated platform operating within all aspects of the industry including cultivation, retail (dispensary), and branding. Within the United States, RW&B currently operates in California, Florida, Massachusetts, Michigan, and Ohio, and sells its proprietary products in other states.

In 2020, RW&B entered into a series of purchase and licensing agreements with High Times with the goal of rebranding certain dispensaries and development of cannabis-based CBD and THC products in Michigan, Illinois, and Florida. This transaction resulted in the production of various High Times labeled products, many of which sold out immediately.



House of Platinum Cannabis, formerly known as The Botanist and later as HT Medical, is RW&B’s Florida retail dispensary concept. House of Platinum Cannabis is a retail and product brand created to help cannabis patients by offering superior product in a unique atmosphere, different than other dispensaries. Each location offers flower, prerolls, vapes, concentrates, edibles, and other treatment options. Collectively, House of Platinum dispenses 400 ounces of flower per week.



Ownership
Public



Tenant
Corporate



Stock Symbol
CSE: RWB
OTCQX: RWBYF



Locations
14



Headquarters
Toronto, CA



Website
www.redwhitebloom.com



TENANT OVERVIEW



Partnerships & Acquisitions



Highlights

November 2023

Adult recreational cannabis use is legalized in Ohio. Following the legalization, RW&B joined forces with a vertically integrated Ohio operator.

Together, they will bring RW&B's exclusive products to consumers through the operator's expansive distribution network.

January 2024

RW&B announced the \$22 million acquisition of Aleafia Health, a vertically integrated cannabis company with extensive cultivation, processing, and international export capabilities.

This acquisition brings one of Canada's largest outdoor cultivation sites (86 acres) into RW&B's portfolio, enhancing its global presence in markets like Australia, Germany, and the UK.

