



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



Investor Presentation

November 2019 | OTCQB: ZDPY

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.

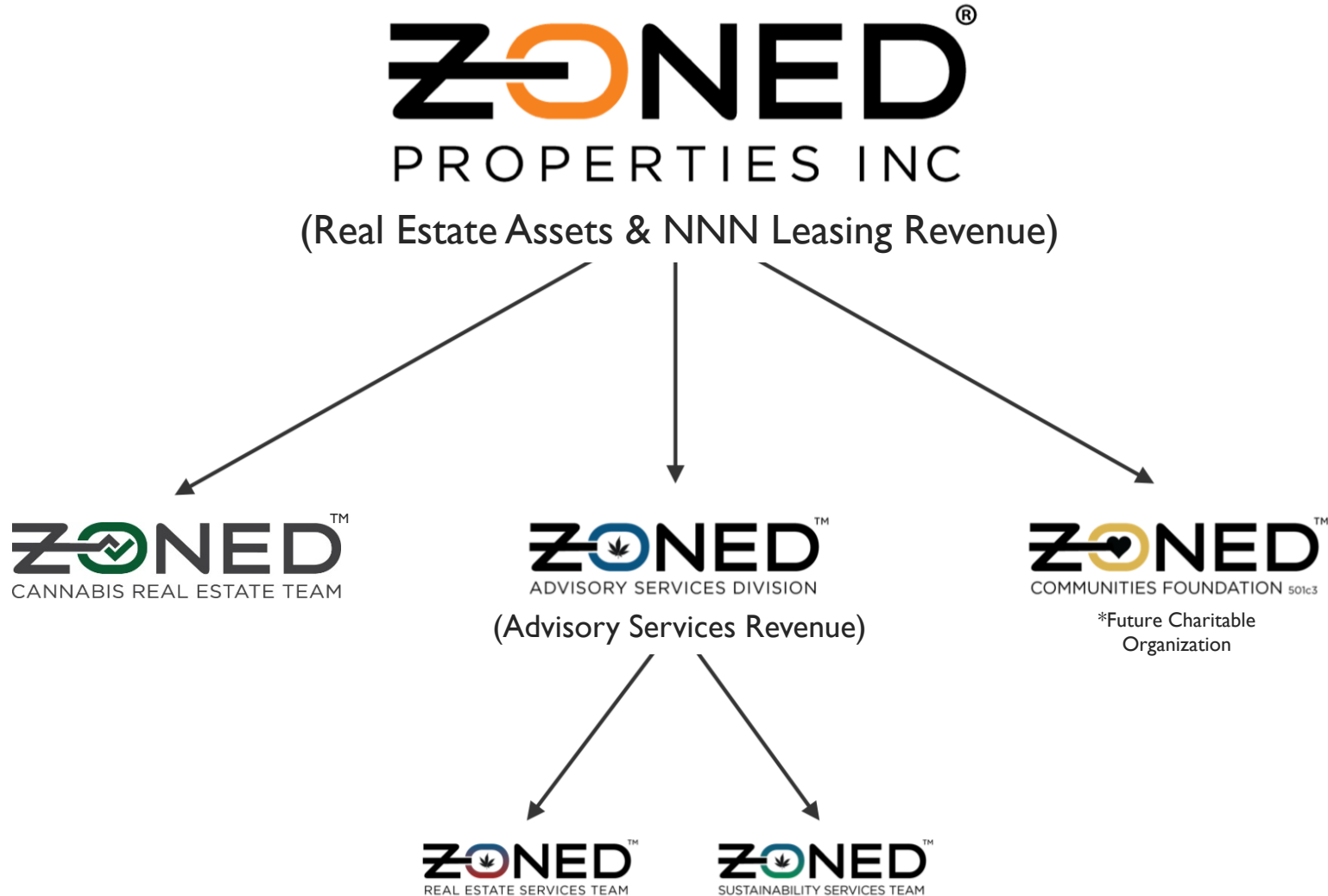
Our **VISION**

