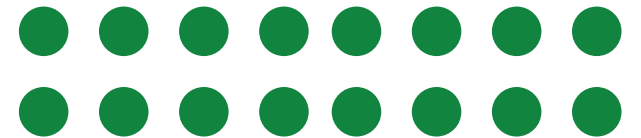
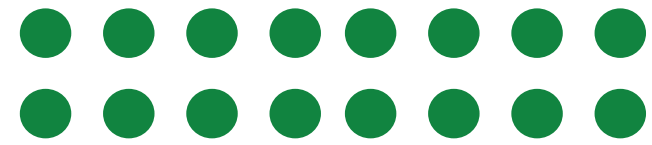


Brand New Xtreme Cubes

For Sale At Discounted Price

8,784 SF for Cultivation,
Manufacturing, Processing
and Distribution

Plug-And-Play
Equipment Included
Constructed in 10 Days



Disclaimer

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

The Offering Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in the Offering Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where Is" basis, a prospective buyer must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on the Offering Memorandum or any other Evaluation Material. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner, and the signature of the Owner is affixed to a lease or purchase and sale agreement.

What We're Selling

WeCann is excited to bring to market a top-of-the-line, ready-made, modular cannabis cultivation and manufacturing facility. The structure was manufactured by Xtreme Cubes, a leading builder of GMP modular structures, which can have the pods installed on your foundation within 10 days from the date of delivery.

Reason For Selling: Our client had the Cubes built for a licensed facility in Las Vegas but have since decided to focus on non-US cannabis markets, which is the company's strength.

Description

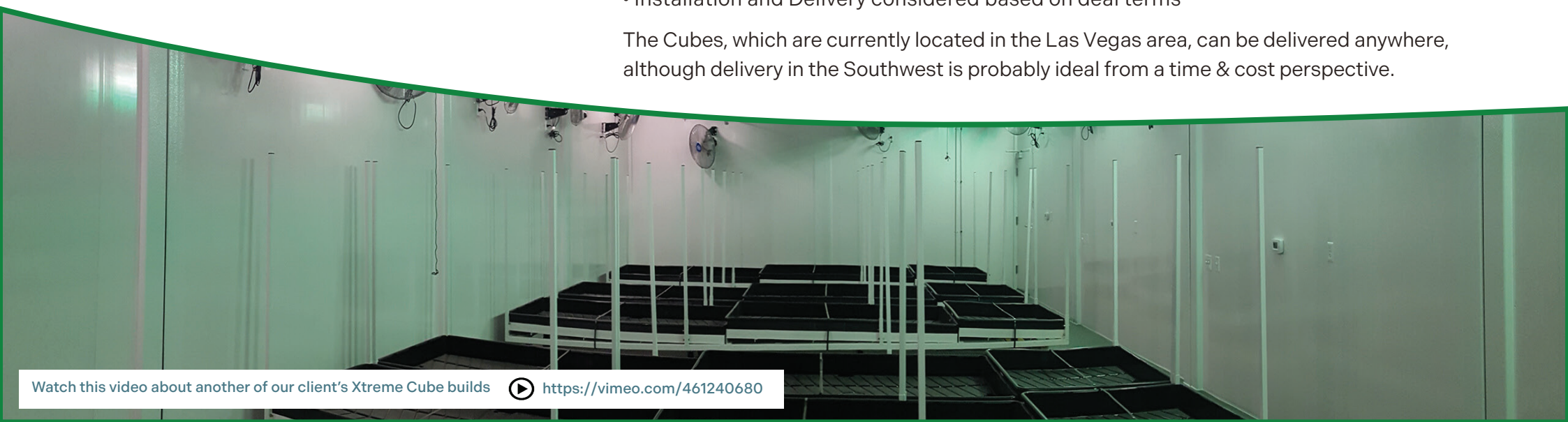
The Cubes – 22 in total – are brand new, still in their packaging, and represent a \$3,000,000 investment made by our client. Current value, per Xtreme Cubes, of this exact model is \$3,500,000.

