

Investor Fact Sheet

Zoned Properties, Inc. (OTCQX: ZDPY)



Company Overview

Zoned Properties, Inc. is a strategic real estate investment firm whose primary mission is to identify, develop, and lease sophisticated, safe, and sustainable properties in emerging industries. The Company's lease portfolio currently includes a high concentration of tenants in the licensed marijuana industry. The Company acquires commercial properties that face unique zoning challenges and identifies solutions that can potentially have a major impact on the cash flow and value generated. Zoned Properties targets commercial properties that can be acquired and potentially re-zoned for specific purposes. Zoned Properties does not grow, harvest, sell or distribute cannabis or any substances regulated under United States law such as the Controlled Substances Act.

Select Financials and Facts

OTCQX Ticker:	ZDPY
Closing Price at 11/21/16:	\$2.62
52-Week Range:	\$0.87-\$15.50
Shares O/S:	17.2 M
Est. Public Float:	7.5 M
Market Cap (11/21/16):	\$45.1 M
Enterprise Value (11/21/16):	\$47.6 M
FY15 Revenue:	\$1.4 M
Cash (9/30/16):	\$610K
Cash/Share (9/30/16):	\$0.04
Fiscal Year-end:	12/31

Investment Highlights

- Real estate holding / development company with high, premium rent per square foot of \$32-\$40 per square foot, investment grade leases, average lease term of 15 years and a significant backlog of development projects and potential tenants in the licensed marijuana industry
- Uniquely positioned to benefit from growth in the medical and recreational marijuana sector while minimizing exposure to risk
- Solid balance sheet with \$9.5M in assets and \$3.5M in liabilities at Sept.30, 2016 (unaudited)
- Experienced management team
- Tight capital structure with 17.2 million shares outstanding, 24% insider ownership, no warrants, 1.25M options and 200,000 shares issuable upon conversion to convertible debt

Market Opportunity

- The forces of capitalism are behind further decriminalization of marijuana
- Legalization is becoming more widely accepted as a social justice issue
- Majority of Americans now support legalization
- Significantly higher rental income vs. more traditional properties
- Typical "high" rent is \$7-\$8 / sq. ft.
- Zoned averages \$32-\$33 / sq. ft. for retail and ~\$42 / sq. ft. for cultivation
- Rental rates similar to jewelry store properties

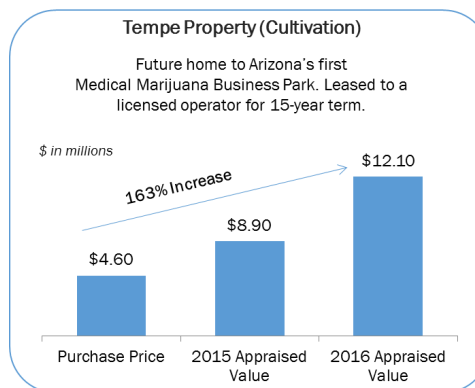
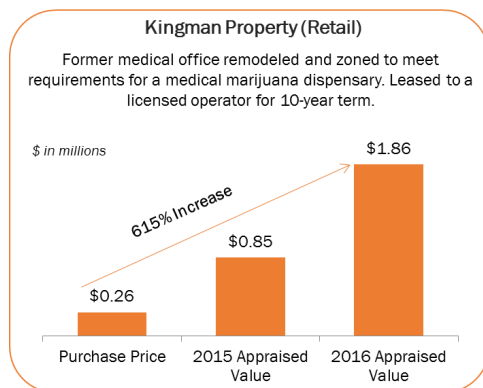
Industry Relationships

- Financing
- Insurance
- Design
- Construction

Balance Sheet Highlights

\$ in millions	9/30/16 (unaudited)	12/31/15
Cash & cash equivalents	\$0.610	\$1.281
Rental properties, at cost	\$7.714	\$7.225
Debt	\$3.100	\$3.100
Stockholders' equity	\$5.969	\$5.741

Increasing Value of Acquired Properties



Portfolio Stats

6 Locations | **8** Buildings

2,386,468
Acquired
Square Feet

Growth Strategy



Organic

- Lease escalators
- Refinancing after properties increase in value



Additional States

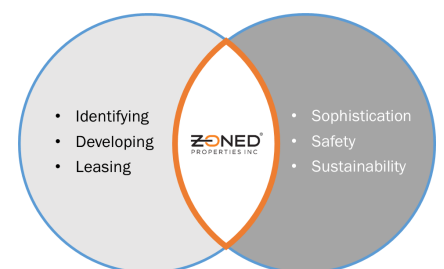
- Entering new states as legislation passes
- Established partnerships with financing sources to develop and manage properties in new states



