

COOKIES - CANNABIS RETAIL & MANUFACTURING PROCESSING FACILITY

Single Tenant Net Lease Sale Lease Back | 10 Year Abs NNN Lease w/ 3% Annual Increases



330 Ann St W | Grand Rapids, MI 49504

Encore Real Estate Investment Services | 6755 Daly Road, West Bloomfield, MI 48322 | encorereis.com



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EXECUTIVE SUMMARY



CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$3,525,000**

CAP RATE **10.21%**

INVESTMENT SUMMARY

| | |
|----------------|------------|
| NOI: | \$360,000 |
| Price / SF: | \$156.60 |
| Rent / SF: | \$15.99 |
| Building Size: | 22,509 SF |
| Land Acreage: | 2.18 Acres |
| Renovated: | 2023 |

LEASE SUMMARY

| | |
|--------------------------|---|
| Lease Type: | Absolute NNN |
| Taxes / CAM / Insurance: | Tenant |
| Roof / Structure: | Tenant |
| Original Lease Term: | 10 Years |
| Term Remaining: | 10 Years Close of Escrow |
| Commencement Date: | 10 Years Close of Escrow |
| Term Expiration: | 10 Years |
| Options: | (2) 5 Year Options |
| Increases: | 3% Annual Increases in Term & Options |
| Guarantor: | NOXX - 3 Unit Guarantor - Grand Rapids Operator |

INVESTMENT HIGHLIGHTS

- Long Term Absolute NNN Lease w/ No Landlord Obligations
- 10 Year Lease w/ 3% Annual Increases in Term & Option Periods
- Exclusive Cookies License Serving the Grand Rapids MSA as Only Site to Sell Cookies Cannabis
- The Location Serves as Walk Up and Delivery Retail Adult Use Recreational & Processing Facility; Manufacturing and Packaging Products Onsite
- 22,509 SF Building on 2.18 Acres - Completely Renovated in 2023
- Low Price Per SF of \$199 SF - Below Replacement Value
- Low Rent of \$16 SF - 2 to 3 Times Lower Than Cannabis Market Rental Rates
- 16,000+ VPD - High Traffic Counts and Entrance/ Exit to Highway
- Experienced Cannabis Tenant/ Operator with 3 Total Sites in Grand Rapids

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Population | 11,435 | 101,499 | 492,274 |
| Total Households | 5,311 | 45,655 | 196,707 |
| Average HH Income | \$50,272 | \$60,770 | \$77,425 |



Rent Roll - Return Over 15 Years

| Year | Return | Annual NOI | Increases |
|-------------|---------------|-------------------|------------------|
| 1 | 10.21% | \$360,000.00 | 3% Increase |
| 2 | 10.52% | \$370,800.00 | 3% Increase |
| 3 | 10.83% | \$381,924.00 | 3% Increase |
| 4 | 11.16% | \$393,381.72 | 3% Increase |
| 5 | 11.49% | \$405,183.17 | 3% Increase |
| 6 | 11.84% | \$417,338.67 | 3% Increase |
| 7 | 12.19% | \$429,858.83 | 3% Increase |
| 8 | 12.56% | \$442,754.59 | 3% Increase |
| 9 | 12.94% | \$456,037.23 | 3% Increase |
| 10 | 13.33% | \$469,718.35 | 3% Increase |

Average Cap Rate
11.71%

Average NOI
\$412,699.66

meijer



Huntington

Concentra
urgent care

Cookies



Alpine Ave

Ann St

Turner Ave

Plainfield Ave

Leonard St



Cookies draws from a 10 Mile Radius
72,000+ Employees Daytime 3 Mile Radius
108,000+ Population in 3 Mile Radius