[Click here for a video about these cubes by Xtreme Cubes](#)

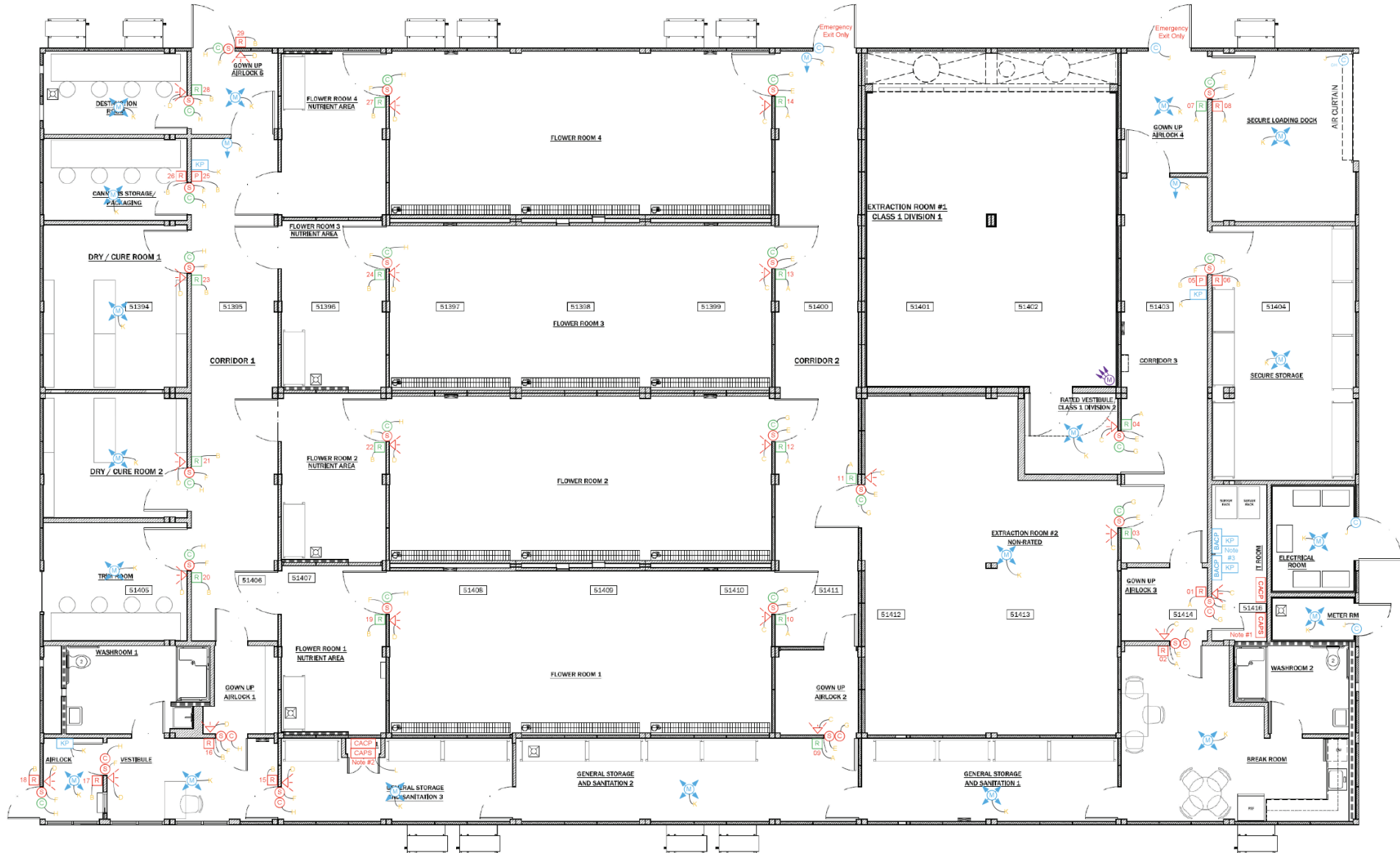
Your purchase includes the following:

- Cultivation and Processing: 72 lights in 4 flower rooms, dry cure room, trim room, destruction room, etc
- Extraction: 2 Extraction Rooms, C1D1 approved, Loading dock, storage, break room, etc
- Cultivation Equipment: Lights, beds, water feeding systems, RO system, etc
- Security System
- Utility connections
- Installation and Delivery considered based on deal terms

The Cubes, which are currently located in the Las Vegas area, can be delivered anywhere, although delivery in the Southwest is probably ideal from a time & cost perspective.



Watch this video about another of our client's Xtreme Cube builds <https://vimeo.com/461240680>



Save Time And Money!

10 DAYS. The installation time frame for an Xtreme Cube facility is just 10 days. All you need is the land with a foundation, and WeCann do the rest. Licensing is straightforward, as many municipalities are familiar with the high-quality GMP standards of Xtreme Cubes, often expediting approval.

