ASSURFUND

REAL ESTATE

Auguest 2022

ASSURFUND IS A PRIVATE REAL ESTATE FUND PROVIDING ACCESS TO HIGH RETURN, LOW-RISK REAL ESTATE INVESTMENTS

Managing Principals Jason Vedadi and Joe Sai not only saw the need, but recognized the hurdles some high-growth industries faced when trying to raise capital, especially cannabis operators. These obstacles can leave robust businesses with limited options for growth.

Combining their extensive real estate, cannabis operations, acquisition, and investing experience, Mr. Vedadi and Mr. Sai formed AssurFund.

Initially Assurfund will focus on high cap rate retail cannabis real estate sale leasebacks, supplying non-dilutive capital to cannabis operators while providing higher than average returns to our investors.

Unparalleled real estate and property investment experience.

The AssurFund team has successfully completed millions of square feet of acquisitions, development, construction, and management of commercial real estate.

Experienced in capital raising.

Through our extensive partner network, we have successfully negotiated and raised over $2B in capital.

Prosperous business builders.

We have built and created several successful businesses and brands in the most competitive markets in the nation.

Extensive cannabis capital market experience.

We have been a part of the most significant cannabis transactions in the U.S., from leading M&A, to some of the largest Cannabis IPO's in U.S. history.

Unmatched relationships in and out of federal & state legislatures.

We have a seat at the table in state capitals across the country. We advise politicians and influence the laws and regulations that will be critical to the advancement of the industry.

EXCEPTIONAL RETURNS

IN TODAY'S MARKET IT IS DIFFICULT TO FIND A LOW-RISK OPPORTUNITY WITH A SIGNIFICANT RETURN ON CAPITAL

HOW IT WORKS

ASSURFUND

AssurFund will acquire, develop, improve, manage, hold and/or operate for investment stabilized commercial properties.

We will build a national footprint with a quality portfolio of high return real estate leased to a diverse group of qualified operators.

CANNABIS OPERATOR

Operators can use their capital to grow their business while AssurFund provides them with non-dilutive capital for the real estate they need to grow their footprint.

INVESTOR

AssurFund Investors have advantages over traditional real estate investments.

Cannabis companies typically pay rental cap rates between 10-12%+, can comfortably support rents, and are long-term tenants.

WHY DO CANNABIS OPERATORS PAY MORE FOR REAL ESTATE?

Limited number of property owners who are willing to lease to cannabis businesses

Restrictive local zoning laws make cannabis-zoned properties scarce

Zoning limitations reduce available competing or substitutable locations

Most licensing processes tie a license permit to a specific location

Gross revenue and profit margins in cannabis retail are generally significantly higher than traditional tenants allowing them to afford higher rents

WHY DO CANNABIS OPERATORS STRUGGLE TO FIND CAPITAL?

Traditional institutional private equity in most cases is restricted.

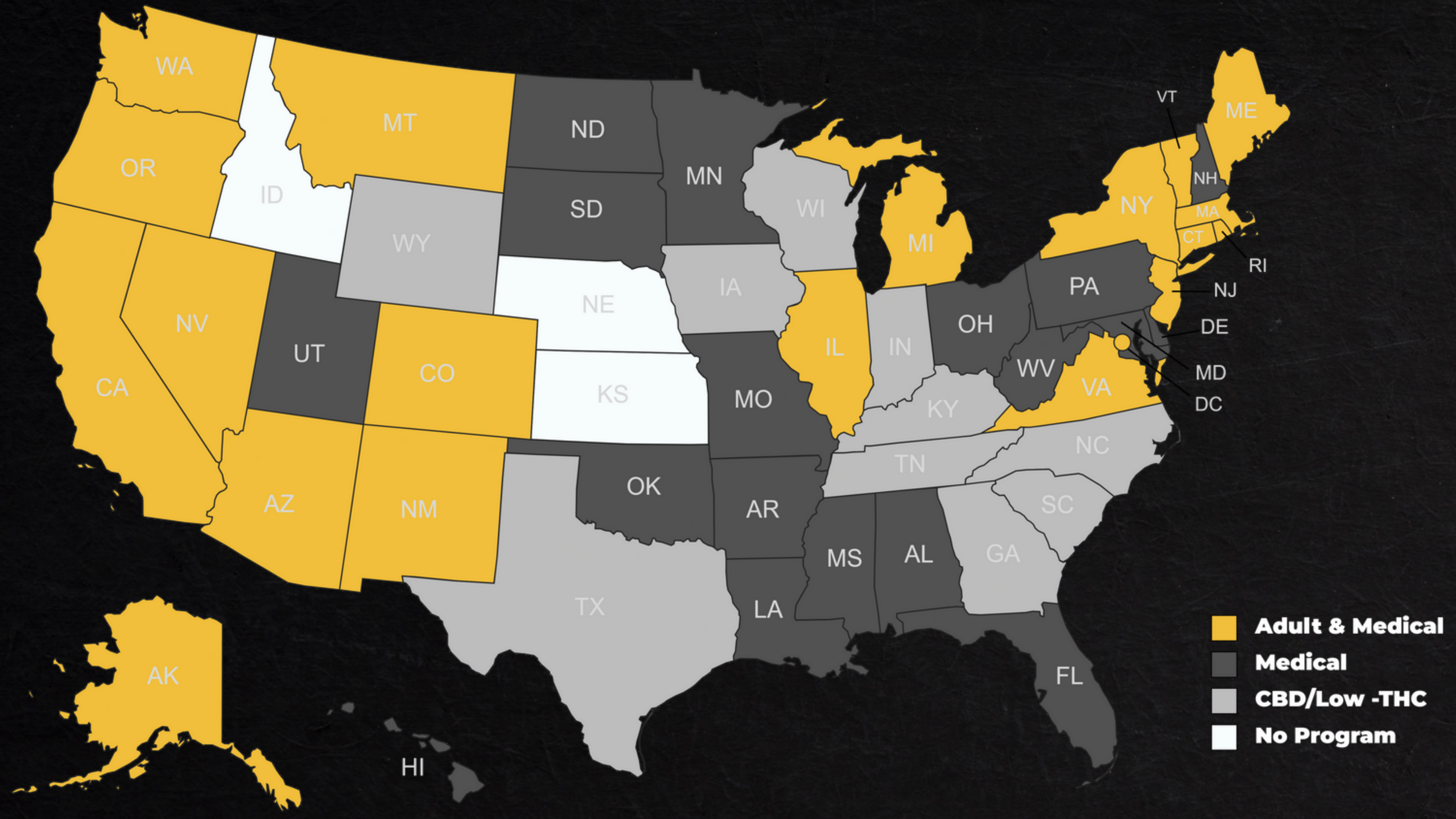
Chartered banks usually do not lend to U.S. cannabis businesses.