TOP 3 U.S. Multi-State Cannabis Operator

5 Brands

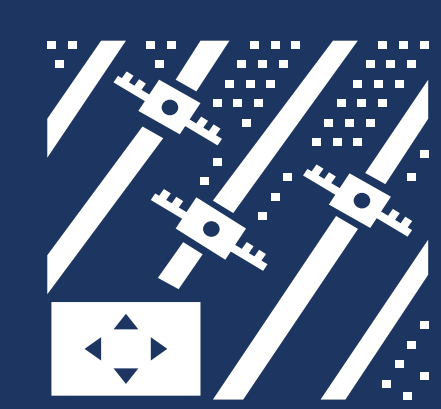
240+ Products



350,000
Sales Per Year

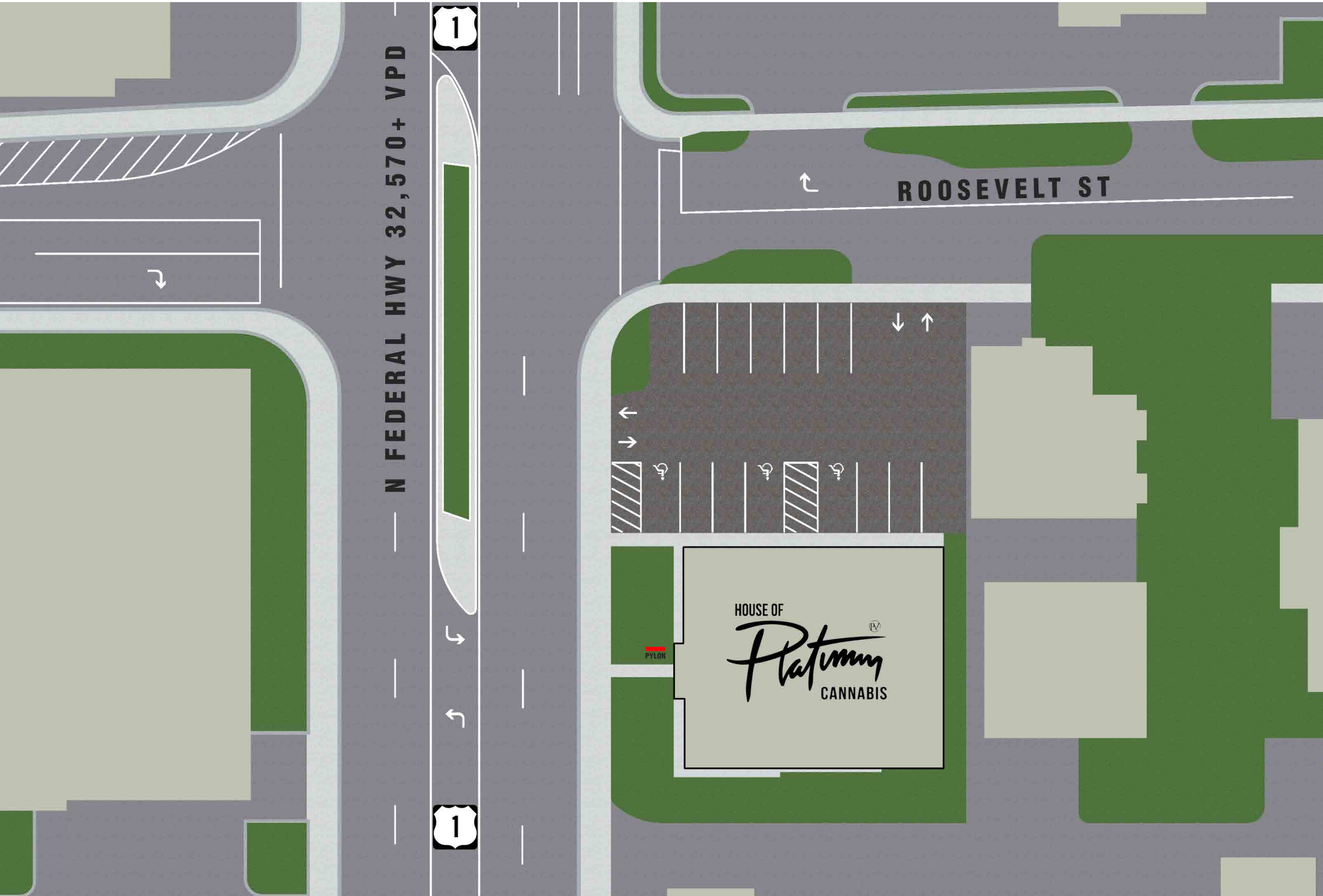


\$97.60
Avg Ticket Size



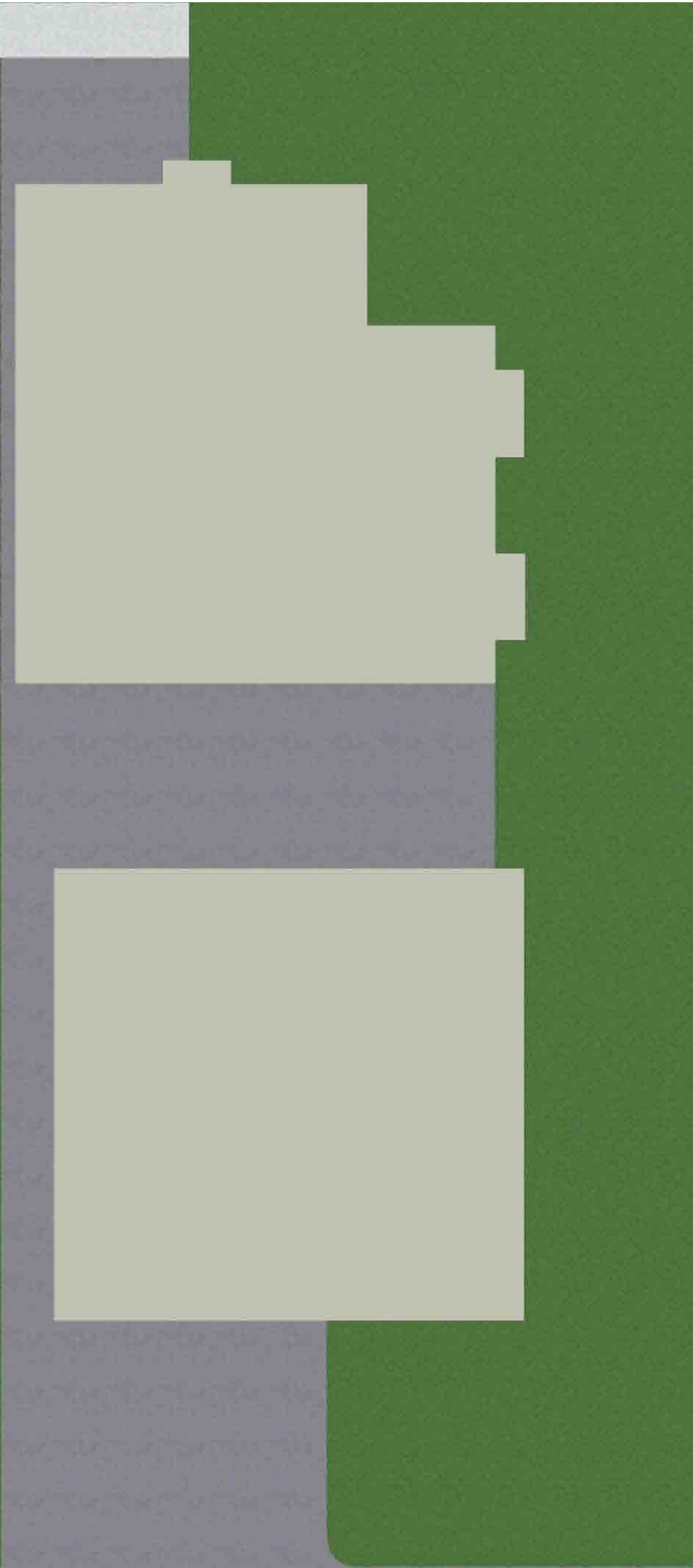
748,000 SF
Cultivation Space

SITE PLAN



FLOOR PLAN

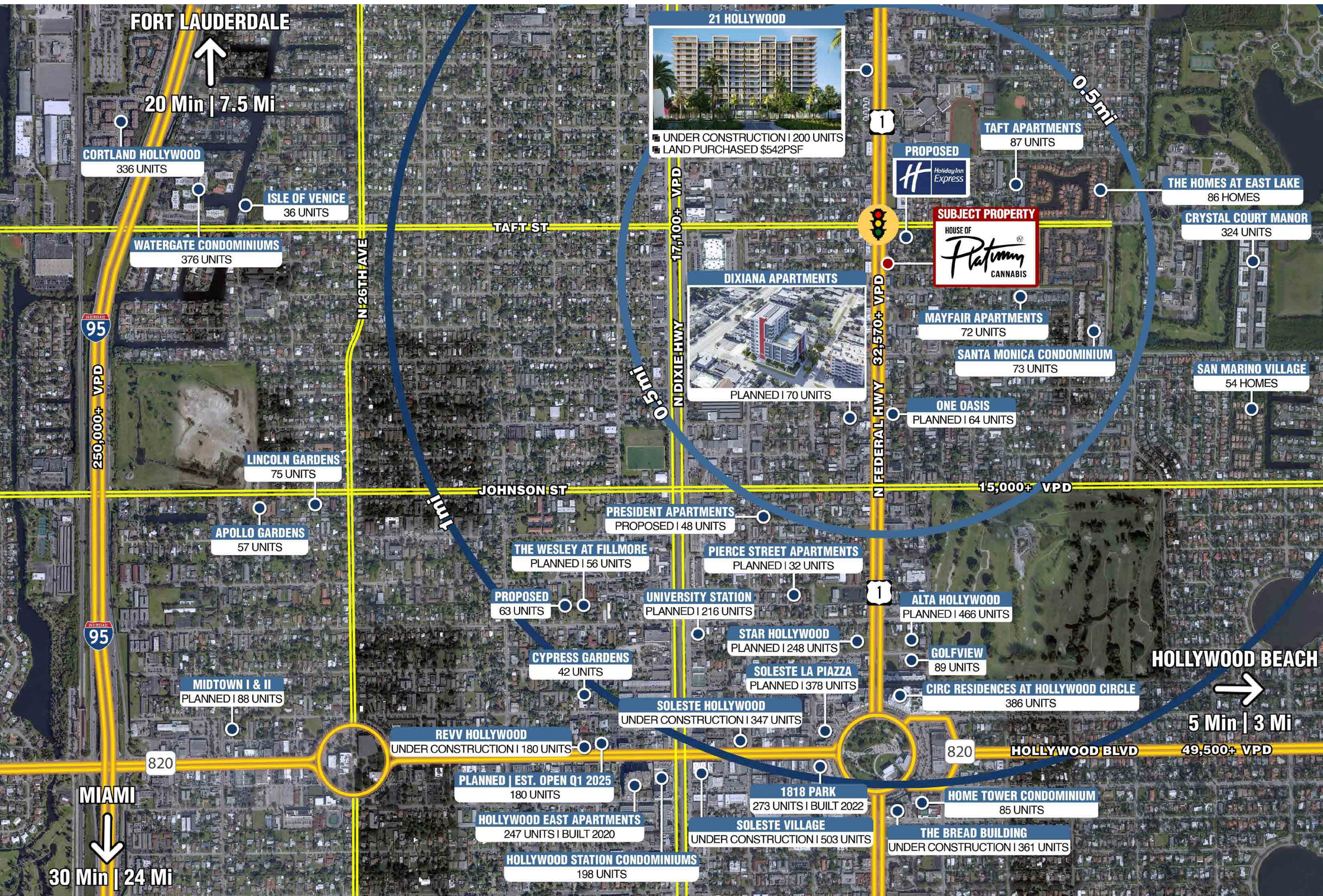
N FEDERAL HW



AERIAL MAP



RESIDENTIAL MAP



AERIAL PHOTO – NORTHEAST

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT

- 17TH BUSIEST U.S. AIRPORT | 30+ MILLION PASSENGERS | 700+ FLIGHTS DAILY
