



A brand new
EMERGING INDUSTRY

“We are building for an industry that does not yet exist.
It’s our responsibility to make sure it gets done right.”

-Bryan McLaren

ZONED[®]
PROPERTIES INC

Investor Presentation
August 2019 | **OTCQX:ZDPY**

FORWARD-LOOKING STATEMENTS



This presentation release contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Readers are cautioned not to place undue reliance on these forward-looking statements. Actual results may differ materially from those indicated by these forward-looking statements as a result of risks and uncertainties impacting the Company's business including, increased competition; the ability of the Company to expand its operations through either acquisitions or internal growth, to attract and retain qualified professionals, and to expand commercial relationships; general economic conditions; and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission.

Our
MISSION

Providing Real Estate & Sustainability Services for the Regulated Cannabis Industry, positioning the company for property acquisitions and revenue growth.

Our
VISION

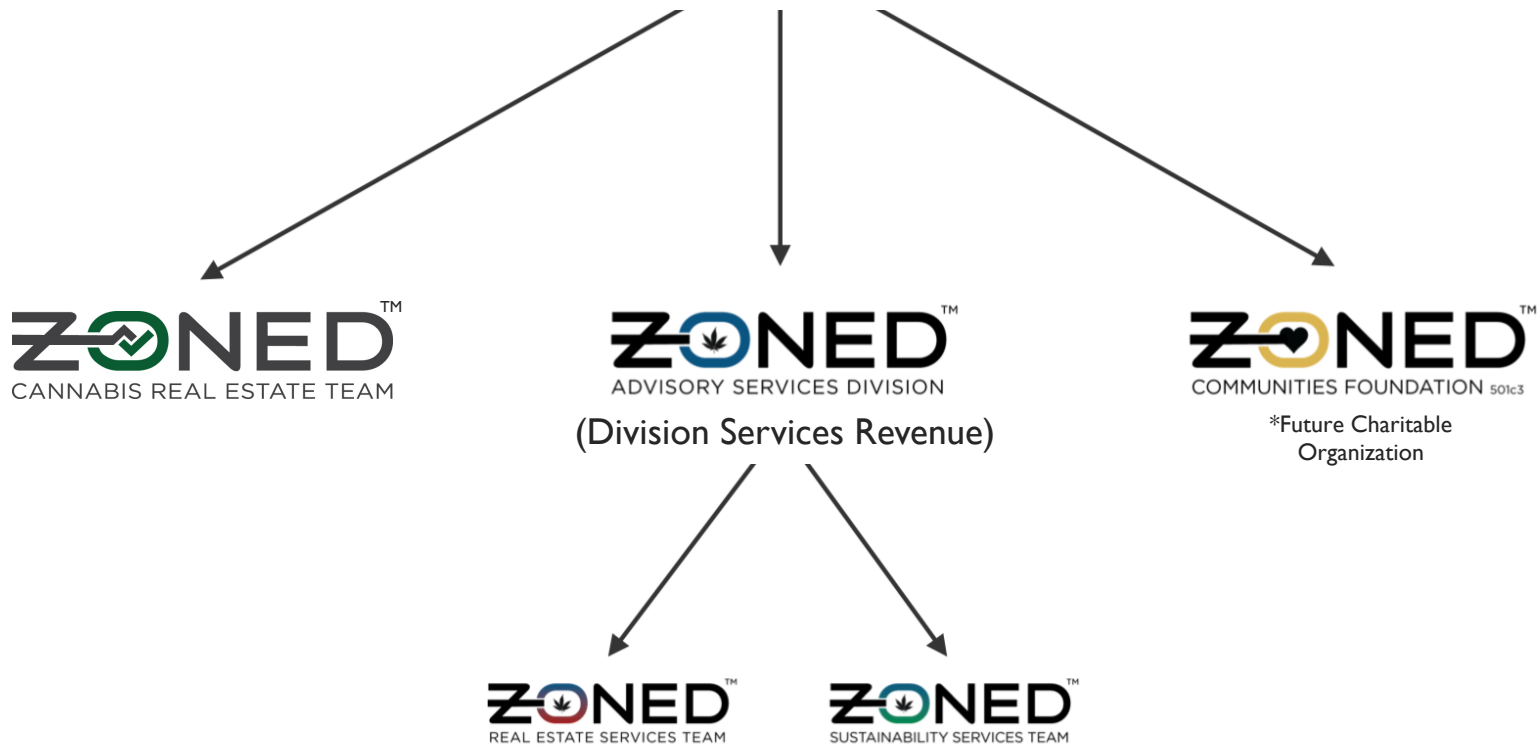
To be recognized for setting the standard of sustainable development in emerging industries, including the Regulated Cannabis Industry.