Ancillary Markets

- Potential to move into highly select properties for recreational marijuana

Property Development



Setting the standard in property development
Improving acquired properties to generate reliable revenue streams and increase property values



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Current Portfolio

Tempe, AZ (410)

- Medical Marijuana Business Park
- Approved zoning through City of Tempe
- 60,000 square feet of building space
- 2 tenants under lease/LOI for development of 100% of the building

Tempe, AZ (422)

- 22,355 square feet of building space
- 100% leased to a non-MJ tenant that manufactures medical equipment
- Leased for a 5-Year term ending 2020

Green Valley, AZ

- 1,440 square feet of building space
- Currently leased to medical marijuana dispensary over a 10-Year Term
- Area is dense with retirement communities

Chino Valley, AZ

- 47.6 acres of property, 11 acres developed & 15,000 square feet leased for licensed medical marijuana cultivator
- 25,000 additional square feet of building space under development for lease
- Includes significant water rights

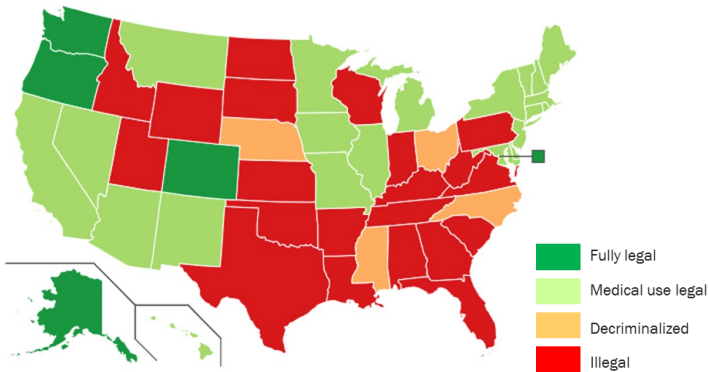
Gilbert, AZ

- Currently vacant land leased to barn manufacturing company
- Zoned for medical marijuana dispensary and can be developed as such in future once licensed operator is put in place

Kingman, AZ

- Located in Mohave County by well-traveled I-40 Highway
- 1,497 square feet remodeled and leased to a medical marijuana dispensary operator
- Own 2 vacant lots adjacent to the dispensary building for future expansion

Marijuana Legalization Status



- The forces of capitalism are behind further decriminalization
- CO and WA serve as examples of the strong revenue generating capabilities of legalization
- Legalization is becoming more widely accepted as a social justice issue
- A majority of Americans now support legalization

Source: Drug Policy Alliance
As of February 1, 2016

Executive Leadership

Bryan McLaren, Chief Executive Officer

Mr. McLaren has a strong professional background in the social, economic, and environmental development of complex business organizations. For more than a decade he has worked to implement programs for corporate and community organizations. McLaren holds a Bachelors of Business Administration and Ethical Studies from the University of San Diego, a Masters of Sustainable Development from Northern Arizona University, an Executive Masters in Business Leadership from Arizona State University and an MBA from Marylhurst University. Prior to joining Zoned Properties, McLaren worked as a Sustainability Consultant for Waste Management where he led the strategic development and operational implementation of programs for Higher Education. McLaren has also worked as a Manager in the Higher Education industry and has been appointed as a City Sustainability Commissioner.

Adam Wasserman, Chief Financial Officer

Mr. Wasserman has served as CFO since October 1, 2015 and as an advisory CFO since July 10, 2014. He has been a majority shareholder and CEO of CFO Oncall, Inc. since 1999. Through CFO Oncall, Mr. Wasserman serves and has served as the chief financial officer of a number of private and publicly held companies. From June 1991 to November 1999 he was a Senior Audit Manager at American Express Tax and Business Services where his responsibilities included supervising, training and evaluating senior accounting staff members, work paper review, auditing, maintaining client relations, preparation of tax returns and financial statements. From September 1986 to May 1991, Mr. Wasserman was employed by Deloitte & Touche, LLP where his assignments included public and private company audits and SEC reporting, tax preparation and planning, management consulting, systems design, staff instruction and recruiting. Mr. Wasserman is a member of the American Institute of Certified Public Accountants and holds a Bachelor of Science Degree in Accounting from the State University of New York at Albany.

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