Medical Mile



Spectrum Health



Trinity Health



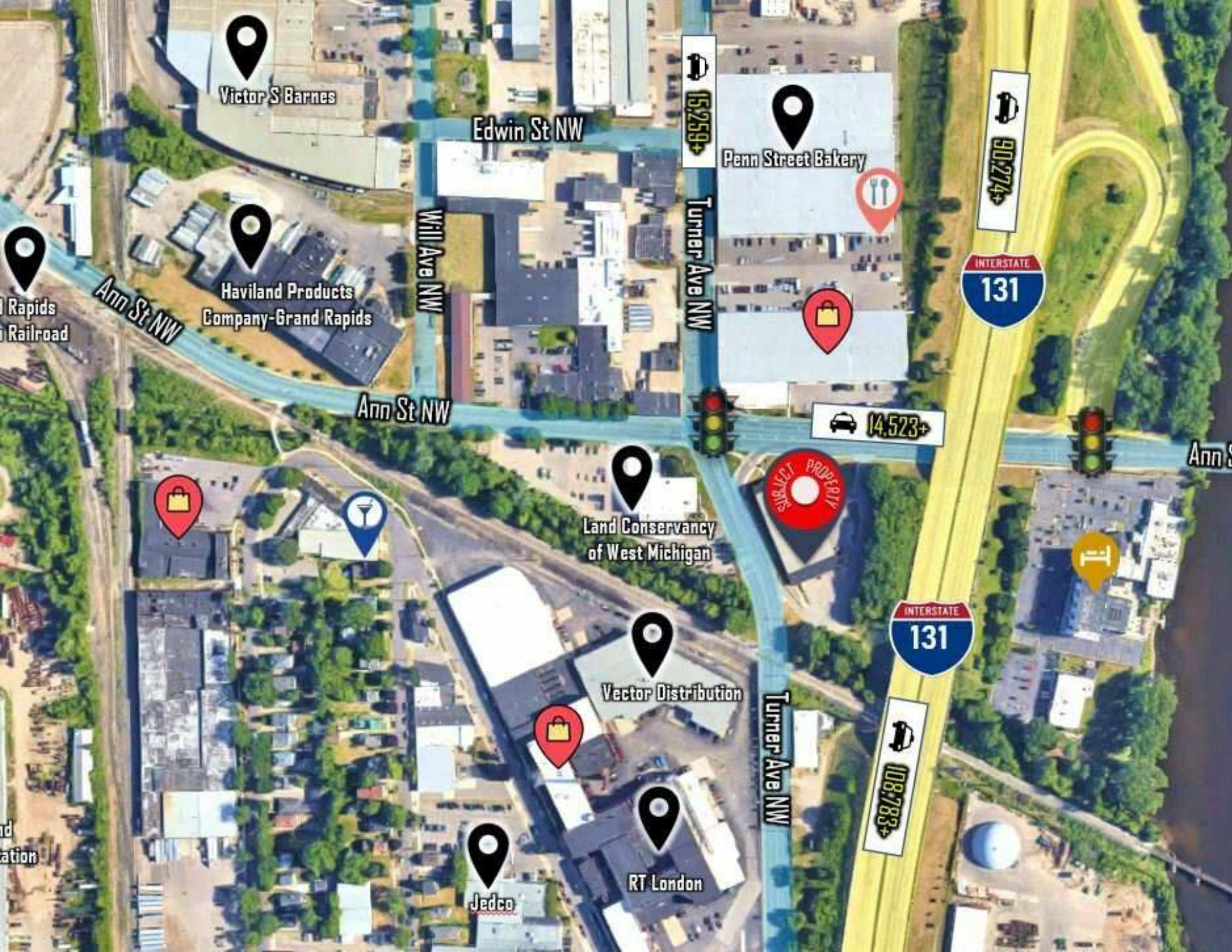
Grand Rapids Community College

Downtown

INTERIOR PHOTO







Victor S Barnes

Edwin St NW

Penn Street Bakery

Haviland Products Company-Grand Rapids

Will Ave NW

Turner Ave NW

INTERSTATE 131

Ann St NW

14,523+

Land Conservancy of West Michigan

SUBJECT PROPERTY