Our
VALUES

Sophistication, Safety, Sustainability, Stewardship

ZONED[®] PROPERTIES INC

(Real Estate Assets & NNN Leasing Revenue)



THE MARKET OPPORTUNITY

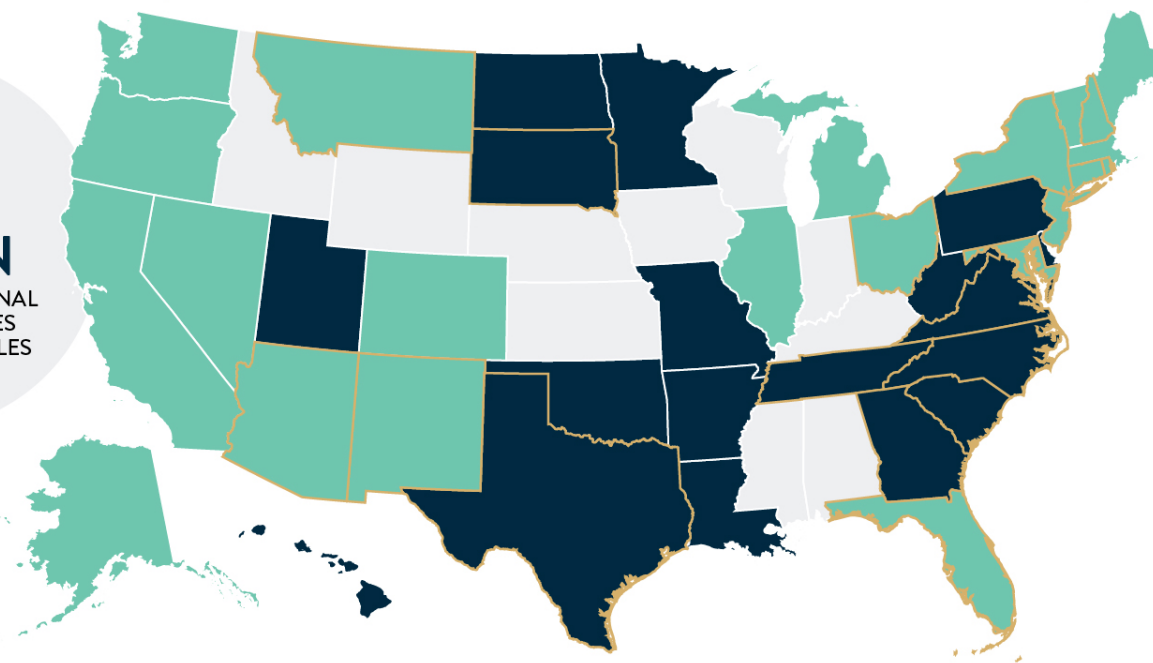
CannaBit®

POTENTIAL ADDITIONAL ANNUAL REVENUES FROM STATES CURRENTLY DEBATING NEW CANNABIS LAWS

FOR MORE INSIGHTS
LIKE THIS, VISIT:
NEWFRONTIERDATA.COM



- Current Adult Use
- Current Medical Use
- Potential Med Use > Adult Use
- Potential Medical Use



