

INVESTMENT OFFERING

LICENSED INDOOR CULTIVATION FACILITY



NORTHFIELD TOWNSHIP
MICHIGAN

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	Northfield Township, Washtenaw County, MI (Confidential — NDA Required)
Building Size	±14,800 SF
Flowering Canopy	±5,000 SF (6 Flower Rooms)
Land Size	±10 AC (±435,600 SF)
Year Built	March 2024
Facility Status	Fully Operational
Zoning	Agricultural — Cultivation Only
Power	2,000 Amp, 600V 3-Phase Service (1.5 Miles of New Cable and Poles Installed to Site)
Water	On-site Well (20 GPM), RO System (4,000 GPD), Wastewater Evaporator
HVAC	170+ Tons Across Cultiva and Skymark Units (All New as of March 2024)
Lighting	240 Gavita 2400e LED Grow Lights (40 per Flower Room)
Backup Power	Dual Generators — 125KW Kohler Natural Gas (ATS) + 500KW Cat Diesel
Expansion Potential	Significant — additional building area supported on 10-acre site (subject to municipal approval)
Licenses	Active Adult-Use Class B Grower (500 plants) + Active Medical Class A Grower (500 plants) (1,000 total authorized plants)

PURCHASE PRICE
Confidential
(NDA Required)

VALUE SUMMARY

This is a purpose-built, fully operational indoor cultivation facility completed in March 2024, designed from the ground up specifically for cannabis operations, not a retrofit conversion. Every major system, including mechanical, electrical, and cultivation infrastructure, is new and in like-new condition.

The facility consists of 14,800 SF with 5,000 SF of flowering canopy across 6 dedicated flower rooms, supported by fully built-out veg, mother, dry, trim, water, and mechanical areas. The property is licensed for both adult-use and medical cultivation, providing a combined authorization of 1,000 plants, representing full utilization under current township guidelines.

The asset is being offered below replacement cost, presenting a clear basis advantage. Replicating the power infrastructure, HVAC capacity, water systems, and cultivation buildout would require significant capital, extended timelines, and entitlement risk — all of which have already been solved.



INVESTMENT HIGHLIGHTS

BRAND NEW, PURPOSE-BUILT FACILITY (2024 DELIVERY)

14,800 SF indoor cultivation facility with 5,000 SF flowering canopy across 6 rooms, plus fully built-out support areas. No deferred maintenance; all systems are in like-new condition.

DUAL LICENSES — 1,000 PLANT AUTHORIZATION

Active Class B adult-use (500 plants) and Class A medical (500 plants) licenses in good standing with clean compliance history.

BELOW REPLACEMENT COST OPPORTUNITY

Power infrastructure, HVAC capacity, water systems, and full cultivation buildout are already in place, representing significant cost and time savings relative to new development.

MASSIVE ELECTRICAL INFRASTRUCTURE

2,000 amp, 600V three-phase service with 1.5 miles of newly installed utility lines, representing significant cost and long lead times to replicate.

INSTITUTIONAL-GRADE HVAC — 170+ TONS

Dedicated Cultiva and Skymark systems sized for full facility operation, including individual room-level environmental control.

TOP-TIER CULTIVATION EQUIPMENT

240 Gavita 2400e LED grow lights across 6 flowering rooms — commercial-grade lighting platform.

FULL FACILITY BACKUP POWER

Dual-generator system providing redundancy across the entire operation, not just critical systems.

COMPLETE WATER INFRASTRUCTURE

On-site well, RO system, fertigation, and wastewater evaporator — all installed and operational.

10-ACRE SITE WITH EXPANSION CAPACITY

Building footprint utilizes a portion of the site, leaving room for future expansion or additional structures (subject to municipal approval).

MUNICIPAL SCARCITY / ENTITLEMENT ADVANTAGE

Located in one of the limited Michigan municipalities that permit cultivation, with zoning approvals already in place and minimal ongoing compliance requirements.