- \$404 MILLION EXPANSION PROJECT

FORT LAUDERDALE BEACH

PORT EVERGLADES

- \$30 BILLION ANNUAL ECONOMIC ACTIVITY
- TOP 3 CRUISE HOMEPORT WORLDWIDE
- \$471 MILLION EXPANSION PROJECT

1

SOUTH BROWARD HIGH SCHOOL
2,309 STUDENTS

21 HOLLYWOOD



- UNDER CONSTRUCTION | 200 UNITS
- LAND PURCHASED \$542PSF

N FEDERAL HWY



32,570+ VPD

SUBJECT PROPERTY

HOUSE OF
Platinum
CANNABIS

1

ACTUAL LOCATION

AERIAL PHOTO – NORTH

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT

- 17TH BUSIEST U.S. AIRPORT | 30+ MILLION PASSENGERS | 700+ FLIGHTS DAILY
- \$404 MILLION EXPANSION PROJECT

DOWNTOWN FORT LAUDERDALE

21 HOLLYWOOD



- UNDER CONSTRUCTION | 200 UNITS
- LAND PURCHASED \$542PSF

N FEDERAL HWY



32510+ VRD

SUBJECT PROPERTY
HOUSE OF
Platinum
CANNABIS



AERIAL PHOTO – NORTHWEST

OAKWOOD PLAZA

Burlington **ROSS** **OLD NAVY** **HomeGoods**
BIG LOTS **Michael's** **Party City**
900,000 SF

DANIA POINTE

- 102-ACRE MIXED-USE | BUILT 2020
- #3 IN FLORIDA, #27 NATIONWIDE PER VISITOR FOOT TRAFFIC
- RETAIL, ENTERTAINMENT, RESIDENTIAL, HOSPITALITY, OFFICE
- FUTURE SPIRIT AIRLINES \$250 MILLION GLOBAL HEADQUARTERS