U.S. Investment Banks are prohibited from helping cannabis businesses raise capital via traditional capital markets and are afforded no protections from the SEC.

U.S. alcohol and CPG companies are unable to invest, partner with, or provide strategic support to cannabis businesses if they conduct business in the U.S.

THE CANNABIS OPPORTUNITY

EXPLOSIVE GROWTH PREDICTED OVER THE NEXT DECADE



MOMENTUM

LEGAL CANNABIS SALES BY YEAR*

U.S. medical markets continue to expand, with the number of registered patients forecast to increase to 5.7 million in 2030 (1.6% of the adult population).

A New York University study revealed the percentage of adults aged 50 to 64 reporting marijuana use has doubled in the past decade to 9% and use among adults 65 and older has increased seven times during the same period to nearly 3%.

Self-reported usage rates have risen sharply since 2012, and if this is sustained, the number of U.S. consumers will grow from 47 million in 2020 to 71 million by 2030.

The House of Representatives introduced H.R.3617 - MORE Act, legalizing marijuana nationwide and eliminating longstanding criminal penalties for anyone who distributes it or possess it. The measure now goes to the Senate..

*https://www.forbes.com/sites/irisdorbian/2021/06/18/legal-cannabis-market-projected-to-rack-up-43-billion-by-2025-says-new-study/?sh=228e0ef636b4
*https://www.grandviewresearch.com/industry-analysis/legal-marijuana-market
**https://greenblazer.com/blogs/news/cananbis-industry-versus-alcohol-industry
**https://www.visualcapitalist.com/cannabis-and-alcohol-industry-comparison/

JASON VEDADI

MANAGING PRINCIPAL

Jason Vedadi is a respected entrepreneur and an innovative business leader with a proven track record in real estate, cannabis acquisitions, and managing business operations. Energetic and results-driven, Jason is highly effective at building strong client relationships, leading diverse teams, solving complex problems, and demonstrating the negotiation skills necessary to achieve outstanding results and success. Passionate about business, Jason is a born communicator with expertise in competitive markets, wealth generation, customer service, and sales & marketing.

With a sprawling list of successful real estate projects that span across the U.S., Jason made his mark on both the residential and commercial real estate scene. Jason has led millions of square feet of real estate projects that demonstrate a broad spectrum of skills and areas of expertise. These areas include: cannabis real estate projects, high-end housing developments, residential home remodeling, retail office development, condominium complex projects, multi-family housing units, the modernization of boutique commercial space, wastewater treatment facilities, and large scale workforce housing projects.

Jason was the founder of Modern Flower in 2016, and in 2017 merged his business with Harvest Health and Recreation, becoming the Executive Chairman where he was responsible for licensing, mergers and acquisitions, start-ups, operations, and organizational direction and strategy. After only three years as his role of Executive Chairman, Jason navigated the rapid and efficient growth of Harvest and took the company public in 2018.

In 2020, Mr. Vedadi founded the vertically-integrated cannabis company, Oasis Cannabis, in Arizona. Oasis quickly grew to 89,000 Sq Ft of cultivation, a state-of-the-art processing facility, and three dispensaries. Oasis was sold to the MSO AYR Wellness in November 2020.