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

Our **VALUES**

Sophistication, Safety, Sustainability, Stewardship

COMPANY ORGANIZATION

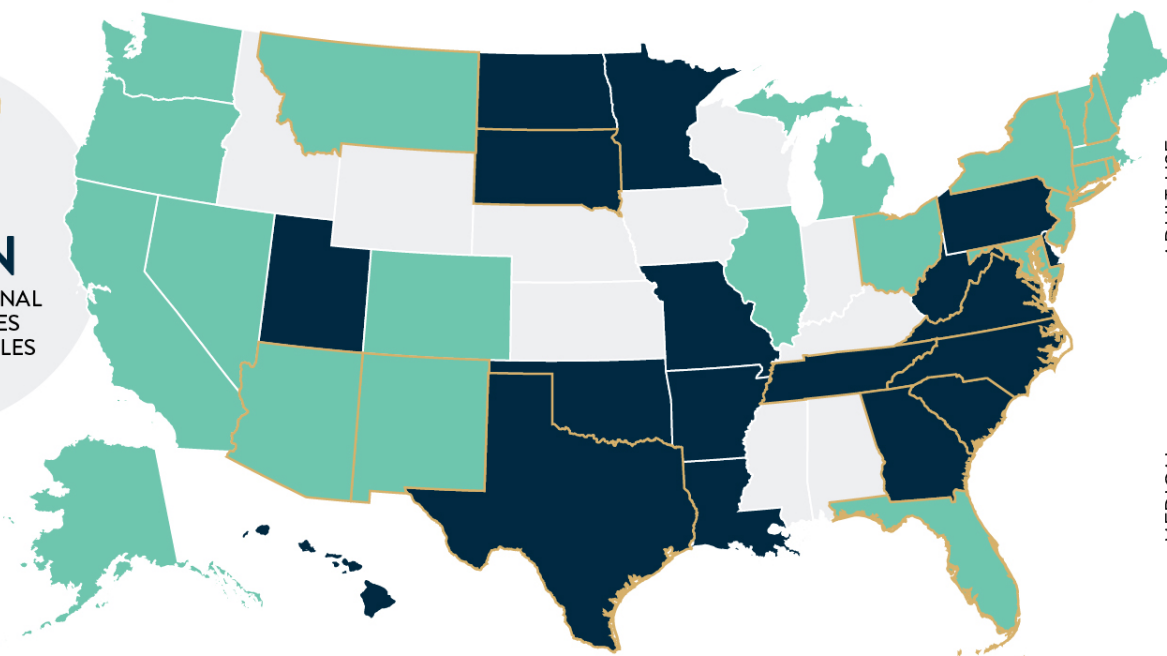
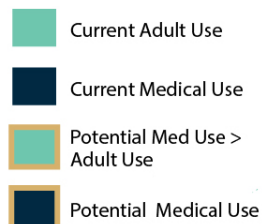


THE MARKET OPPORTUNITY

CannaBit[®]