STATE	YEAR 4 VALUE
Arizona	\$625.8 M
Connecticut	\$460.9 M
Florida	\$2.54 B
Maryland	\$839.7 M
Montana	\$151.6 M
New Hampshire	\$224.9 M
New Jersey	\$881.7 M
New Mexico	\$232.2 M
New York	\$2.36 B
Ohio	\$1.24 B
Rhode Island	\$168.0 M
Georgia	\$250.8 M
North Carolina	\$247.4 M
South Carolina	\$123.0 M
South Dakota	\$20.7 M
Tennessee	\$158.9 M
Texas	\$713.4 M
Virginia	\$198.5 M

ADULT-USE

MEDICAL



© 2019 New Frontier Data | Source: New FrontierData

Source: Newfrontierdata.com

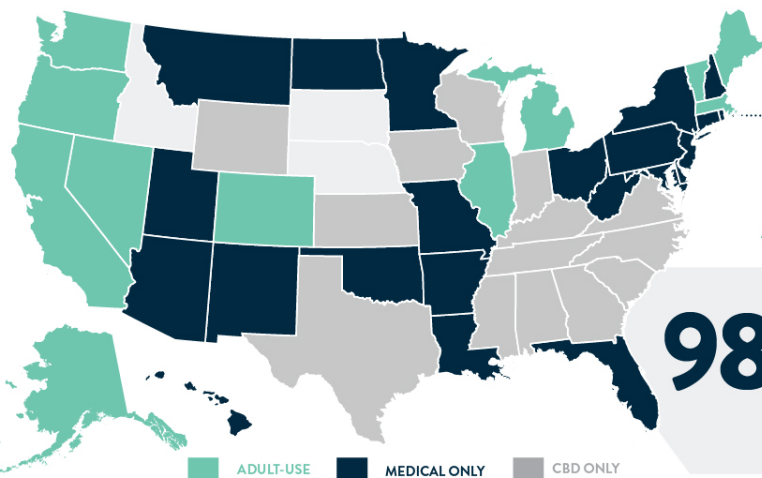
THE MARKET OPPORTUNITY

CannaBit[®]

THE STATE OF THE CANNABIS UNION

FOR MORE INSIGHTS
LIKE THIS, VISIT:
NEWFRONTIERDATA.COM

U.S. LEGALIZATION



47 STATES 47 states and Washington D.C. have legalized cannabis in one form or another.

11+DC STATES ADULT-USE **22 STATES MEDICAL ONLY** **14 STATES CBD ONLY**

98.6% OF THE U.S. POPULATION LIVES IN STATES WITH SOME FORM OF LEGALIZED CANNABIS ACCESS



	SENATE SEATS	HOUSE SEATS
ADULT-USE MARKETS	22	124
MEDICAL-USE MARKETS	44	172
CBD-ONLY MARKETS	28	133
TOTAL	94	429



© 2019 New Frontier Data | Source: National Survey on Drug Use & Health, Substance Abuse & Mental Health Administration

Source: Newfrontierdata.com

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U.S. MEDICAL CANNABIS PATIENTS

