MÜV
MIAMI, FLORIDA
DADELAND MALL
macy's
sunglass hut
TRUIST
JCPenney
Chick-fil-A
Foot Locker
SEPHORA
goodwill
DICK'S SPORTING GOODS
Firestone COMPLETE AUTO CARE
DOWNTOWN MIAMI
VERO
CAPITAL GROUP
citi
TRADER JOE'S
Publix
FIVE GUYS
Eastern National Bank
826
100,000 VPD
TREADS
TIRES•BRAKES•ALIGNMENTS
1
98,000 VPD
ROOMS TO GO
SW 77TH AVE
PARADISE GRILL
9711 SW 77TH AVE, MIAMI, FL 33156

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RETAIL AREA MAP

INVESTMENT SUMMARY & HIGHLIGHTS

Vero Capital Group is pleased to present the exclusive sale of a fee-simple corporate-guaranteed, single-tenant NNN property occupied by MÜV Dispensary. With over five years remaining on the initial lease term through April 2032 and 3% annual rent increases built into the lease throughout the base term and all option periods, this investment delivers predictable, growing income with a clear long-term runway.

Located at the intersection of SW 77th Avenue and the Palmetto Expressway in Miami's affluent Kendall/Pinecrest submarket, this MÜV dispensary sits within one of South Florida's most productive retail corridors. The site benefits from over 198,000 combined vehicles per day at the immediate interchange and draws from a dense, high-income consumer base of more than 285,000 residents within five miles — including the Pinecrest community, which ranks among the top 20 wealthiest municipalities in the United States. Anchored to the north by Dadeland Mall and Dadeland Station, and flanked by top-performing grocers, national retailers, and a 948-bed regional hospital, the trade area generates consistent, high-volume foot traffic that supports strong dispensary performance year-round.

ATTRACTIVE RENT INCREASES

The lease incorporates 3% yearly rent increases throughout the remaining term and renewal options, providing steady revenue growth and serving as a buffer against inflation.

PRIME RETAIL LOCATION

MÜV sits at the signalized intersection of SW 77th Avenue and SW 98th Street, directly accessible from the Palmetto Expressway interchange and benefiting from over 198,000 combined vehicles per day. The surrounding Kendall/Pinecrest trade area is one of Miami-Dade's most active retail corridors, anchored by Dadeland Mall, top-performing grocers, and a dense base of affluent residential neighborhoods that drive consistent, high-volume traffic to the site.

STRONG CORPORATE GUARANTEE

MÜV is Verano Holdings' flagship dispensary brand and one of the most recognized cannabis retailers in Florida, consistently delivering top-tier store-level performance across its network. With Verano reporting a 35% adjusted EBITDA margin — the highest among its publicly traded cannabis peers — the underlying tenant is as financially sound as any operator in the industry.

LOCAL GROWTH & DEVELOPMENT

Miami's Kendall and Pinecrest corridor continues to attract significant new investment, with Shoma Group's recently launched Shoma 88 development bringing a 28-story mixed-use tower to Kendall delivering 405 apartments, 76,000 square feet of office, and 90,000 square feet of medical office space — further densifying an already active trade area. The University of Miami's $40 million acquisition of the former Macy's furniture building in Pinecrest signals continued institutional expansion in the immediate submarket, reinforcing the long-term viability of the underlying real estate.

PROPERTY DATA

PRICE	CAP RATE	NOI
$3,228,348	7.75%	$250,197

ASSET OVERVIEW	
ADDRESS	9711 SW. 77th Avenue, Miami FL 33156
LEASE TYPE	NNN
LANDLORD RESPONSIBILITY	Structure Only
GUARANTOR	Corporate (Verano Holdings Corp)
OWNERSHIP TYPE	Fee Simple
BUILDING SIZE	3,481 SF
PARCEL SIZE	0.22 Acres
YEAR BUILT	1971/2022
YEARS REMAINING	5+
RENT INCREASES	3% Annual

