

Overview

Power REIT is a real estate investment trust that owns real estate related to infrastructure assets including properties for Controlled Environment Agriculture (CEA), Renewable Energy and Transportation. Power REIT is actively seeking to expand its real estate portfolio related to CEA and Renewable Energy.

High Quality Assets

Power REIT owns a portfolio of high quality real estate with predictable cash flow. The properties include a railroad leased to Norfolk Southern, ground leases underlying utility scale solar farms and greenhouses leased for the production of medical cannabis.

New Focus for Acquisitions – Controlled Environment Agriculture

Power REIT believes agricultural production is ripe for technological transformation and that we are at the early stages of a boom in agricultural venture capital that, among other things, will shift food production for certain crops from traditional outdoor farms to Controlled Environment Agriculture “plant factories.” Since a significant portion of any given CEA enterprise is real estate, Power REIT sees an opportunity to participate in the trend towards indoor agriculture.

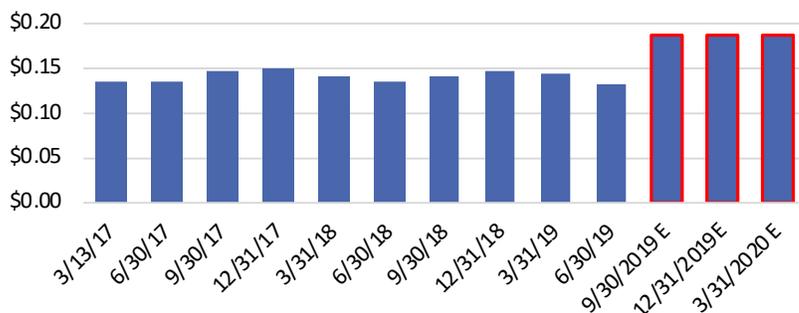
CEA For Food

CEA for food production is widely adopted in parts of Europe and is becoming an increasingly competitive alternative to traditional farming for a variety of reasons. CEA caters to consumer desires for sustainable and locally grown products. Locally grown indoor produce will have a longer shelf life as the plants are healthier and also travel shorter distances thereby reducing food waste. In addition, a controlled environment produces high-quality pesticide free products that eliminates seasonality and provides highly predictable output that can be used to simplify the supply chain to the grocer’s shelf.

CEA for Cannabis

Power REIT is focused on investing in the cultivation and production side of the cannabis industry through the ownership of real estate. As such it is not directly in the cannabis business and also not even indirectly involved with facilities that sell cannabis directly to consumers. By serving as a landlord, Power REIT believes it can generate attractive risk adjusted returns related to the fast growing cannabis industry and that this offers a safer approach than investing directly in cannabis operating businesses.

Core FFO per Share



Power REIT’s existing portfolio of primarily “triple net leased” real estate provides very stable operating income. As a result, our historical performance has experienced very little variation. Recent acquisitions are expected to have a dramatic impact on Core Funds From Operation. Power REIT is pursuing additional accretive acquisitions intended to continue this trend.

Investment Highlights	
Discount to NAV	Power REIT trades at a discount to its Net Asset Value, providing investors with downside protection and potential upside.
Growth	Power REIT is in a unique financial position where small acquisitions can have a dramatic impact on Funds from Operations. For example, a relatively small acquisition completed with existing working capital in mid-2019 is expected to increase FFO by over 30%.
Focused Acquisition Strategy	Power REIT is focused on accretive acquisitions related to Controlled Environment Agriculture for food and cannabis production. Power REIT is targeting energy efficient greenhouses which should prove cost competitive with other cultivation approaches.
Underleveraged Balance Sheet	Power REIT's balance sheet is underleveraged which can provide access to capital on a non-dilutive basis.
High Margin/Low Operating Cost	Power REIT owns a portfolio of NNN real estate and with limited exposure to variability of expenses. Power REIT also has a very low overhead structure for a public company.
Alignment of Interests	Insiders of Power REIT own approximately 23% of the outstanding common shares providing a strong alignment of interests.
Sustainability	Power REITs investments can be viewed as having a sustainable and positive impact on the environment.