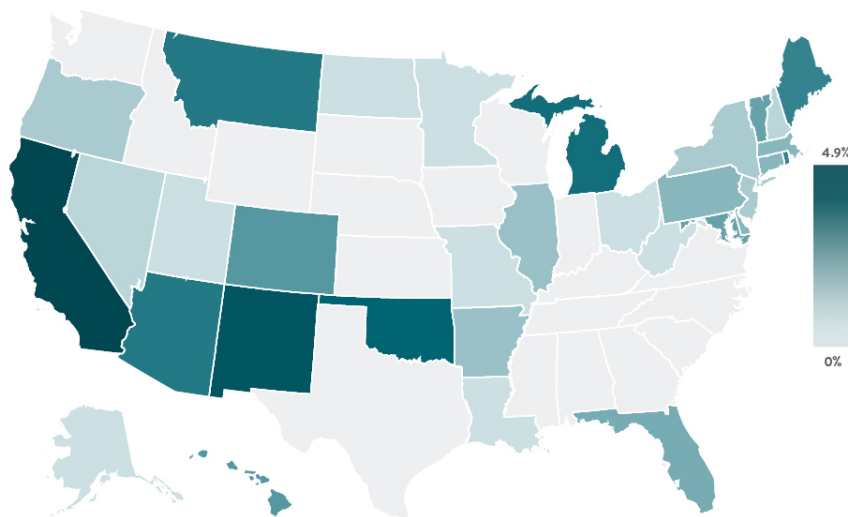
FOR MORE INSIGHTS
LIKE THIS, VISIT:
NEWFRONTIERDATA.COM

3.7
MILLION
CURRENT CANNABIS
PATIENTS IN THE U.S.



1.3%
AVERAGE SATURATION
RATE ACROSS ALL
LEGAL MEDICAL
MARKETS*

CURRENT PATIENT SATURATION**



TOP 7 STATES BY SATURATION** (JUNE 2019)

State	Patient Saturation
California [†]	4.9%
New Mexico	3.5%
Oklahoma	3.5%
Michigan	3.1%
Montana	3.1%
Arizona	2.8%
Maine	2.7%

TOP 7 STATES BY PATIENT COUNT (JUNE 2019)

State	Patient Population
California [†]	2,000,000
Michigan	311,314
Florida	252,079
Arizona	199,943
Oklahoma	138,230
Pennsylvania	121,680
New York	103,561



* Reflects the average patient saturation rate across all legal medical cannabis markets that have begun the patient registration process

© 2019 New Frontier Data | **Patient saturation reflects the number of registered medical cannabis patients as a percentage of the state population

[†] Only an estimated 1/5th of the registered card-holding medical cannabis patients in California are actively making purchases from legal licensed medical dispensaries.

Source: Newfrontierdata.com

How can a Real Estate Company, Fund, or Investor effectively identify properties with successful operators for acquisition targets and sale-leaseback opportunities?

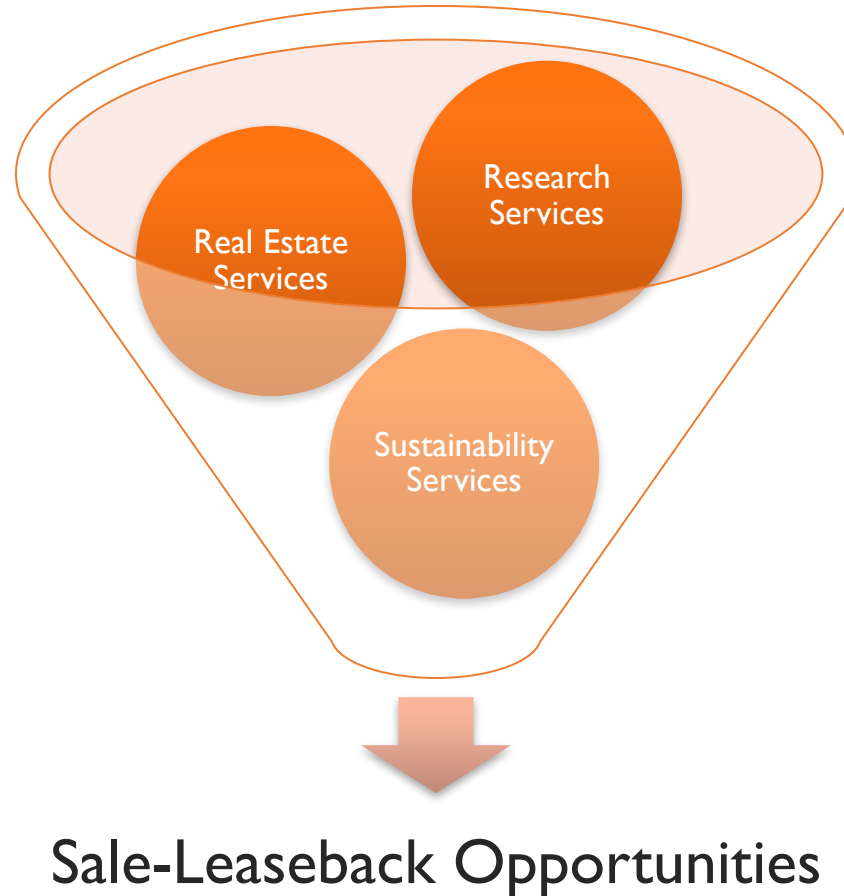


Regulated Cannabis Industry Market Challenge

*Properly predicting the risk and success of a regulated operator,
which will in turn affect the potential value of the operating property.*

OUR MARKET APPROACH

Zoned Advisory Services provides Real Estate & Sustainability Services to Regulated Cannabis Clients in order to mitigate the risk of externally targeting properties for sale-leaseback opportunities.



