



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Absolute NNN Lease Investment Opportunity

710 Fayetteville St | Durham, NC 27707

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd. #200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group North Carolina, LLC

Chris Sands

NC Lic. # 300021

310.870.3282 | DIRECT
chris@SIGnnn.com

Clifton McCrory

Lic. # 99847

843.779.8255 | DIRECT
clifton@SIGnnn.com

© 2018 The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. We do not doubt its accuracy, however, we make no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. We encourage all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

TABLE OF CONTENTS

3

Walgreens | 710 Fayetteville St | Durham, NC 27707



Actual Property Image

Investment Overview

Investment Summary
Investment Highlights

Area Overview

City Overview
Demographics

Property Overview

Location Map
Retail Maps

Tenant Overview

Walgreens Boot Alliance

Lease Abstract

Rent Roll



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



INVESTMENT OVERVIEW

INVESTMENT SUMMARY

Sands Investment Group is pleased to present for sale the Walgreens located at 710 Fayetteville Street in Durham, North Carolina. This is an Absolute NNN Lease Structure with zero Landlord responsibilities located in the heart of Durham. This investment is approximately 9,804 SF.



OFFERING SUMMARY

PRICE	\$4,603,128
CAP	5.85%
NOI	\$269,283
PRICE PER SF	\$127.07
YEARS REMAINING	~8 Years

PROPERTY SUMMARY

ADDRESS	710 Fayetteville Street Durham, NC 27707
COUNTY	Durham
BUILDING AREA	9,804 SF
LAND AREA	1.23 Acres
BUILT	2000

HIGHLIGHTS



Absolute Triple Net (NNN) Lease Investment Opportunity with Zero Landlord Responsibilities



Outstanding Location in the Heart of Durham



Select Neighboring Tenants Include: Food World, Leone International Foods, KFC and DaVita Durham Dialysis



Over 100,000 Combined Vehicles Per Day Along Durham Freeway and Fayetteville Street



Walking Distance of Over 5.4 Million SF of Office Space (Average Occupancy of 99.2%) and Over 4,750 Multi-Family Units (Average Occupancy of 94.3%)



Strong Demographics – Population of Approximately 91,687 Within a 3-Mile Radius



Less Than 1 Mile from North Carolina Central University with Over 10,000 Students and Faculty



Less Than 3 Miles from Duke University with Over 38,000 Students and Faculty



Immediate Proximity to the Durham Bulls Athletic Park with Over 10,000 Person Capacity

| AREA OVERVIEW



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

AREA OVERVIEW

Durham, NC | Durham-Chapel Hill MSA

8



Durham, NC

Durham is the county seat of Durham County with a population of 263,016 in 2016 making this the 4th largest city in North Carolina and the 78th most populous city in the United States. Durham is the core of the four-county Durham-Chapel Hill Metropolitan Area, which has a population of 552,493 as of U.S. Census 2017. From 2010 to 2016, the Durham-Chapel Hill area saw the third-fastest growth of any metropolitan area in the state: 10.9 percent. That growth rate trailed only Raleigh (15.3 percent) and Charlotte (11.6 percent). The presence of the “creative class” and top-notch talent has sparked the emergence of a vibrant entrepreneurial community. Durham is distinguished by its high rate of educational attainment. In Durham County, 44.7% of adults over 25 years of age have obtained at least a bachelor’s degree.



Economy

As part of the Research Triangle Region, Durham is known as one of the best places to do business in the United States. A leader in healthcare discovery and innovative technologies, their diverse economy continues to grow and thrive. Since 2008, Durham has attracted more than \$2.28 billion in economic development growth, creating more than 6,000 new jobs. Durham’s talent pool is unparalleled. Home to Duke University, North Carolina Central University and with neighboring research institutions North Carolina State University and the University of North Carolina at Chapel Hill just miles away, a skilled and educated workforce is one of our best advantages and a huge economic driver. Durham has become a hotbed for start-ups as more and more entrepreneurs launch businesses here.