**POTENTIAL ADDITIONAL ANNUAL REVENUES FROM
STATES CURRENTLY DEBATING NEW CANNABIS LAWS**

FOR MORE INSIGHTS
LIKE THIS, VISIT:
NEWFRONTIERDATA.COM



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

© 2019 New Frontier Data | Source: New FrontierData

Source: Newfrontierdata.com



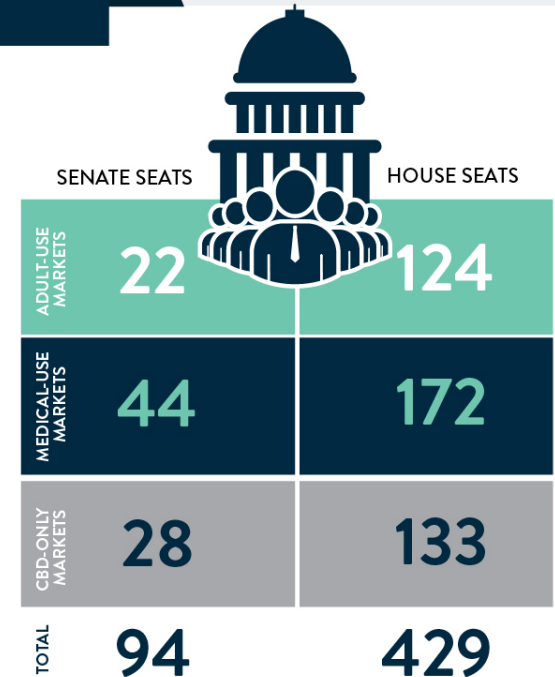
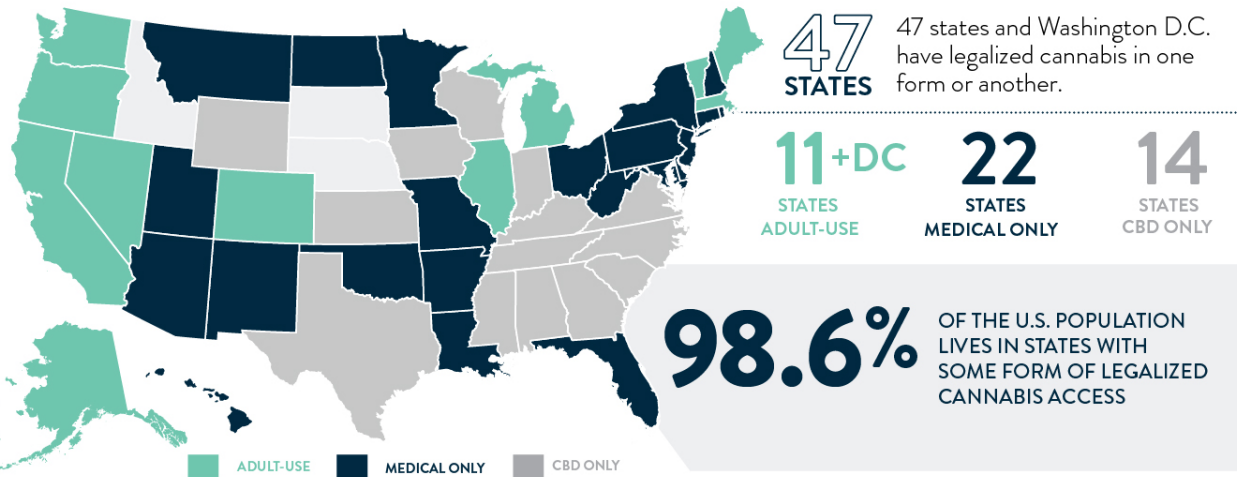
THE MARKET OPPORTUNITY

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THE STATE OF THE CANNABIS UNION

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U.S. LEGALIZATION



New
Frontier
data

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

Source: Newfrontierdata.com

THE MARKET OPPORTUNITY

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U.S. MEDICAL CANNABIS PATIENTS

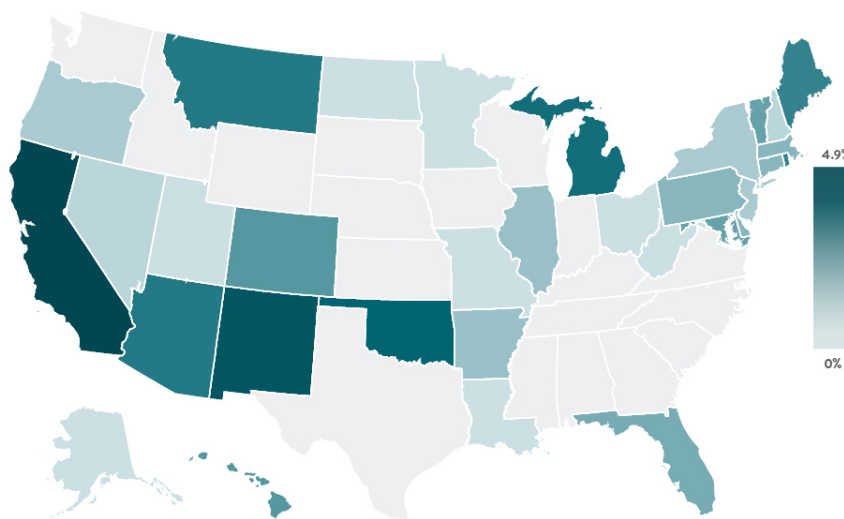
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3.7
MILLION
CURRENT CANNABIS
PATIENTS IN THE U.S.