COMMENCE	EXPIRATION	INC.	MONTHLY	ANNUALLY	CAP RATE
10/1/2025	9/30/2026	3%	$ 20,242	$ 242,910	7.52%
10/1/2026	9/30/2027	3%	$ 20,850	$ 250,197	7.75%
10/1/2027	9/30/2028	3%	$ 21,475	$ 257,703	7.98%
10/1/2028	9/30/2029	3%	$ 22,119	$ 265,434	8.22%
10/1/2029	9/30/2030	3%	$ 22,783	$ 273,397	8.47%
10/1/2030	9/30/2031	3%	$ 23,467	$ 281,599	8.72%
10/1/2031	4/30/2032	3%	$ 24,171	$ 290,047	8.98%

TENANT OVERVIEW

COMPANY OVERVIEW	
EMPLOYEES	3,800+
RETAIL LOCATIONS	158
REVENUE	$615 Million (Q1-Q3 2025)
ASSETS	$1.93 Billion
EQUITY	$884.1 Million

Verano Holdings Corp. is one of the most established and geographically diverse cannabis companies in the United States, operating 158 retail dispensaries across 13 active states through its MÜV and Zen Leaf banners. The company's vertically integrated platform spans 15 cultivation and production facilities with over 1.1 million square feet of growing capacity, supporting a broad portfolio of consumer brands including Verano, MÜV, Savvy, BITS, Encore, Avexia, and The Essence. Through the first three quarters of 2025, Verano generated $615 million in revenue, backed by $1.93 billion in total assets, $884.1 million in equity, and a workforce of more than 3,800 employees — cementing its position as one of the industry's top operators by revenue, scale, and brand performance.

LOCATION OVERVIEW & DEMOGRAPHICS

Miami, Florida

Miami has cemented its position as one of the most dynamic and globally recognized cities in the United States, serving as the economic, cultural, and financial capital of South Florida. As the seat of Miami-Dade County — the most populous county in Florida — Miami anchors a metropolitan area that ranks as the second largest in the Southeast and fourth largest urban agglomeration in the country. The city's skyline, third tallest in the U.S. with over 300 high-rises, is a physical reflection of the sustained capital investment and population growth that has defined Miami over the past two decades.

The metro's population continues to expand, fueled by strong international migration and ongoing domestic relocation from higher-cost markets. Moody's Analytics projects sustained growth of 0.5% to 1.0% annually through at least 2029, underpinned by Miami's status as a premier destination for finance, technology, real estate, and international trade. Average household incomes in the immediate trade area reach $141,759 within one mile and climb to $166,065 within three miles — well above national benchmarks and reflective of the affluent consumer base that defines this submarket.

The subject property sits at the Kendall/Pinecrest boundary, two of Miami-Dade's most sought-after and highest-income suburban communities. Pinecrest ranks among the top 20 wealthiest municipalities in the entire country, and the surrounding corridor is anchored by Dadeland Mall, Dadeland Station, and a concentration of top-performing national grocers, retailers, and restaurants that drive consistent, high-volume consumer traffic to the area year-round.