Contemporary Life

More than 9 million people visit Durham each year, where they will all find a wealth of things to see and do. Whether you're looking for award-winning performing arts, unique visual arts, stimulating nightlife, one-of-a-kind shopping, or scenic natural experiences, Durham has you covered. There are also historic sites to visit, sporting events to watch, outdoor recreation to try, and farms to tour. In other words, Durham is overflowing with unique, exciting things to do, no matter what kind of experience you're looking for, and there's always something new. Must-see sites include Durham Performing Arts Center, 21c Museum, Caroline Theatre, Brightleaf District, Duke Basketball Museum & Sports Hall of Fame, Bennett Place State Historic Site and many more.

DEMOGRAPHICS

Walgreens | 710 Fayetteville St | Durham, NC 27707



Population

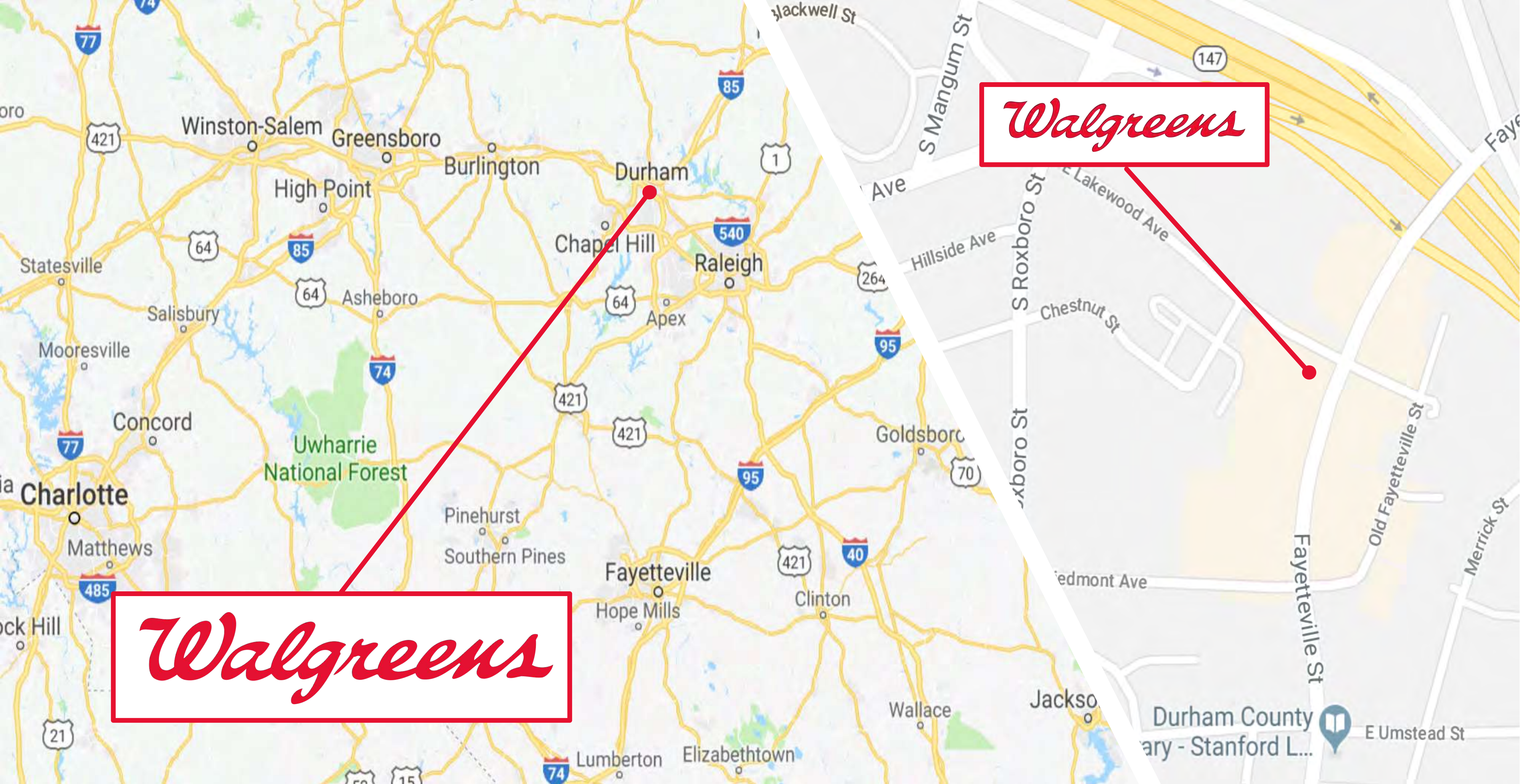
1-MILE	3-MILE	5-MILE
14,062	91,687	193,518