WE HELP CLIENTS DEVELOP **CANNABIS PROJECTS**

Let *us* develop your project, so *you* can develop your business.



SECURE

Your
Property



DEVELOP

Your
Project



SUSTAIN

Your
Profits

CLIENT & PARTNER **TESTIMONIALS**

“Our business would not exist without the strategic guidance from Zoned Properties.”

–Valera K.
Chief Compliance Officer

“Zoned Properties has been an excellent partner in this project.”

–Ruth M.
Development Services Director

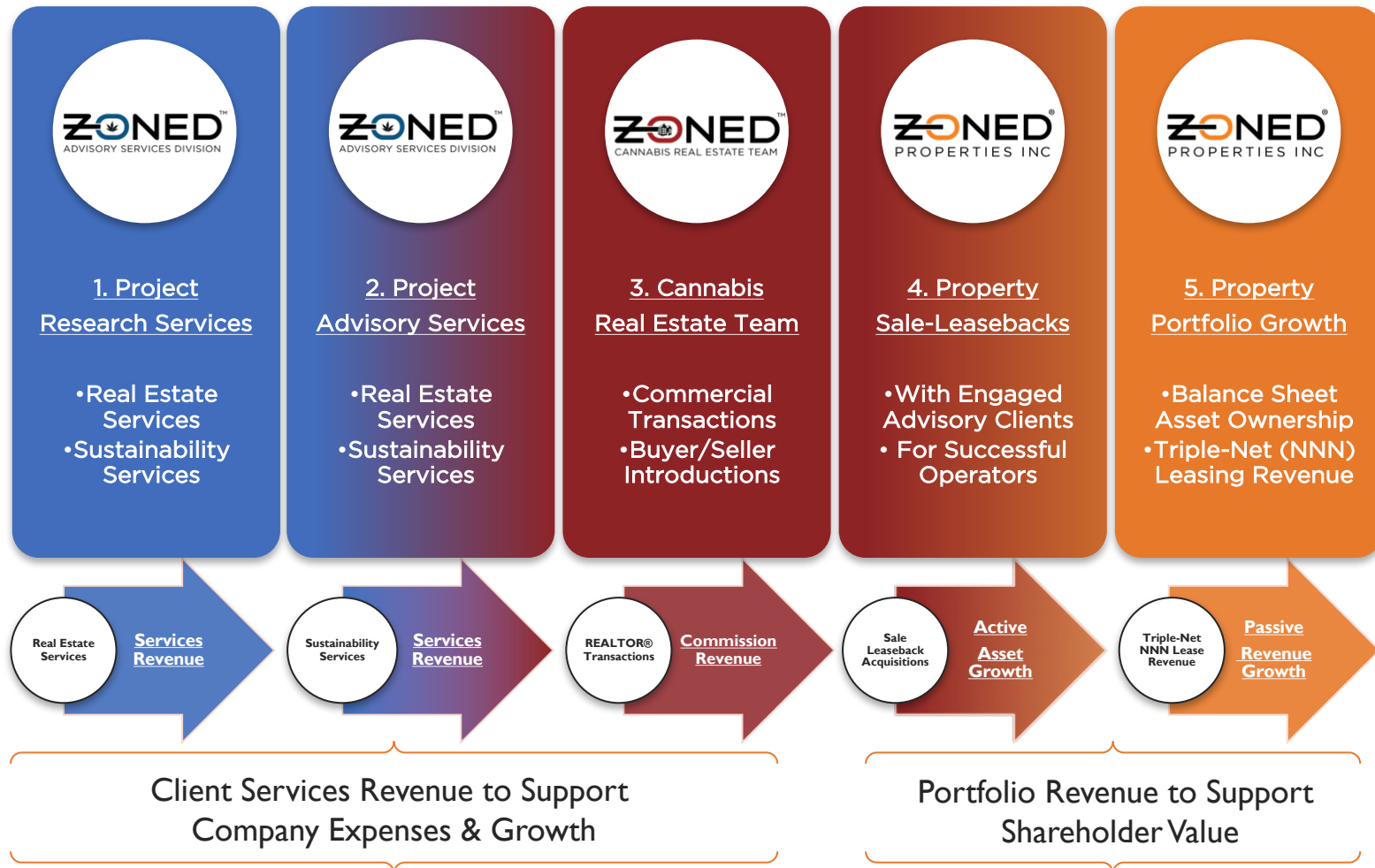
“The Town of Parachute is excited to see a Zoned Properties development come to town.”