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT

- 17TH BUSIEST U.S. AIRPORT | 30+ MILLION PASSENGERS | 700+ FLIGHTS DAILY
- \$404 MILLION EXPANSION PROJECT

250,000+ VPD

32,570+ VPD

SHERIDAN ST

21 HOLLYWOOD



- UNDER CONSTRUCTION | 200 UNITS
- LAND PURCHASED \$542PSF

N FEDERAL HWY



SUBJECT PROPERTY

HOUSE OF
Platform
CANNABIS



AERIAL PHOTO – SOUTH

HALLANDALE BEACH

SUNNY ISLES

MIAMI BEACH

DOWNTOWN MIAMI

GULFSTREAM PARK CASINO

DOWNTOWN HOLLYWOOD

- RETAIL, RESIDENTIAL, OFFICE, MIXED-USE
- \$1.5 BILLION IN NEW DEVELOPMENT

DIXIANA APARTMENTS

PLANNED 170 UNITS



N FEDERAL HWY

32,570+ VPD

SUBJECT PROPERTY
HOUSE OF
Platinum
CANNABIS



ACTUAL LOCATION

HOLLYWOOD ECONOMIC DEVELOPMENT

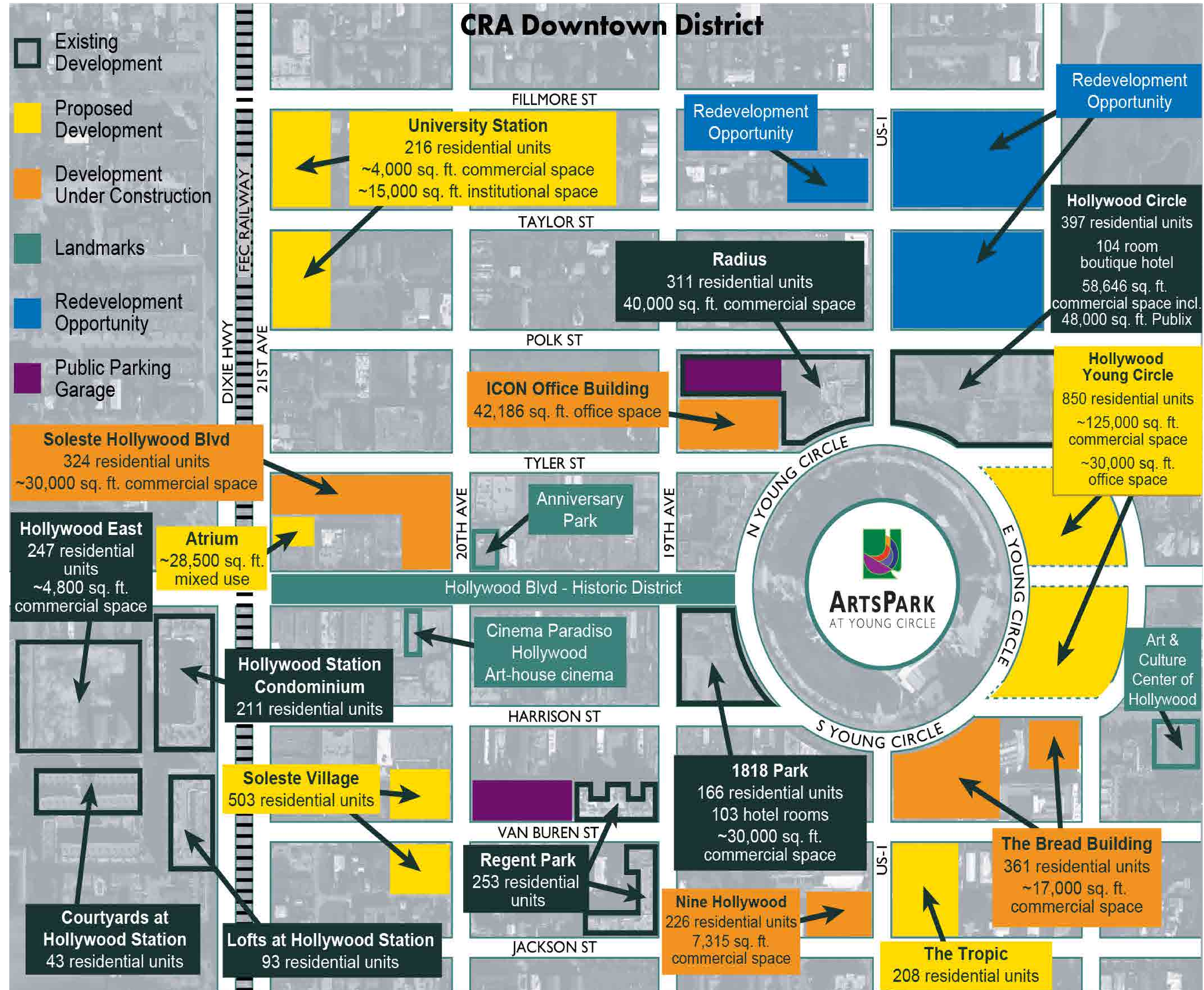
Real Estate Demand Sector Occupancy

Industrial - **97.3%**
 Retail - **96%**
 Office - **95%**

Top Employers



Downtown District Development



HOLLYWOOD LANDMARKS

1 Dania Pointe **2.5 Miles**
Dania Pointe, a 102-acre premier mixed-use development built in 2020, ranks #3 in Florida and #27 nationwide for foot traffic.

Just 2.5 miles north of the Property via Federal Highway and Stirling Road, Dania features retail, dining, entertainment, two hotels, apartments, offices, and the upcoming \$250 million Spirit Airlines global headquarters.

2 Hollywood Beach **3 Miles**
Approximately 3 miles east of the Property is Hollywood Beach, home to popular resorts like Margaritaville and Diplomat, and is ranked as the second most crowded beach in Florida, following Miami Beach.

