



Investor Presentation

May 2021 | OTCQB: 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.

COVID-19 STATEMENT



In March 2020, the World Health Organization declared COVID-19 a global pandemic and recommended containment and mitigation measures worldwide. We are monitoring this closely, and although operations have not been materially affected by the COVID-19 outbreak to date, the ultimate duration and severity of the outbreak and its impact on the economic environment and our business is uncertain. Currently, all of the properties in our portfolio are open to our Significant Tenants and their customers and will remain open pursuant to state and local government requirements. We did not experience in 2020, and we do not foresee in 2021, any material changes to our operations from COVID-19. Our tenants are continuing to generate revenue at these properties and they have continued to make rental payments in full and on time and we believe the tenants' liquidity position is sufficient to cover its expected rental obligations. Accordingly, while we do not anticipate an impact on our operations, we cannot estimate the duration of the pandemic and potential impact on our business if the properties must close or if the tenants are otherwise unable or unwilling to make rental payments. In addition, a severe or prolonged economic downturn could result in a variety of risks to our business, including weakened demand for our properties and a decreased ability to raise additional capital when needed on acceptable terms, if at all. At this time, the Company is unable to estimate the impact of this event on its operations.

ZONED PROPERTIES®, INC.



Our MISSION

To provide Real Estate & Sustainability Services for the Regulated Cannabis Industry, positioning the Company for Real Estate Investments and Revenue Growth.

Our **VISION**

Maximizing Prosperity in Local Communities by creating a paradigm for Sustainable Development in Emerging Industries, including the Regulated Cannabis Industry.

Our **VALUES**

Sophistication, Safety, Sustainability, Stewardship

THE MARKET OPPORTUNITY





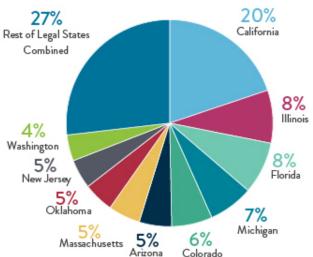
NEW STATE MARKETS, CALIFORNIA NUMBERS BOOST OUTLOOK FOR LEGAL CANNABIS

For More Insights Like This, Visit: **NewFrontierData.com**



Legal Adult Use — Illicit Market

LEGAL MARKET SHARE BY 2025



New Frontier

© 2020 New Frontier Data | Source: New Frontier Data

Legal Medical Use

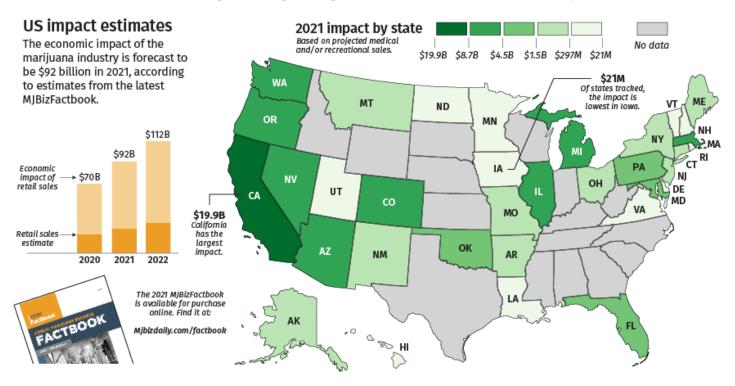
Source: NewFrontierData.com

THE MARKET OPPORTUNITY



Economic Impact of Marijuana

From jobs to taxes to real estate, the impact of the marijuana industry has a large – and growing – impact on the broader economy.



Source: MJBizFactbook, MJBizDaily analysis

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Source: MJBizDaily.com

THE MARKET CHALLENGE



How can a Real Estate Company, Fund, or Investor effectively identify real estate or properties with successful operators for acquisition targets and investment opportunities?