INTERSTATE 131

Vector Distribution

Turner Ave NW

108,783+

RT London

Jedco



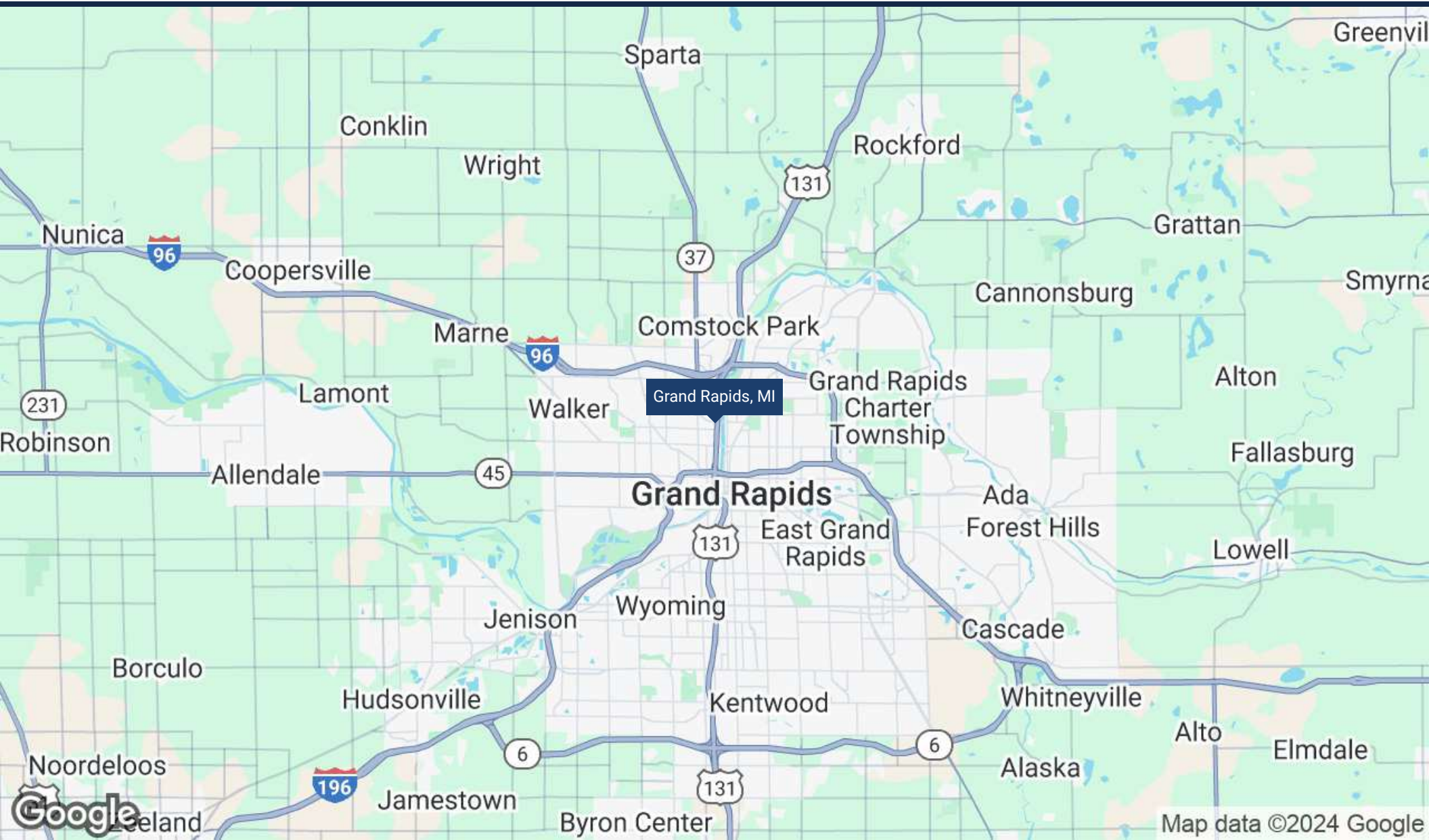
TENANT OVERVIEW

| | |
|----------------|---|
| Company: | Cookies |
| Founded: | 2010 |
| Locations: | 70 |
| Total Revenue: | \$500MM |
| Net Worth: | \$1BB |
| Headquarters: | San Francisco, CA |
| Website: | https://cookies.co |