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.

New
Frontier
data

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?

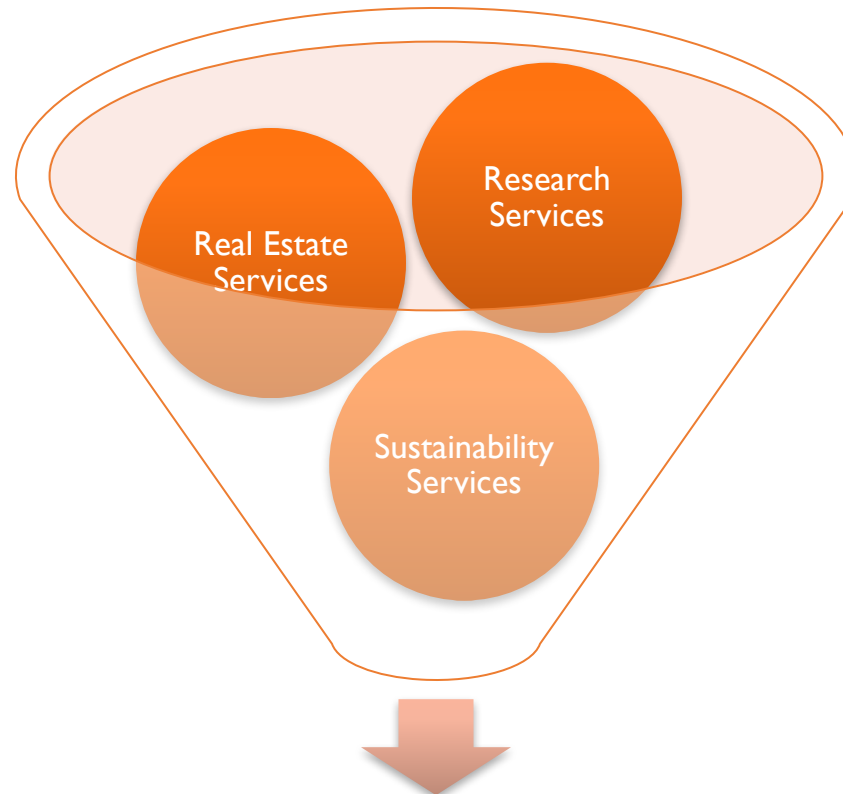


Regulated Cannabis Industry Market Challenge

*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.