–Stuart M.
Town Manager



ZONED SALE-LEASEBACK STRATEGY

Zoned Advisory Services & Real Estate Teams can generate new revenue while vetting future acquisition targets, feeding our pipeline for property acquisitions and revenue growth.



SUMMARY PROPERTY PORTFOLIO



Chino Valley, Arizona

Ownership of 47 acres with Medical Marijuana Cultivation Facilities granted a multi-year Development Deal



Kingman, Arizona

Leased to a licensed medical marijuana operator over a 20-year term with a triple-net (NNN) leasing structure



Green Valley, Arizona

Leased to a licensed medical marijuana operator over a 20-year term with a triple-net (NNN) leasing structure



Tempe, Arizona

Ownership of 3.5 acres with Medical Marijuana Cultivation Facilities developed as a Medical Marijuana Business Park



Parachute, Colorado

Medical Marijuana Business Park granted a multi-year Vested Property Rights Agreement for development



Gilbert, Arizona

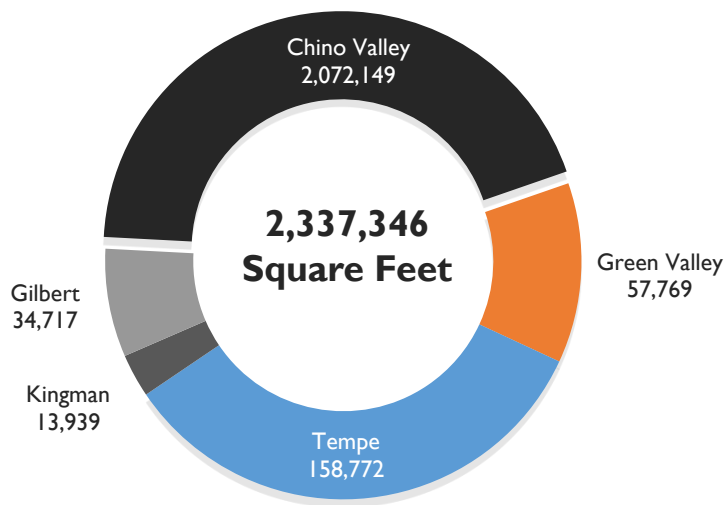
Undeveloped Land that has been leased to an executive towing company; potential future Dispensary Site

SUMMARY PROPERTY PORTFOLIO

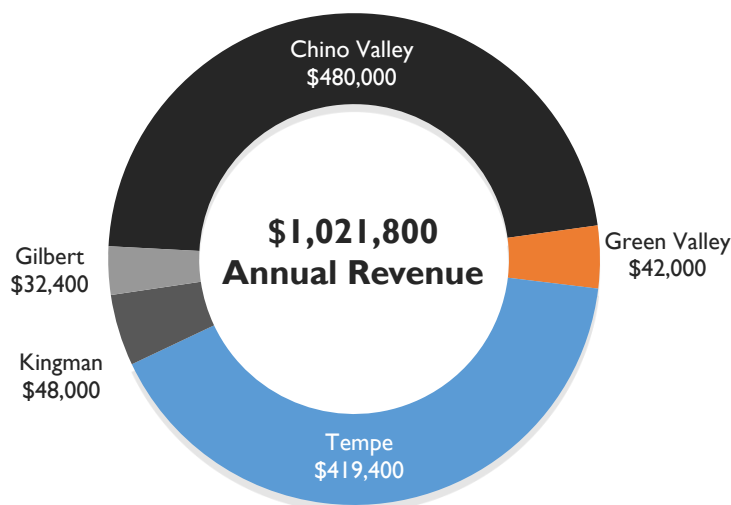
(As of June 30, 2019)