3 Fort Lauderdale – Hollywood International Airport **3 Miles**
Fort Lauderdale- Hollywood Airport (“FLL”) is located just 3 miles north of the Property and is directly accessible via Federal Highway.
FLL serves nearly 30 million passengers yearly, making it the 17th busiest in the U.S.

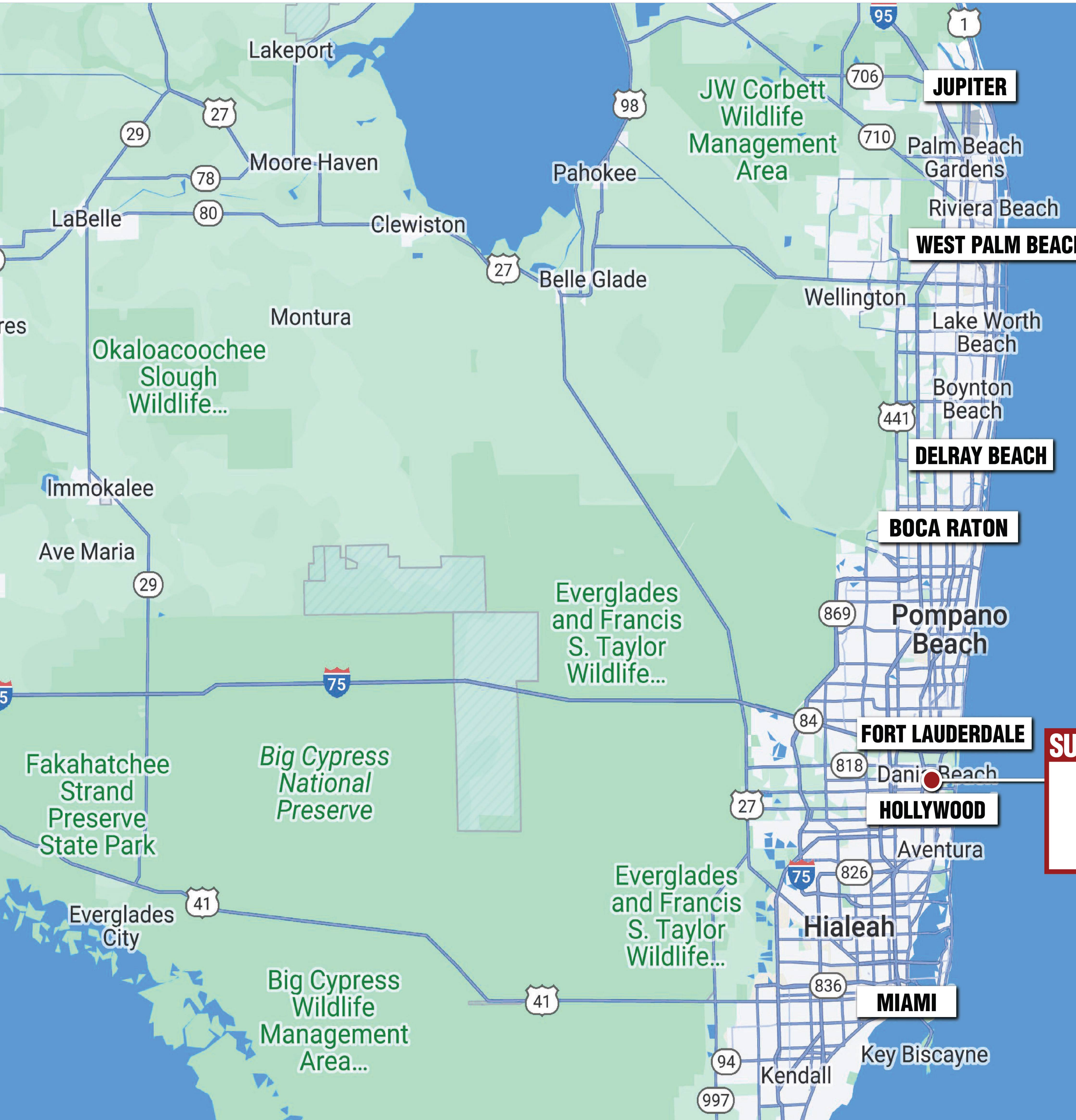
4 Golf Courses **3.5 Miles**
Three notable golf courses are within 3.5 miles:
Hollywood Beach Golf Club (recently renovated for \$12.7 million), Shell Bay Club (recently built, \$1 million membership fee), and Orangebrook Golf & Country Club (36-hole championship course).