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

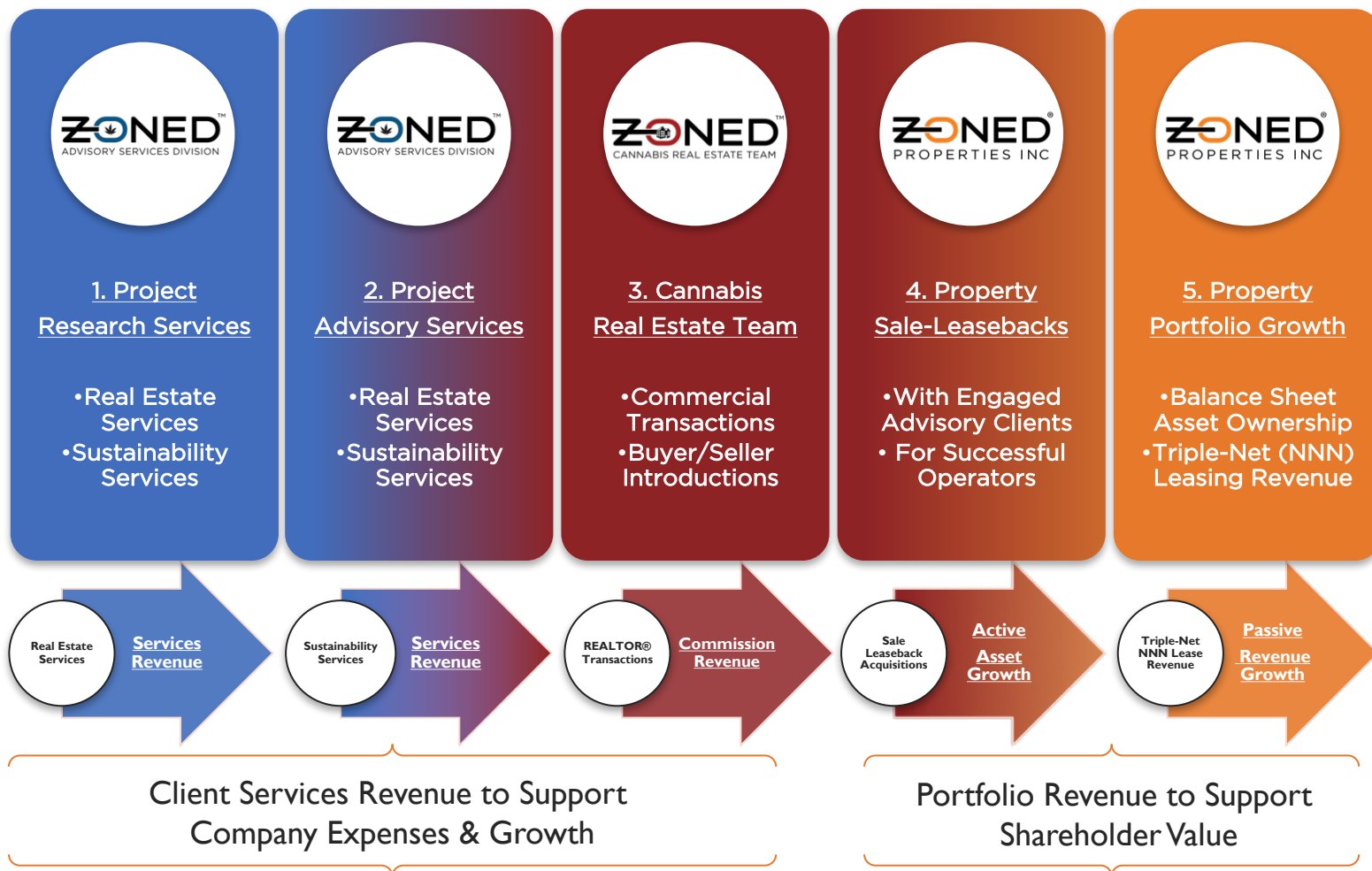
“The Town of Parachute is excited to see a Zoned Properties development come to town.”

–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.