5 Properties in the State of Arizona generating Triple-Net NNN Lease Revenue

Total Property Portfolio Owned¹



Total Property Portfolio Revenue²



¹ Square footage of Chino Valley Cultivation Facility is not to scale on chart

² Property Portfolio Revenue generated from 102,937 Square Feet of Developed and Leased Building Space

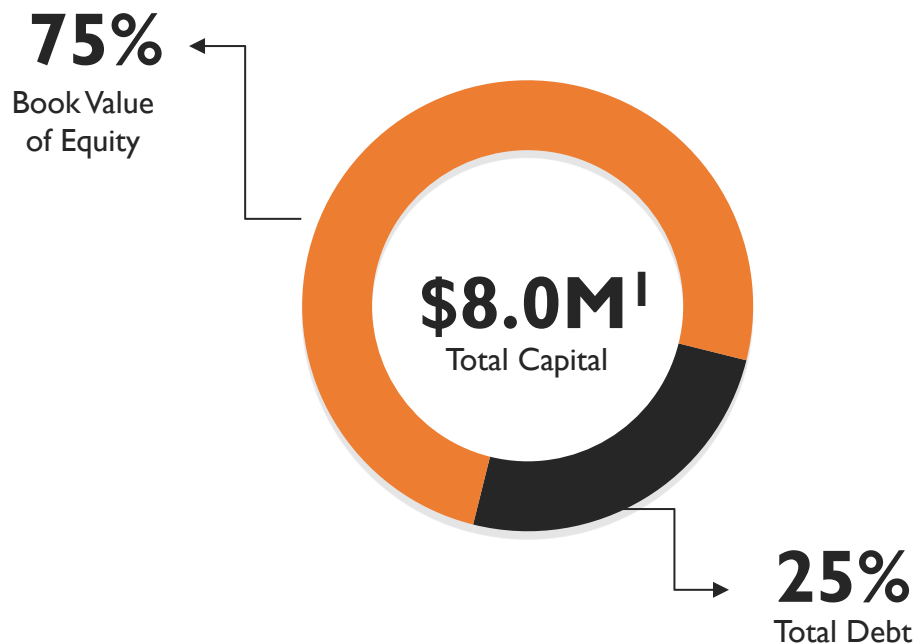
Developed / Leased:		102,937 Square Feet of Building Space Generating \$1,021,800 Revenue
Undeveloped / Future:		2,234,409 Square Feet of Land to be Developed

SUMMARY CAPITAL STRUCTURE

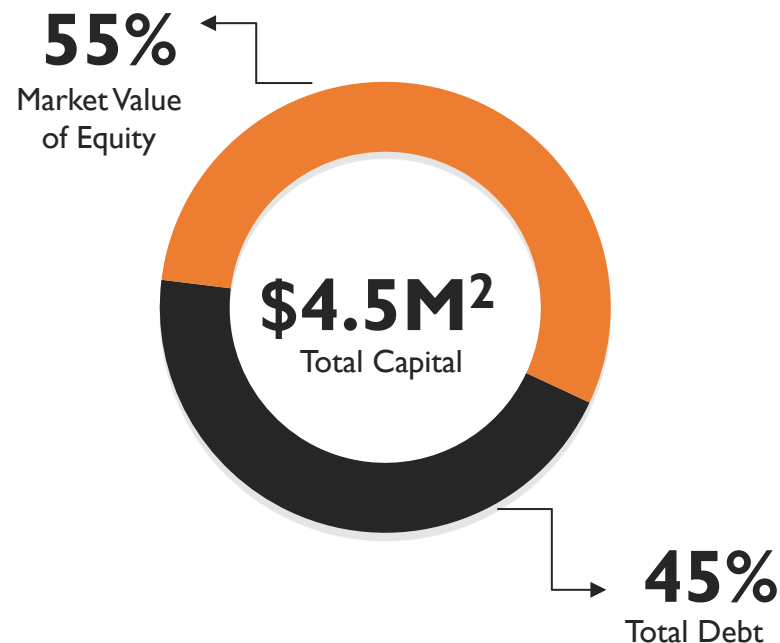
(As of June 30, 2019)