Average Household Income

1-MILE	3-MILE	5-MILE
\$46,218	\$54,889	\$65,603





Walgreens | 710 Fayetteville St | Durham, NC 27707

Walgreens

FOOD WORLD



FAMILY DOLLAR

SUBWAY eat fresh.

Durham

Leone International Foods

Tobacco land



cricket wireless

Mc Bail Bonding

E Lakewood Ave

Durham Freeway

Pelican's SHOBBLES

Davita Medical Group



World of Flowers
Creative arrangements for all occasions

HAYTI HERITAGE CENTER
ST. JOSEPH'S HISTORIC FOUNDATION

Fayetteville St

DURHAM COUNTY SHERIFF'S OFFICE
Sheriff Michael D. Andrews

Old Fayetteville St



Durham Bulls
Athletic Park



SUNTRUST

SUBWAY

Save
alot

Durham Freeway

Fayetteville St

FAMILY DOLLAR
SUBWAY

Pinnacle the



Advance
Auto Parts

AutoZone



CITITRENDS



DOLLAR TREE

FAMILY DOLLAR

SUBWAY

Walgreens

Hardee's



bp



Kentucky Fried Chicken

Walgreens

WELLS
FARGO

SUBWAY





TENANT PROFILE

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

TENANT PROFILE



Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination in the USA and Europe and, together with its equity method investments, employs more than 385,000 people and has a presence in more than 25 countries. Walgreens Boots Alliance is a global leader in pharmacy-led, health and wellbeing retail with over 13,200 stores in 11 countries. The company includes one of the largest global pharmaceutical wholesale and distribution networks with over 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products.



COMPANY TYPE
NYSE: WBA



FOUNDED
1901



OF LOCATIONS
13,200+



HEADQUARTERS
Deerfield, IL



WEBSITE
walgreens.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



| LEASE ABSTRACT

LEASE ABSTRACT

LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building of Approximately 9,804 SF
LEASE COMMENCEMENT	July 8, 2005
LEASE EXPIRATION	June 30, 2025
LEASE TERM	~8 Years Remaining
RENEWAL OPTIONS	4 x 5 Year Options
RENT INCREASES	5% Every 5 Years
OPTION RENT	5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Lease
USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



RENT ROLL



SIZEMONTHLY RENTLEASE TERM								
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	MONTHLY BASE RENT	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Walgreens	9,804 SF	100%	\$22,440	Every 5 Years	5%	07/08/2005	06/30/2025	4 x 5 Years

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without written consent.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, we have not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release and hold us harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Walgreens | 710 Fayetteville St | Durham, NC 27707



Actual Property Image



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd. #200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group North Carolina, LLC

EXCLUSIVELY MARKETED BY:

Chris Sands

NC Lic. # 300021

310.870.3282 | DIRECT
chris@SIGnnn.com

Clifton McCrory

Lic. # 99847

843.779.8255 | DIRECT
clifton@SIGnnn.com