FUND OVERVIEW:

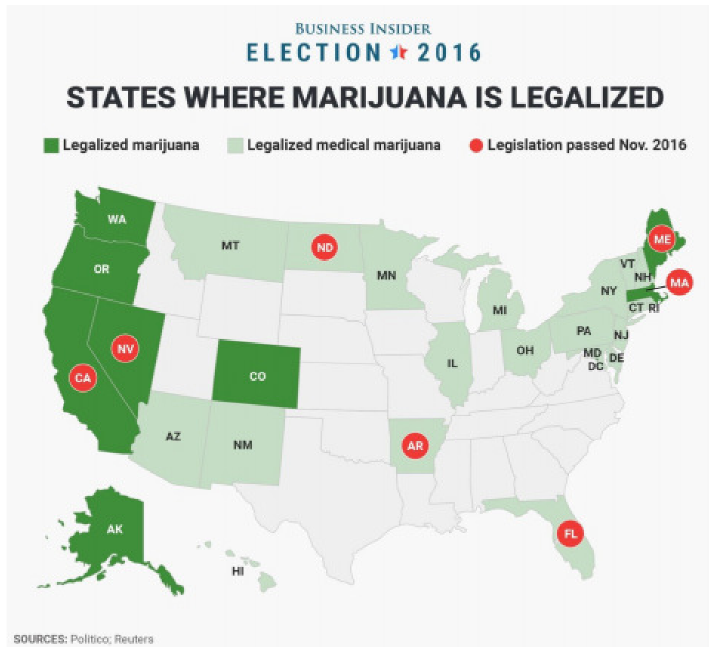
Canna Real Estate Fund, LP (the "Company" or the "Fund") was formed to address the capital and liquidity needs of cannabis-oriented businesses. In recent years, more than half of the US states have moved to legalize cannabis for medical or recreational use. Federally, however, cannabis remains prohibited. The federal prohibition precludes federally insured financial institutions and other entities that are required to be federally monitored from transacting with the industry, forcing many cannabis businesses to lockup large amounts of equity capital in their real estate that are otherwise needed for their operations and expansions. Through long-term leasebacks structured as absolute triple net ("NNN") leases, the Fund seeks to unlock capital tied up in real estate for these businesses. The Fund may also seek opportunities to partner with development companies that are building grow, cultivation, and dispensary facilities. The General Partner is composed of individuals with extensive experience in real estate investment and management, with its headquarters in New York.

FUND OPERATIONS AND LANDSCAPE:

The Fund desires to accumulate a portfolio of state-legal cannabis-use properties that will provide the Fund with stable rents and potential growth. Furthermore, many leases will be structured with percentage rents in addition to base rents for further income and asset appreciation potential. For risk management, the Fund intends to diversify its holdings in terms of asset location, property types, and tenants to mitigate financial, political, and concentration risks. The NNN lease structure planned to be employed by the Fund, where the tenants are responsible for payments of all expenses to operate and maintain the properties, should also shield the Fund's operations from inflationary costs.

As of November 2016 election cycle, 28 states and the District of Columbia have legalized medicinal or recreational use of cannabis. Cowen & Co. projects the legal cannabis industry to grow to $50 billion in revenue by 2026 from $6 billion in 2016. The Company's General Partner believes that this trend will continue based on the potential economic, medical, and tax revenue benefits, eventually ending the federal prohibition. It is the opinion of the Company's General Partner that this will potentially open up the market to traditional financing and wider audience of investors, which, as financing becomes more available, can have a positive impact on the value of the Fund's assets.

The Fund's General Partner believes that the Fund could provide diversification to investment portfolios through exposure to a new asset class. The Fund will offer investors 100% of net cash flow until they receive an annual cumulative non-compounding preferred return of a 10% and 90% of cash flow until they receive an annual cumulative non-compounding preferred return of 14%, projected to result in an unlevered internal rate of return of 15.7% over a 6-year holding period, based on the pro forma contained in Exhibit C of the Private Placement Memorandum. The Fund intends to pay quarterly distributions to investors for income. Minimum investment amount is $50,000, subject to exceptions by the discretion of the Fund. Interested accredited investors in this Offering are encouraged to carefully review the PPM for disclosures about the Company, operations, investment risks, and other pertinent information.



LEGAL DISCLAIMER:

This material has been prepared by the Company solely for informational purposes and it does not constitute an offer to sell or a solicitation of an offer to purchase securities. The securities described herein are prepared under Regulation D Rule 506(C). There are significant risks investing in private securities. Any historical performance data represents past performance. Past performance does not guarantee future results; Current performance may be different than the performance data presented; The Company is not required by law to follow any standard methodology when calculating and representing performance data; The performance of the Company may not be directly comparable to the performance of other private or registered funds or companies; The securities are being offered in reliance on an exemption from the registration requirements, and therefore are not required to comply with certain specific disclosure requirements; The Securities and Exchange Commission has not passed upon the merits of or approved the securities, the terms of the offering, or the accuracy of the materials.

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