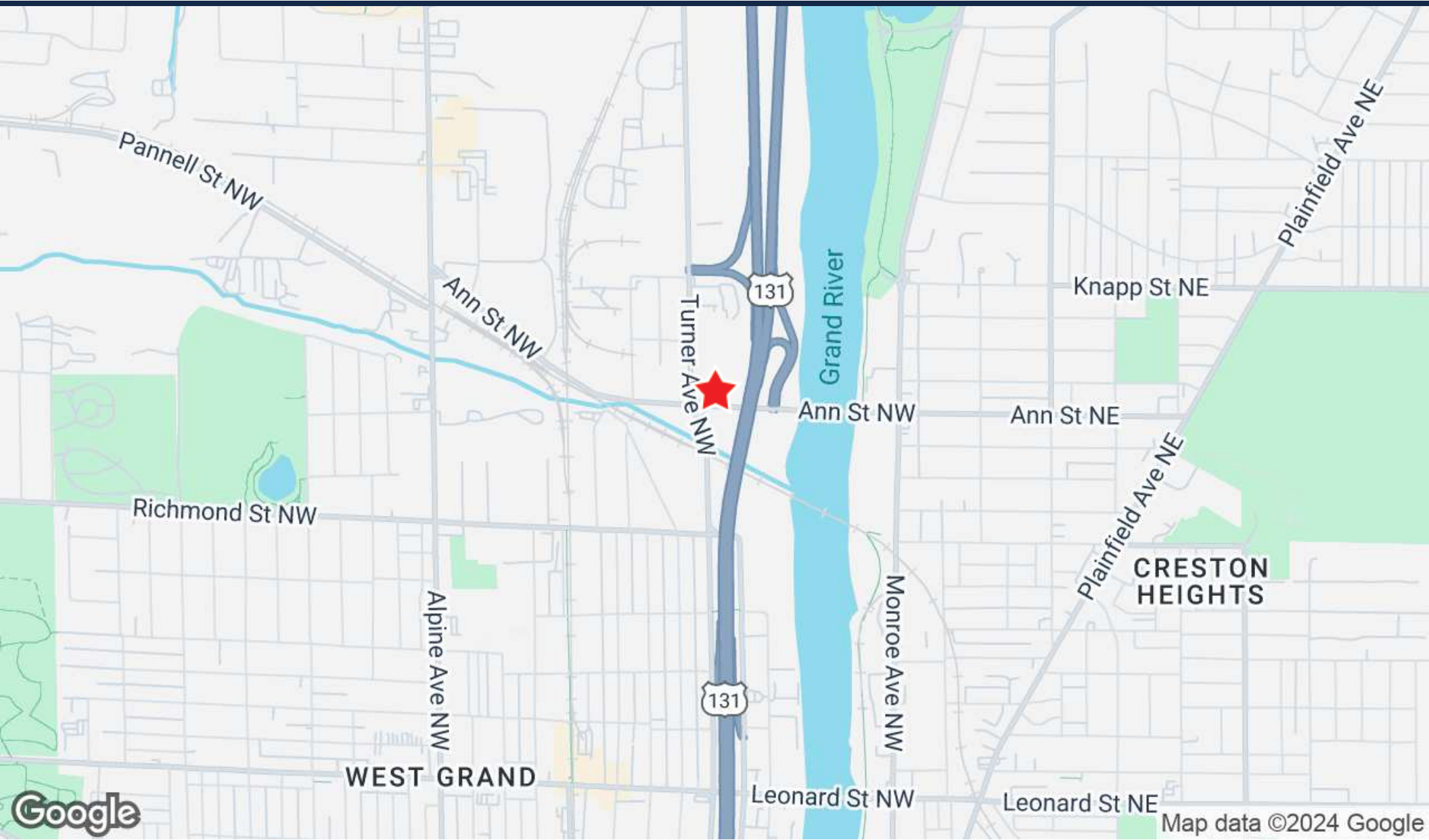
CUSTOM TEXT

Cookies, founded in 2010 by Billboard-charting rapper and entrepreneur Berner and Bay Area breeder and cultivator Jai, is the most globally recognized cannabis company in the world. Cookies values the power of the plant and focuses on creating game-changing genetics. The company offers a collection of over 70 proprietary cannabis cultivars and more than 2,000 products. Cookies also actively works to enrich communities disproportionately impacted by the War on Drugs through advocacy and social equity initiatives. Headquartered in San Francisco, the company opened its first retail store in 2018 in Los Angeles, and has since expanded to 58 retail locations in 18 markets across 6 countries. Cookies was named one of America's Hottest Brands of 2021 by AdAge; the first cannabis brand to ever receive this accolade.

REGIONAL MAP

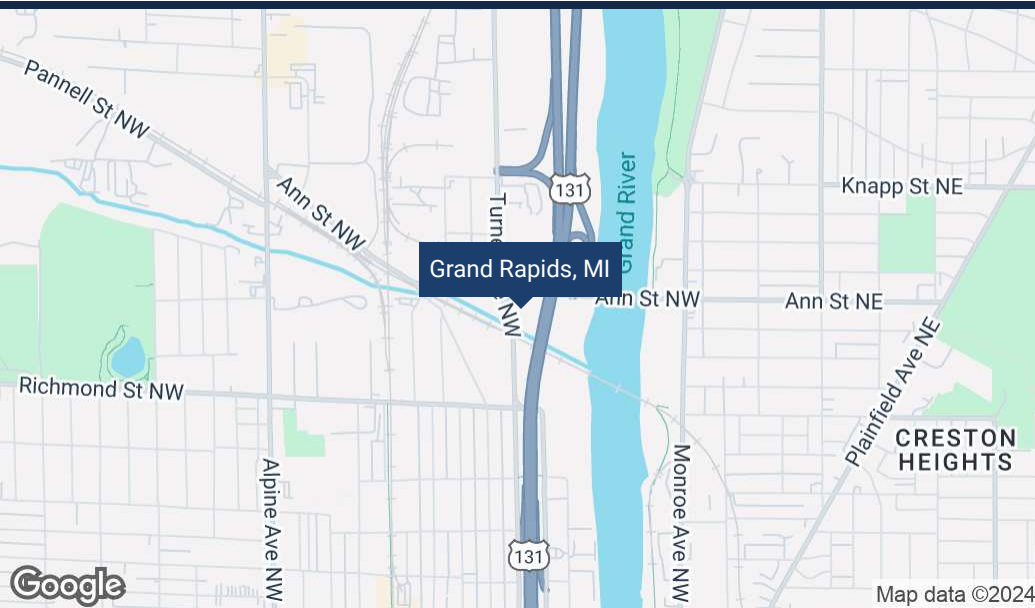


LOCATION MAP



Map data ©2024 Google

MARKET OVERVIEW



LOCATION DESCRIPTION

Grand Rapids, Michigan is a vibrant city with plenty of attractions for everyone. Nature lovers can explore the banks of the Grand River or take a walk through one of the city's beautiful parks. History buffs should check out sites like the Gerald R. Ford Museum to learn more about Grand Rapids' past. Sports fans can catch a game at DeVos Place, while foodies can sample all kinds of delicious eats throughout town. Shopping lovers should head to The Shops at CenterPoint or Woodland Mall for good deals on all kinds of items. With its lively atmosphere and exciting activities, Grand Rapids is an amazing destination! Large metro area set in the rivers and woodlands of the Great Lakes region. Primary industries include manufacturing and healthcare. Noteworthy features include shoreline. - Located in west Michigan, along the Grand River, 25 miles east of Lake Michigan and 120 miles northwest of Detroit..