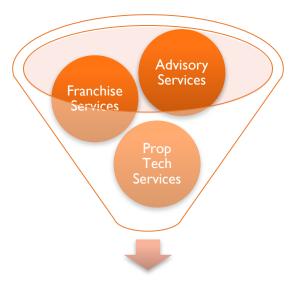
Regulated Cannabis Industry Market Challenge

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

ZONED PROPERTIES MARKET APPROACH



Zoned Properties Real Estate Services for Emerging and Highly Regulated Industries can help enhance value and mitigate risk for Real Estate Investment Opportunities with Clients & Partners.



Acquisition & Investment Opportunities

ZONED PROPERTIES GROWTH STRATEGY





(Real Estate Growth Divisions & Services Revenue)

Zoned Properties has positioned the organization as a leading real estate development firm for emerging and highly regulated industries, specifically focusing its best practices on the emerging regulated cannabis industry. We are redefining strategic approaches to commercial real estate in regulated sectors through value-driven service offerings built out of market necessity to support an evolving and increasingly complex business landscape.

ZONED PROPERTIES ADVISORY SERVICES



WE HELP CLIENTS DEVELOP CANNABIS PROJECTS

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







SECURE

DEVELOP

SUSTAIN

Your

Property

Your Project 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 PROPERTIES BROKERAGE SERVICES Z



Real Estate transactions in the regulated cannabis industry can be extremely challenging. That's why we created our own licensed brokerage team to directly guide clients through the process towards a successful transaction.



ZONED PROPERTIES FRANCHISE SERVICES



- We believe Franchise Organizations are strong drivers of real estate development and investment opportunities.
- Zoned Properties has partnered with & invested in a National Cannabis Retail Franchisor, The Open Dør, to leverage our national real estate services across a multi-state platform.
- Through our convertible debenture, Zoned Properties has the opportunity to convert its investment for up to a 33% equity stake in the franchisor organization.



ZONED PROPERTIES PROPTECH SERVICES



- Our team has implemented two Property Technology ("PropTech")
 Data Projects that will focus on solving critical needs in regulated
 real estate markets starting with the identification of property all
 the way through consumer and community interaction with the
 built retail environment (i.e. brick and mortar).
- Zoned Properties plans to invest in and partner with two new PropTech Data Project teams focused on providing solutions to address these critical real estate needs in regulated industries.

Zoned Properties PropTech Project #1: GIS Zoning & Mapping

 With our strategic partner and investment into the project, our goal is to utilize advanced property technology to provide solutions for property identification in regulated industries such as regulated cannabis.

Zoned Properties PropTech Project #2: Brick & Mortar Retail

With our strategic partner and investment into the project, our goal is to provide emerging and regulated industry operators with the tools to enhance the value of their brick & mortar real estate, through consumer-centric and brand-centric property technology solutions.

CORPORATE SOCIAL RESPONSIBILITY



- Why would a Real Estate company like Zoned Properties aim to pioneer Sustainable Development and Corporate Social Responsibility for the Regulated Cannabis industry?
- As NAREIT points out in its Sustainability and Investing Overview,
 "Real estate is not just the physical places where we live, work,
 and spend our leisure time; it helps unite and define local
 communities and provides an important investment resource
 to millions of Americans."*
- We have a chance to Set the Stage & Create the Paradigm for the future of the Cannabis Marketplace by focusing on these efforts.

^{*}Source: https://www.reit.com/investing/reits-sustainability

ZONED PROPERTIES PORTFOLIO



As of March 31, 2021, a summary of rental properties owned by us consisted of the following:

Location Description Current Use Date Acquired Lease Start Date Lease End Date	 Tempe, AZ Industrial /Office Cannabis Facility March 2014 May 2018 April 2040	G	hino Valley, AZ reenhouse/ Nursery Cannabis Facility August 2015 May 2018 April 2040	Vacant Land Vacant Land Tand Vacant Land April 2021 March 2023	Car Disp	etail vial use) mabis mabis mabis mabis mabis may 2014 May 2018 pril 2040	(s)	Retail pecial use) Cannabis ispensary May 2014 May 2018 April 2040		
Total No. of Tenants	1		1	1		1		1		Total
]	Properties
Land Area (Acres)	3.65		47.60	0.80		1.33		0.32		53.70
Land Area (Sq. Feet)	158,772		2,072,149	34,717		57,769		13,939		2,337,346
Undeveloped Land Area (Sq. Feet)	-		1,812,563	34,717		-		6,878		1,854,158
Developed Land Area (Sq. Feet)	158,772		259,586	-		57,769		7,061		483,188
Total Rentable Building Sq. Ft.	60,000		40,000	-		1,440		1,497		102,937
Vacant Rentable Sq. Ft.	-		-	-		-		-		-
Sq. Ft. rented as of March 31, 2021	60,000		40,000	-		1,440		1,497		102,937
Annual Base Rent *,**										
2021 (remainder of year)	\$ 442,800	\$	295,200	\$ 22,000	\$	31,500	\$	36,000	\$	827,500
2022	590,400		393,600	33,000		42,000		48,000		1,107,000
2023	590,400		393,600	8,250		42,000		48,000		1,082,250
2024	590,400		393,600	_		42,000		48,000		1,074,000
2025	590,400		393,600	-		42,000		48,000		1,074,000
Thereafter	8,462,400		5,641,600	<u> </u>		602,000		688,000		15,394,000
Total	\$ 11,266,800	\$	7,511,200	\$ 63,250	\$	801,500	\$	916,000	\$	20,558,750

^{*} Annual base rent represents amount of cash payments due from tenants.

^{**} Table does not include rental income generated from the lease of parking lot space in Tempe Arizona used by a third party for an antenna.

PORTFOLIO EXPANSION & CASH FLOW



(As of March 31, 2021)

Portfolio Annual Cash Flow Before and After 2020 Lease Amendments Projected Portfolio Cash Flow with Planning Expansion



Phase I Expansion projected for Q2 2021 Completion. Significant Tenant has contractually agreed to invest \$8 Million into Portfolio for Phase I Expansion.

² Phase 2 Expansion projected for Q2 2022 Completion. Master Plan has been approved for Phase 2 Expansion. Capital Source has not yet been identified to complete Phase 2 Expansion.

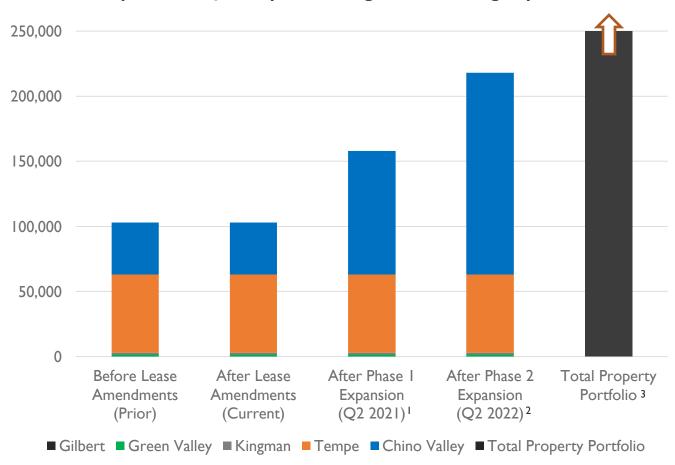
³ Total Property Portfolio includes approximately 2.3 Million Square Feet of debt-free real estate with vested-rights for future development.

PORTFOLIO EXPANSION & RENTABLE SQF



(As of March 31, 2021)

Developed & Rentable Square Footage Before and After 2020 Lease Amendments Projected Portfolio Square Footage with Planning Expansion



Phase I Expansion projected for Q2 2021 Completion. Projected to include approximately 155,000 square feet of developed & rentable square footage.

² Phase 2 Expansion projected for Q2 2022 Completion. Projected to include approximately 225,000 square feet of developed & rentable square footage.