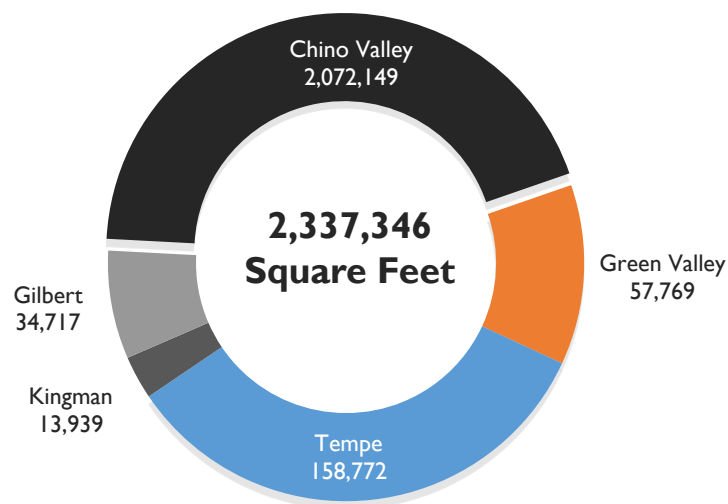


SUMMARY PROPERTY PORTFOLIO

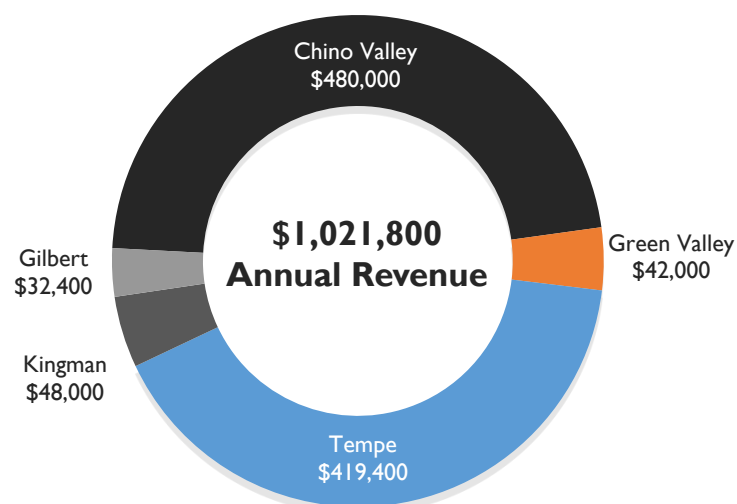
(As of Sept 30, 2019)

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 PROPERTY PORTFOLIO

(As of Sept 30, 2019)



Chino Valley, Arizona

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



Tempe, Arizona

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



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



Parachute, Colorado

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



Gilbert, Arizona

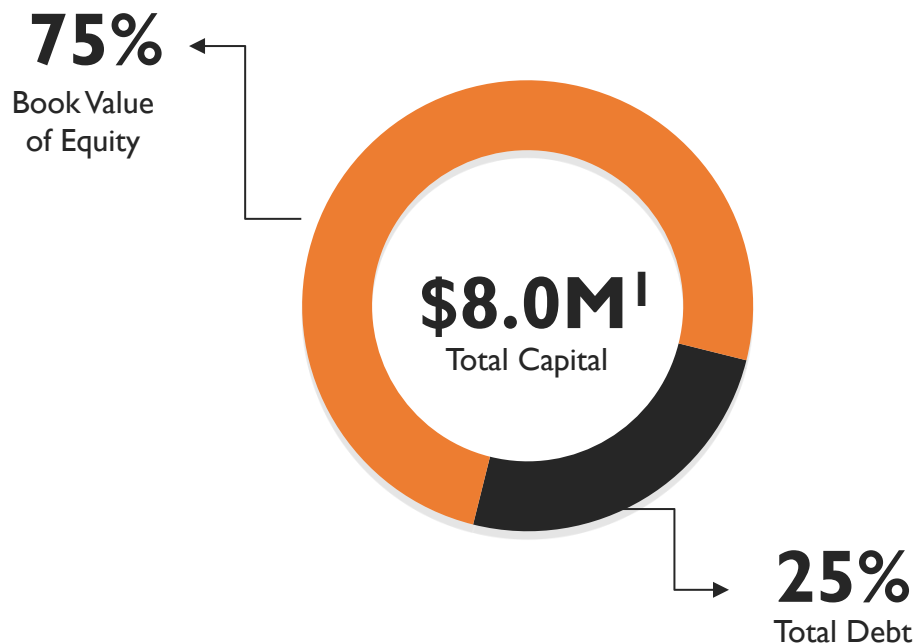
Undeveloped Land that has been leased to an executive towing company; potential future Dispensary Site