5 Port Everglades **4 Miles**
Located 4 miles north of the Property is Port Everglades which generates over \$30 billion in local economic activity and is undergoing a \$471 million expansion.
The port ranks among the top 3 global cruise ports, with as many as 50,000 passengers passing through on a single day.

6 HCA Florida Aventura Hospital **4 Miles**
Located just 4 miles south of the Property via Federal Highway is HCA Florida Aventura Hospital, a 467-bed trauma center serving from Dania Pointe to the Miami Design District.
The Hospital has more than 1,900 employees and also employs over 660 physicians.



REFERENCE MAP & DEMOGRAPHICS



Hollywood

2025 POPULATION

1 Mile	23,802
3 Mile	140,729
5 Mile	306,933

2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$87,175
3 Mile	\$104,715
5 Mile	\$109,032

South Florida

2025 POPULATION

Broward County	2,003,268
Miami-Dade County	2,763,366
Palm Beach County	1,543,809
Total	6,310,443

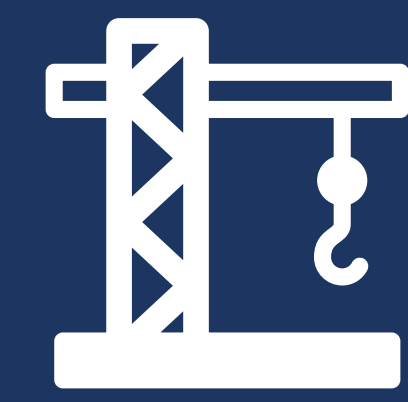
SUBJECT PROPERTY



AREA OVERVIEW: HOLLYWOOD, FL



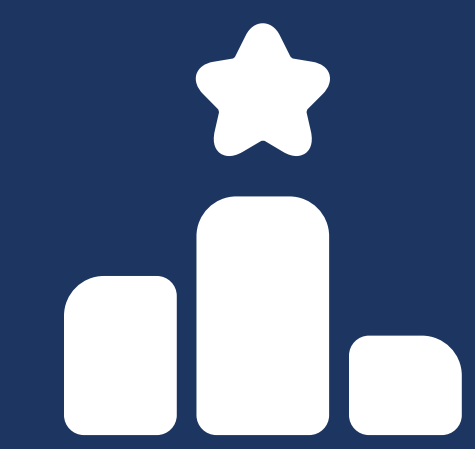
153,000+
Total Residents



\$1.5B+ in Planned or
Active Development



Vacation & Tourism
Industry



State
Population
Rankings

Broward County # 3 Statewide
Miami Metro # 5 Statewide
Florida #12 Nationwide

60+ Parks

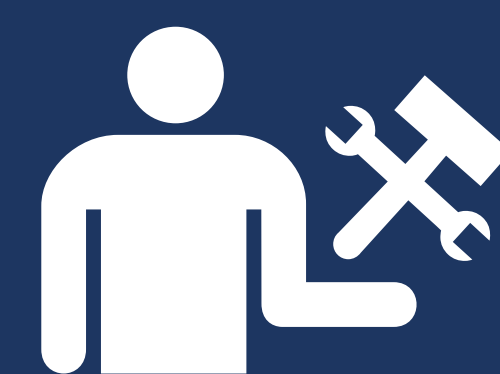
7 Golf Courses

7 Miles of Beaches

7M Annual Beach Visitors

1.7M Annual Cruise Passengers

Hollywood Beach Boardwalk
2.5 Miles | 3M Annual Visitors



86,000+
Labor Force

33.9M+ SF Industrial Space
11.9M+ SF Retail Space
6M+ SF Office Space

SOUTH FLORIDA



6.3M+
Residents



Contains Over 1/3
Of Florida's Residents

Miami-Fort Lauderdale-West Palm Beach, FL MSA

#1 Largest Population
Statewide

#7 Largest Population
Nationwide

SOUTH FLORIDA'S LARGEST COMPANIES



Coral Gables

26,500+ Employees



Miami

17,800+ Employees



Miami

15,000+ Employees



Hollywood

14,700+ Employees



Miami

14,000+ Employees

SOUTH FLORIDA'S FORTUNE 500 COMPANIES



Miami

#70



Miami

#119



Fort Lauderdale

#151



Juno Beach

#187



Palm Beach Gardens

#196



Sunny Isles Beach

#294



Miami

#345



Hollywood

#389



Coral Gables

#394



Miami

#495