From 2004-2009, Mr. Vedadi founded a successful mortgage company, which provided him with extensive experience in lending and raising private equity.

JOE SAI

MANAGING PRINCIPAL

Joe Sai has over 20 years of experience of guiding operations across a variety of industries, specializing in rapid scaling, revenue generation, and process development for both established billion-dollar organizations to co-founded startups.

Sai began his real estate career in 2001 and he has been successful in both commercial and residential projects including large scale developments, real estate acquisitions, commercial and residential construction, large multi-family acquisitions, and as a project financier. Joe has acquired, developed, and managed over one million square feet of real estate projects, including many in the cannabis space. In his past he has also ran residential and commercial lending firms as well as a residential real estate company.

During Sai's business career he has lead companies as a CEO, COO, and held multiple Vice President positions. In his most recent role at Trulieve, Sai ran operations for a $5B corporation with over 12,000 employees. Previously at Harvest, Sai ran the operations of one of the largest multi-state cannabis operators in the country. In late 2019 after a significant decline in the capital markets Sai took over operations at Harvest. In a little over a year and half, Sai was able to lead significant positive change and drive the sale of Harvest to Trulieve Corporation. The $2.2 Billion dollar sale of Harvest is the largest cannabis transaction to date and the combined companies created the largest and most profitable cannabis company in the United States. At Harvest, Sai oversaw 2000 plus employees and drove a 100% plus increase in year-over-year revenues and profits.

Joe was previously the CEO of BlueSky Communications. He lead a team that completed large national constructions projects building telecommunications infrastructure for the largest telecommunications providers in the world.

EXECUTIVE TEAM

GEORGE WEATHERS

Chief Financial Officer

Former CFO for Signing Day Sports

Former VP of Finance for Harvest Health & Recreation

Former Head of Finance for the Institutional Investment group at the Vanguard Group

Extensive career in Senior-level finance and strategy positions in both consumer products, specialty rental and media companies, including Procter and Gamble, United Rentals, and iHeartMedia

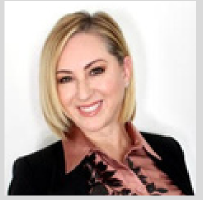
TOM RADIC

Chief Investment Officer

Senior financial executive in the cannabis space assisting senior management on business strategy related to finance, deal structuring, capital raising, and investor communication

Over 20 years of experience in financial services

Extensive career with Goldman Sachs advising some of the world's largest hedge funds, pension funds and mutual funds on investment strategy, asset allocation & security selection



ANDREA BAGNESCHI

Vice President of Design and Development

Former VP of Design & Construction for Trulieve and Harvest Health & Recreation

Former Senior Manager of Brand Management at Best Western Hotels and Resorts

Successfully led departments and projects for the past 20 years that included real estate, design, construction, and program management.

Her experience is the creative force behind concepting the aesthetic experience of all cannabis retail locations.

JOE KACHUROI

Vice President of Business Development

25 years in Commercial Building & Development

Former Commercial Real Estate Broker

Former National Real Estate Director at Harvest Health & Recreation

15 year career with Commerce Realty Advisors in Executive and Management Leadership

Former General Contracting business owner experienced in a large array of residential & commercial projects

PATRICK HARRITY

V.P. & General Counsel

Worked for one of the largest law firms in the world

Provided legal corporate structuring for MSO's as well as application consulting throughout the country

Represented buyers & sellers of cannabis businesses for transaction totals of over $1 billion

Author of "Cannabis Mergers and Acquisitions: The Importance of State Regulatory Compliance and Other Steps of Preparation"

SUMMARY OF KEY TERMS

TARGET SIZE	$200M with the ability to upsize to $250M
INVESTMENT STRATEGY	The purpose of the Company is to acquire and develop commercial real estate sites that mainly, but not exclusively, work with state licensed marijuana businesses to host their operations. The Company shall have the power and authority to take any and all actions and engage in any and all activities necessary, appropriate, desirable, advisable, ancillary or incidental to the accomplishment of the foregoing purposes.
MANAGEMENT FEE	The Company will pay Management Company an amount equal to 0.5% (2.00% on an annualized basis) of the capital under management, determined as of the last day of each quarter.
TARGET LEVERAGE	The Company will be allowed to undertake reasonable loans to fund its business operations, and/or the operations of its subsidiaries or related entities.
FUND LIFE	The Company will have a perpetual term.
CARRIED INTEREST/ PREFERRED RETURN	Preferred return hurdle 6%, preferred return hurdle, 20%, thereafter, for each quarterly distribution period, in the event that the distributions represent an annualized return of the Members Capital Accounts of less than fifteen percent 15%, twenty percent (20%) to the Managing Company and eighty percent (80%) to the Members in proportion to their respective Capital Accounts: thereafter, for each quarterly distribution period, in the event that the distributions represent an annualized return of the Members Capital Accounts of more than fifteen percent (15%), fifty percent (50%) to the Managing Company and fifty percent (50%) to the Members in proportion to their respective Capital Accounts.

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