*\$ in millions

Book Value (BV) of Total Capital



Market Value (MV) of Total Capital



¹ \$2.02M of Debt + \$5.97M of Stockholders' Equity = \$7.99M BV of Total Capital

² \$2.02M of Debt + \$2.50M of MV Equity (\$0.21/share at 6/28/2019 * 11.90 shares outstanding) = \$4.52M MV of Total Capital

SUMMARY STATEMENTS OF OPERATIONS



	Six Months Ended	Year Ended			
	6/30/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015
Total revenues (including significant party revenues)	\$602,177	\$1,236,930	\$2,113,864	\$1,853,708	\$1,419,928
Operating expenses	\$646,890	\$3,198,413	\$1,416,698	\$2,125,949	\$2,566,494
Interest expenses	\$60,000	-	\$42,983	\$192,492	\$193,448
Interest expenses – related parties	\$600	\$121,200	\$129,288	\$35,000	\$35,000
Net income / (loss) excluding one-time gain on sale of property in Tempe, AZ	\$2,891	(\$2,027,278)	\$546,149	(\$501,576)	(\$1,372,030)
One-time gain on sale of property in Tempe, AZ	-	-	\$831,753	-	-
Net income / (loss)	\$2,891 ³	(\$2,027,278) ¹	\$1,377,902 ²	(\$501,576)	(\$1,372,030)

¹ Reflects Company's shift to new business model effective May 1, 2018, including \$1.9 million one-time, non-cash write-off of deferred rent receivable

² Includes one-time gain of \$831,753 from the sale of property for the year ended 12/31/2017

³ Includes one-time gain of \$108,204 from receipt of utilities rebate

SUMMARY BALANCE SHEETS

Summary Balance Sheets as of June 30, 2019

Total Assets	\$8,180,865
Total Liabilities	\$2,211,855
Total Shareholders' Equity	\$5,969,010

	As of	
	6/30/2019	12/31/2018
Cash	\$497,529	\$354,867
Rental Properties, net	\$7,552,447	\$7,730,087
Total Debt	\$2,020,000	\$2,020,000
Total Liabilities	\$2,211,855	\$2,308,003
Total Shareholders' Equity	\$5,969,010	\$5,923,213



Executive Councils & Memberships



Board of Directors

Bryan McLaren
Chairman

Alex McLaren
Director

Art Friedman
Independent Director

David Honaman
Independent Director

Derek Overstreet
Independent Director

Management

Bryan McLaren, MBA
Chief Executive Officer
& Chief Financial Officer

John Kester III, PHD
Director of Sustainability Services

**MULTI-STATE EXPERIENCE &
PROVEN SUCCESS**

**CASH FLOW POSITIVE
FROM OPERATIONS**

**2 MILLION SQ. FT. OF
PROPERTY OWNERSHIP**
(No Toxic Debt)

**OVER 5-YEARS AS
PUBLIC COMPANY
IN REGULATED CANNABIS**

**EXECUTIVE MEMBERSHIPS
FORBES, USGBC, NCIA, BBB**

**TRIPLE-NET (NNN)
PASSIVE REVENUE STREAM**

**TIGHT CAPITAL STRUCTURE
11,901,548 COMMON SHARES**
(As of June 30, 2019)

**COMMUNITY FOCUSED
REGULATED CANNABIS CO.**

COMPANY CONTACT

Bryan McLaren; Chairman, CEO & CFO

Zoned Properties, Inc. | Scottsdale, AZ

www.ZonedProperties.com | Tel 877.360.8839 | Bryan@ZonedProperties.com