³ Total Property Portfolio includes approximately 2.3 Million Square Feet of debt-free real estate with vested-rights for future development.

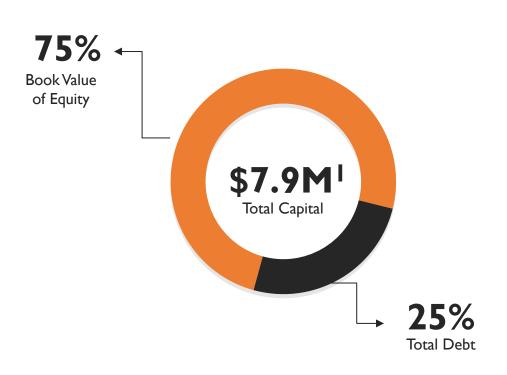
SUMMARY CAPITAL STRUCTURE

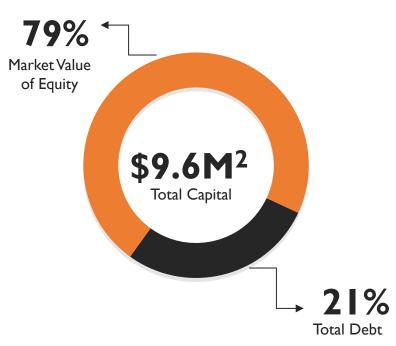


(As of March 31, 2021)
*\$ in millions

Book Value (BV) of Total Capital

Market Value (MV) of Total Capital





^{\$2.02}M of Debt + \$5.93M of Stockholders' Equity = \$7.95M BV of Total Capital

² \$2.02M of Debt + \$7.59M of MV Equity (\$0.625/share at 3/31/2021 * 12.14M shares outstanding) = \$9.61 MV of Total Capital

SUMMARY STATEMENTS OF OPERATIONS



(As of March 31, 2021)

	Three Months Ended	Year Ended					
	3/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017		
Total revenues	\$345,845	\$1,215,442	\$1,260,421	\$1,236,930	\$2,113,864		
Total operating expenses	\$389,213	\$1,177,709	\$1,259,706	\$3,198,413	\$1,416,698		
Interest expenses	\$30,000	\$120,000	\$120,000	-	\$42,983		
Interest expenses – related parties	\$300	\$1,200	\$1,200	\$121,200	\$129,288		
Net (loss) income	\$(71,335)	\$(78,338)	\$(12,281) ¹	(\$2,027,278)²	\$1,377,902 ³		
Total Common Shares Outstanding	12,141,548	12,011,548	11,901,548	17,441,552	17,345,497		

¹ Includes \$108,204 one-time gain from receipt of utilities rebate.

² Includes \$1.9 million one-time, non-cash write-off of deferred rent receivable.

³ Includes \$ 831,753 one-time gain from the sale of property.

SUMMARY BALANCE SHEETS



Summary Balance Sheets as of March 31, 2021

Total Assets
Total Liabilities

\$2,215,850

Total Shareholders' Equity

\$5,932,224

	As of		
	3/31/2021	12/31/2020	
Cash	\$757,235	\$699,335	
Rental Properties, net	\$6,945,274	\$7,027,436	
Total Debt	\$2,020,000	\$2,020,000	
Total Liabilities	\$2,215,850	\$2,192,000	
Total Shareholders' Equity	\$5,932,224	\$5,935,737	

INDUSTRY LEADERSHIP





Executive
Councils &
Memberships



















COMPANY LEADERSHIP



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

ZONED PROPERTIES®, INC.



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 MEMBERSHIPSFORBES, USGBC, NCIA, BBB

ANCILLARY / NON-PLANT TOUCHING

TIGHT CAPITAL STRUCTURE
12,141,548 COMMON SHARES
(As of March 31, 2021)

COMMUNITY FOCUSED REGULATED CANNABIS CO.

FOR MORE INFORMATION



COMPANY CONTACT

Bryan McLaren; Chairman, CEO & CFO

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