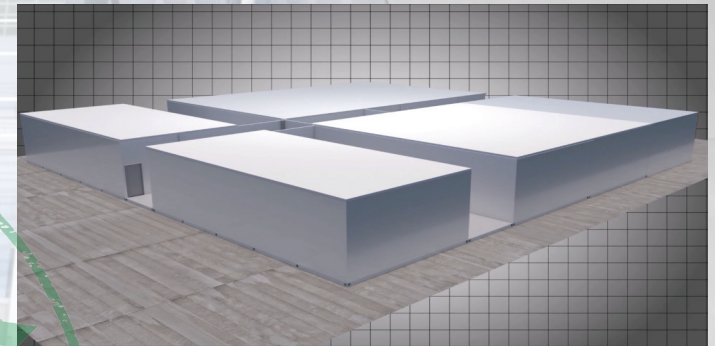
The acquisition of these 22, ready-made Cubes will allow a cannabis cultivation and manufacturing business to become operational more quickly and affordably than any alternative, while providing a brand-new operational facility.

Here's a synopsis of the acquisition benefits of purchasing these ready-made Xtreme Cubes versus other acquisition alternatives:

Vs Ordering Direct from Xtreme Cubes: If you're considering ordering direct from Xtreme Cubes, the time frame to have them built is 12 to 18 months and at least \$3,500,000. Our client is looking to offload their Cubes for less than their \$3,000,000 investment, and their clock is ticking.

Vs Applying On An Existing Building: The time frame to bring a cultivation to an operational standard at an existing building is at least 12 months, but more realistically 24 months, from the date you secure a location. Tack on the time to locate and negotiate a cannabis real estate lease or purchase, and you're looking at potentially 2.5 years. The cost to take this route is also extreme; at approximately \$400-500/SF to build and equip a cannabis facility, your nearly double the cost of our target acquisition.

Vs Purchasing An Existing Cultivation: First you have to locate the right grow that fits your needs in a locale that fits your operation. Then you have to negotiate a difficult deal and hope that the seller isn't hiding any back-owed taxes or debts. If you do get a deal done at a price and location you're comfortable with, now you're likely looking at retrofitting the operation to fit your operational standards. This process will take at least 6 months, likely longer, and at the end of the day you may not have saved any money to acquire a used facility.



Xtreme Cubes Overview

Xtreme Cubes offers fully customizable, modular cultivation facilities tailored to meet the unique needs of the legal cannabis industry. Their cubes are designed to be fast, efficient, and scalable, helping businesses accelerate setup and production. With options like cultivation rooms, clean rooms, and controlled environments, Xtreme Cubes ensure that growers maintain strict regulatory compliance and optimal growing conditions. Built with durability in mind, these steel-framed cubes are pre-inspected and delivered ready to use, reducing construction time by 25-50%, when ordered direct from Xtreme Cubes, compared to traditional methods. Whether starting a new operation or expanding, Xtreme Cubes' turnkey solutions are designed to maximize productivity and enhance efficiency, all while offering energy-efficient systems for lighting, HVAC, and air filtration (Modular Building Institute Module Pages) (xmfg.com). Their modular cubes are perfect for businesses aiming for rapid growth and high-quality cannabis production in a controlled, customizable environment.

Here are the key benefits of using Xtreme Cubes for cannabis cultivation over retrofitting an existing building:

- **Faster setup:** Modular cubes are pre-inspected, factory-built, and delivered ready to use, reducing construction time by 25-50% compared to traditional buildings, when ordered direct from Xtreme Cubes.
- **Customization:** Fully customizable to meet specific cultivation needs such as specialized rooms (grow, drying, processing) with tailored casystems like HVAC, lighting, and filtration
- **Energy efficiency:** Advanced energy-efficient systems for lighting, dehumidification, and climate control reduce operational costs
- **Scalability:** Easily expandable with additional cubes, allowing businesses to grow without the constraints of traditional building structures
- **Durability:** Built from robust steel frames, Xtreme Cubes are designed to last in harsh environments and can be relocated as needed
- **Compliance:** Designed to meet regulatory standards, ensuring proper air filtration, clean rooms, and controlled access
- **Cost Savings:** Lower construction and labor costs compared to retrofitting an existing building, with no unexpected renovation expenses



<https://xtremecubes.com/just-the-facts/>

<https://vimeo.com/405663802>