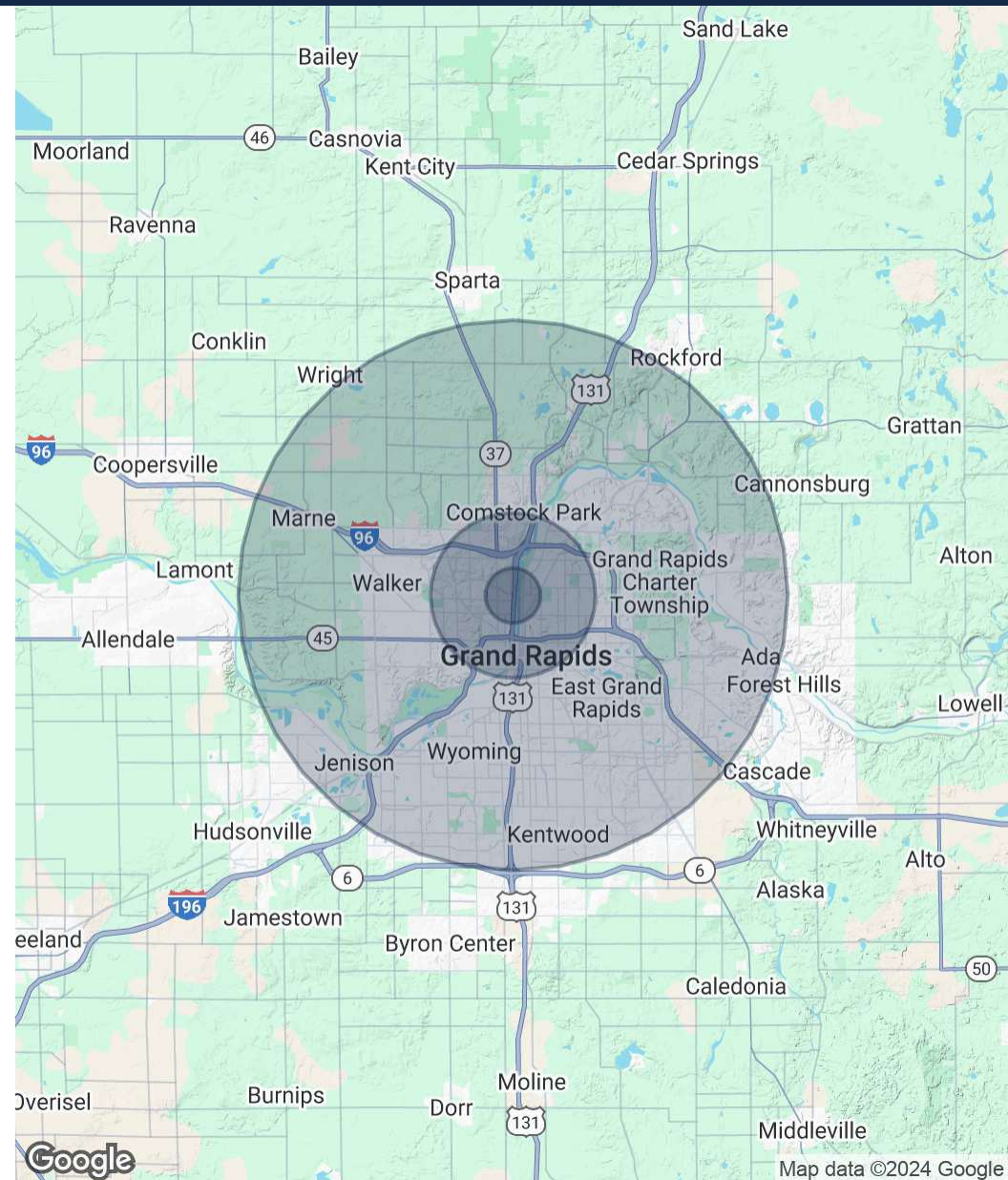
DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 11,435 | 101,499 | 492,274 |
| Average Age | 31.3 | 34.3 | 36.1 |
| Average Age (Male) | 31.5 | 33.7 | 34.8 |
| Average Age (Female) | 32.5 | 34.6 | 37.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,311 | 45,655 | 196,707 |
| # of Persons per HH | 2.2 | 2.2 | 2.5 |
| Average HH Income | \$50,272 | \$60,770 | \$77,425 |
| Average House Value | \$113,689 | \$156,541 | \$187,460 |

2020 American Community Survey (ACS)





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