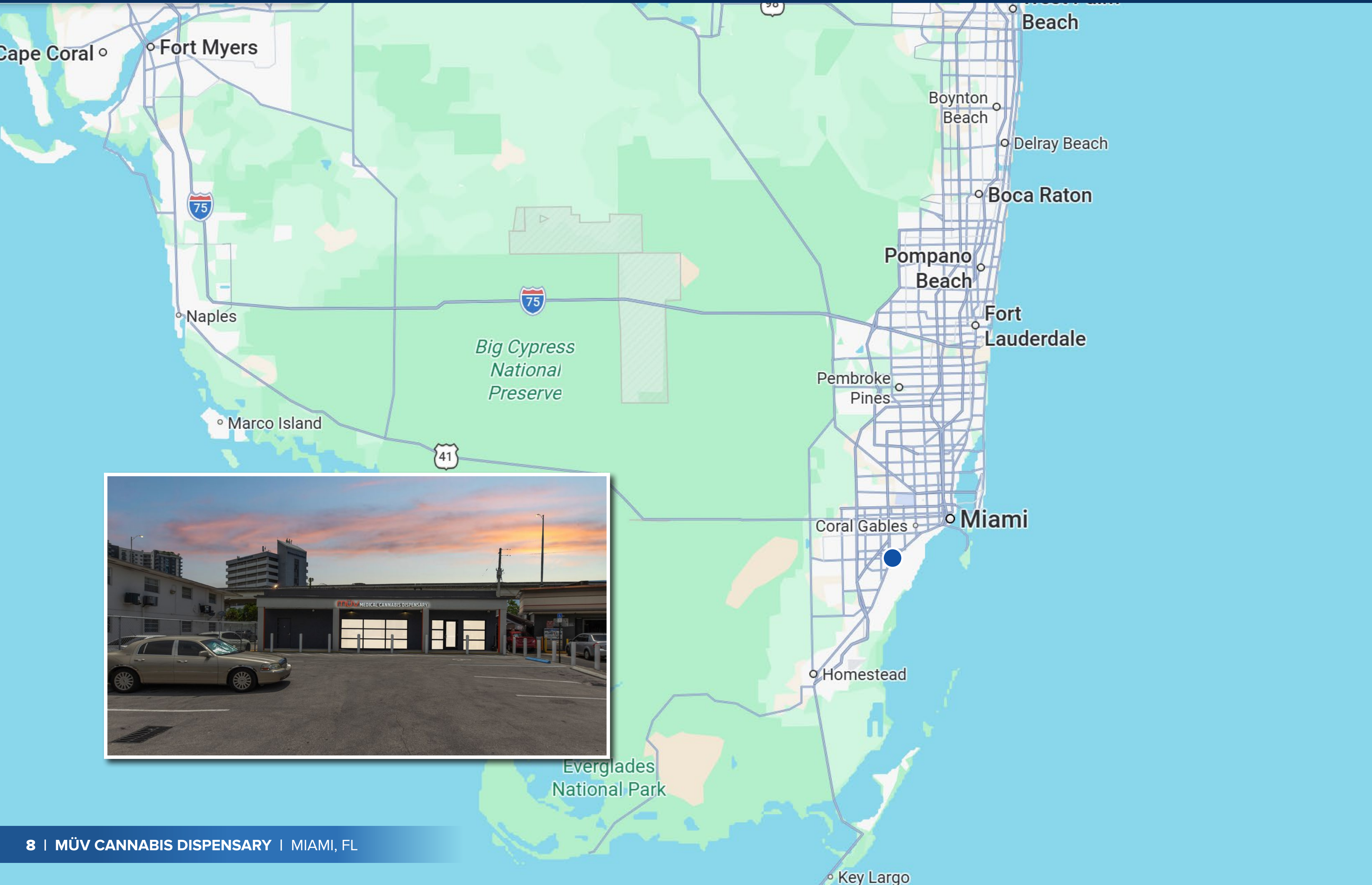
Commercially, the Palmetto Expressway interchange at SW 77th Avenue functions as one of the submarket's primary retail nodes, with over 198,000 combined vehicles passing through daily and on/off-ramp access that draws consumers from across Miami-Dade County. The surrounding neighborhoods are densely populated and affluent, creating a deep and reliable customer base that supports strong retail performance at this location. Miami's combination of population growth, exceptional demographics, and irreplaceable infill real estate makes it one of the most compelling net lease investment markets in the country.

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimate	20,350	105,417	290,124
2030 Projection	23,448	111,321	298,630

HOUSEHOLD	1 MILE	3 MILES	5 MILES
2025 Estimate	9,143	41,725	105,509
2030 Projection	9,945	43,830	108,318

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$141,759	$143,950	$166,065

REGIONAL MAP



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