PROPERTY PHOTOS



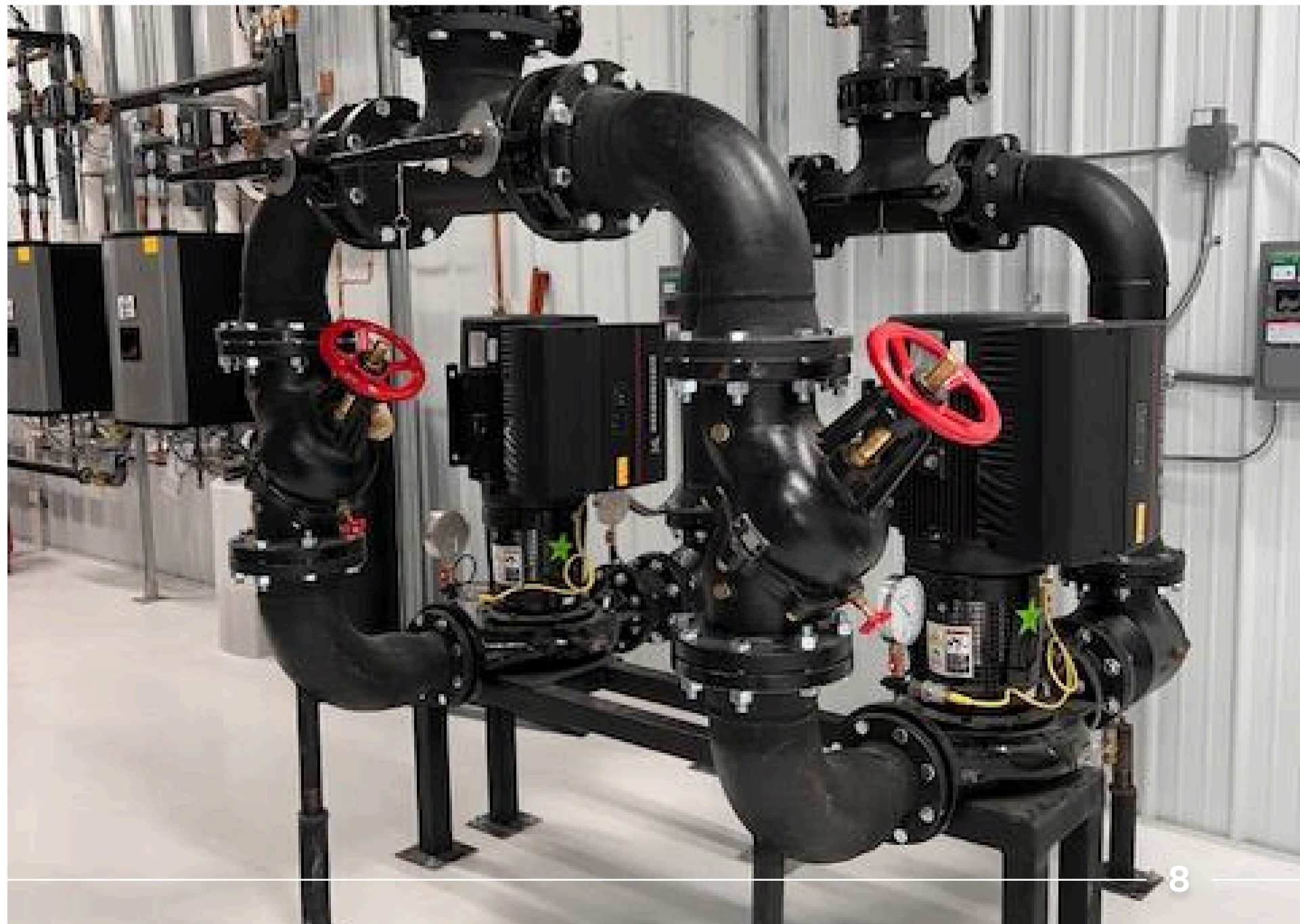
PROPERTY PHOTOS



PROPERTY PHOTOS




PROPERTY PHOTOS




REGIONAL MAP



 (LAN) Capital Region International Airport
±352,000 YEARLY PASSENGERS

 (FNT) Bishop International Airport
±345,000 YEARLY PASSENGERS

MICHIGAN STATE UNIVERSITY
±51,830 ENROLLED STUDENTS

 (PTK) Oakland County International Airport
±500,000+ YEARLY PASSENGERS


OAKLAND UNIVERSITY
±15,980 ENROLLED STUDENTS

SUBJECT PROPERTY



Kellogg Park


Detroit
POPULATION OF ±4.4 MILLION



Detroit Riverwalk
±3 MILLION YEARLY VISITORS

 (JCA) Jackson County Airport

ANN ARBOR


Michigan Stadium
±1 MILLION YEARLY VISITORS

 UNIVERSITY OF MICHIGAN
±53,480 ENROLLED STUDENTS

 (YQG) Windsor International Airport
±300,000 YEARLY PASSENGERS


Ella Sharp Park

 (DTW) Detroit Metropolitan Wayne County Airport
±33 MILLION YEARLY PASSENGERS

CANADA

LAKE ERIE

MARKET OVERVIEW

Ann Arbor, MI

Michigan's cannabis market is undergoing a broad reset. Over the past 24 months, pricing compression, increased tax pressure, and constrained access to capital have driven a meaningful number of operators out of the market, from smaller groups to well-capitalized platforms.

This is not a demand issue, it's a supply correction. As excess cultivation capacity is removed and active licenses decline for the first time since legalization, the market is beginning to rebalance. At the same time, 73% of Michigan municipalities still prohibit cannabis operations, materially limiting where new supply can come online.

Importantly, pricing is not uniform. While commodity wholesale flower has compressed, premium, boutique-quality product continues to command stronger pricing and consistent demand, reinforcing that operators with quality, brand, and operational discipline are maintaining pricing power.

At the same time, legal challenges to the current wholesale tax structure are working through the courts, creating a potential catalyst for margin relief. Additionally, the recent rescheduling of medical cannabis to Schedule III introduces a pathway for expanded research and institutional collaboration, including potential university partnerships.

The result is a narrowing competitive field and a rare opportunity to acquire institutional-quality infrastructure at a basis well below replacement cost. The advantage today is entry basis — not trying to time the exact bottom.

Ann Arbor, Michigan is a nationally recognized city in Washtenaw County, known for its innovation-driven economy, highly educated population, and exceptional quality of life. As home to the University of Michigan, Ann Arbor serves as a major center for education, healthcare, research, and technology, making it one of the most stable and affluent markets in the Midwest.

With a population of approximately 120,000 residents, Ann Arbor spans about 29 square miles and benefits from strong regional connectivity. The city is strategically located along Interstate 94 and U.S. Route 23, providing direct access to Detroit, Lansing, and the broader Great Lakes region.

Ann Arbor's economy is anchored by education, healthcare, technology, research, and professional services. The University of Michigan is the city's largest employer and a globally recognized institution, driving significant economic activity, innovation, and talent development. Michigan Medicine, the university's academic medical center, is one of the top healthcare systems in the country. The city also supports a growing tech sector, with numerous startups and established firms in software, mobility, and life sciences.





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