SUMMARY CAPITAL STRUCTURE

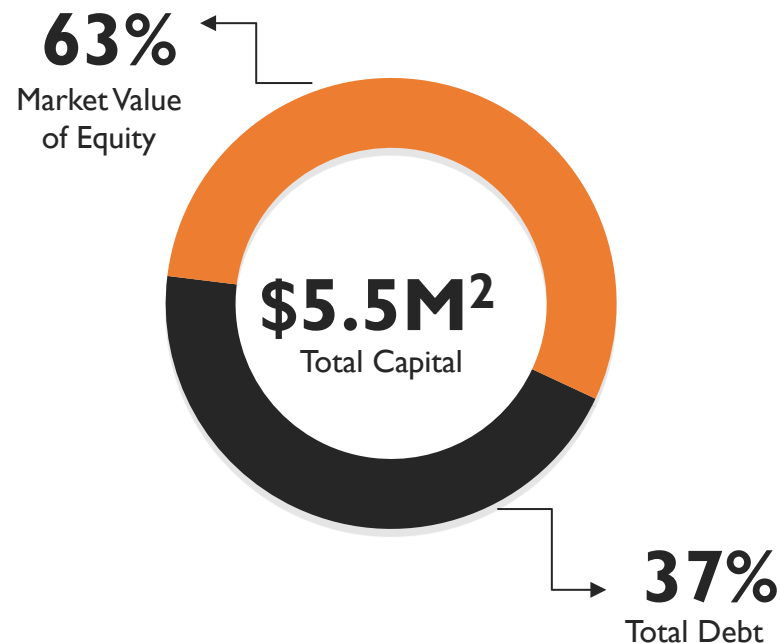
(As of Sept 30, 2019)

*\$ in millions

Book Value (BV) of Total Capital



Market Value (MV) of Total Capital



¹ \$2.02M of Debt + \$5.98M of Stockholders' Equity = \$8.00M BV of Total Capital

² \$2.02M of Debt + \$3.45M of MV Equity (\$0.29/share at 9/30/2019 * 11.90M shares outstanding) = \$5.47M MV of Total Capital

SUMMARY STATEMENTS OF OPERATIONS



	Nine Months Ended	Year Ended			
	9/30/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015
Total revenues (including significant party revenues)	\$940,516	\$1,236,930	\$2,113,864	\$1,853,708	\$1,419,928
Operating expenses	\$950,942	\$3,198,413	\$1,416,698	\$2,125,949	\$2,566,494
Interest expenses	\$90,000	-	\$42,983	\$192,492	\$193,448
Interest expenses – related parties	\$900	\$121,200	\$129,288	\$35,000	\$35,000
Net income / (loss) excluding one-time gain on sale of property in Tempe, AZ	\$6,878	(\$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)	\$6,878 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

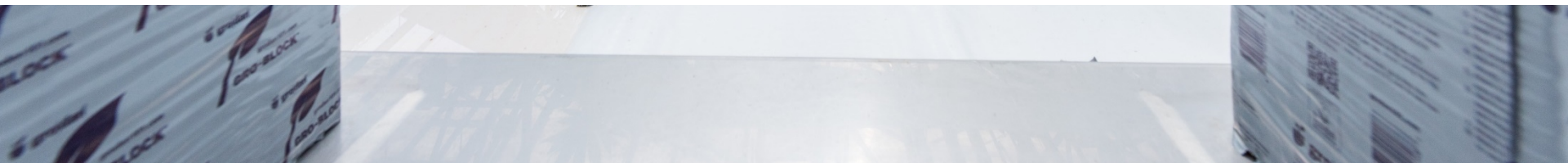
Summary Balance Sheets as of September 30, 2019

Total Assets	\$8,203,936
Total Liabilities	\$2,225,036
Total Shareholders' Equity	\$5,978,900

	As of	
	9/30/2019	12/31/2018
Cash	\$574,300	\$354,867
Rental Properties, net	\$7,463,627	\$7,730,087
Total Debt	\$2,020,000	\$2,020,000
Total Liabilities	\$2,225,036	\$2,308,003
Total Shareholders' Equity	\$5,978,900	\$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 September 30, 2019)

**COMMUNITY FOCUSED
REGULATED CANNABIS CO.**

COMPANY CONTACT

Bryan McLaren; Chairman, CEO & CFO

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