

## Walgreens | Hialeah (Miami), FL

**HIGH  
SALES  
LOCATION**



Actual Site



**PATRICK NUTT**  
MANAGING PARTNER  
(954) 302-7365  
patrick.nutt@calkain.com

## Financial Summary

**400 Hialeah Dr | Hialeah, FL 33010**

**Asking Price \$6,670,000 | Cap Rate 4.25%**

Net Operating Income (NOI)	\$283,292
Rent/Month	\$23,603
Total Rentable SF	15,112+/- SF
Walgreens	13,905+/- SF
T-Mobile	1,207+/- SF
Lease Type	NNN
Lease Term Expiration	
Walgreens	September 30, 2023
T-Mobile	May 31, 2024
Options	
Walgreens	Eight (8), Five (5) Year

## Investment Highlights

- **Extremely high store sales ~ \$15M+**
- Great demographics - 178,418 people within 3 miles
- **Walgreens and T-Mobile rents are well below market**
- Florida has no state income tax



## Rent Schedule

Unit #	Tenant	Rentable SF	Monthly Rent	Options	Lease Commencement	Lease Expiration
4384	Walgreens	13,905	\$21,241.00	Eight (8), Five (5) Years	09/27/1998	09/30/2058
1946	AMERITEL (T-Mobile)	1,207	\$2,362.70	-	06/01/2014	05/31/2024
<b>Total</b>		<b>15,112</b>	<b>\$23,603.70</b>			



## Tenant Overview

### About Walgreens

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of 2017, the company operated 8,100 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.



#### Tenant Snapshot

# of Locations  
8,100+

Stock Symbol  
WBA

Credit Rating  
S&P: BBB

### About T-Mobile

T-Mobile US (Nasdaq: TMUS) provides wireless voice, messaging, and data services in the United States, Puerto Rico and the U.S. Virgin Islands under the T-Mobile, MetroPCS and GoSmart Mobile brands. The company operates the third largest wireless network in the U.S. market with over 72.6 million customers and annual revenues of \$40.6 billion. Its nationwide network reaches 98 percent of Americans, through its EDGE 2G/HSPA 3G/HSPA+ 4G/4G LTE networks, as well as through roaming agreements. As of 2018, J. D. Power and Associates, a global marketing-information-services firm, ranked the company highest among major wireless carriers for retail-store satisfaction four years consecutively and highest for wireless customer care two years consecutively.





**Site Photos**



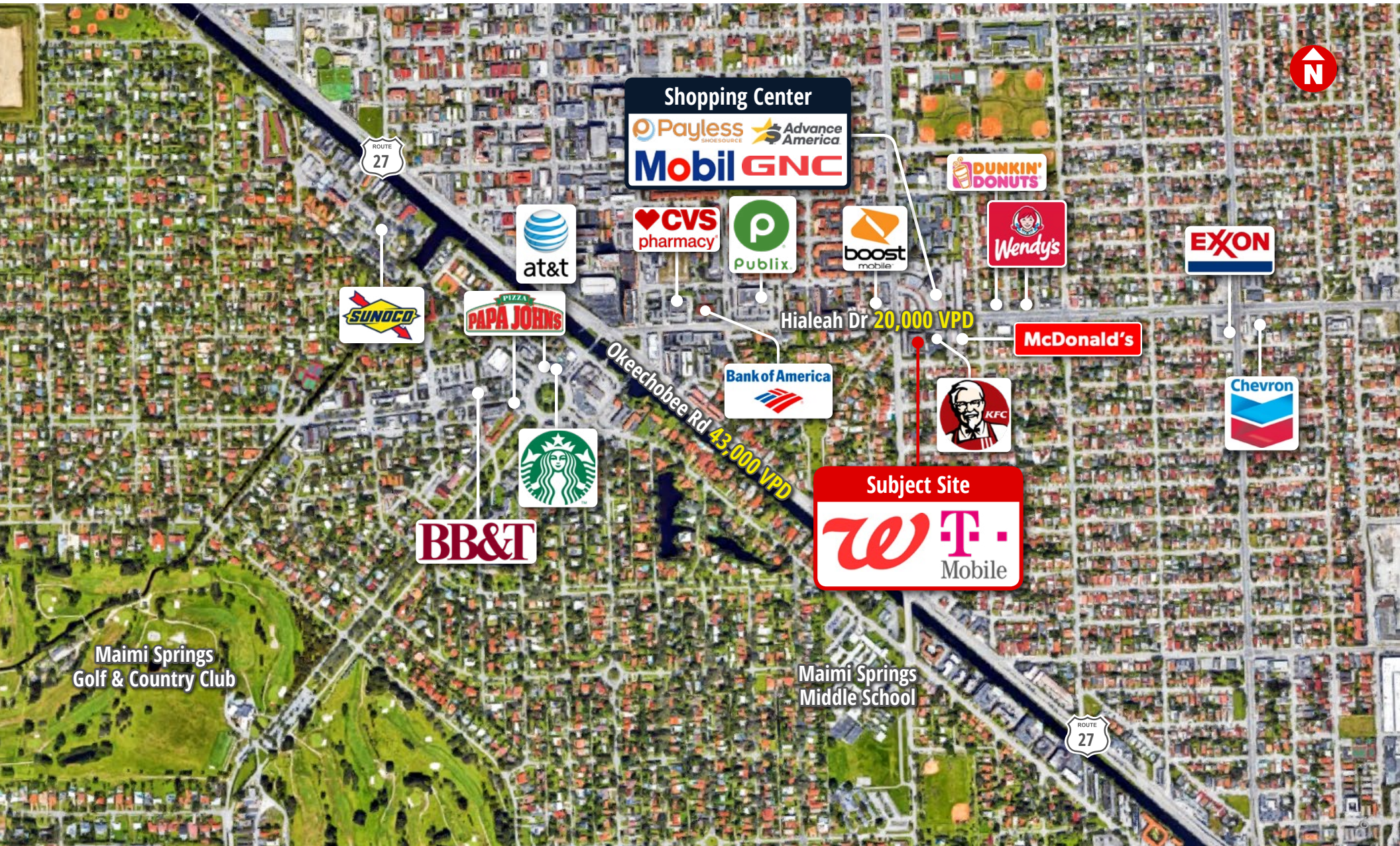


## Location Overview





400 Hialeah Dr | Hialeah, FL 33010





400 Hialeah Dr | Hialeah, FL 33010





## Demographics

### Radius 1 Mile 3 Miles 5 Miles

#### Population

2017 Population	33,875	178,418	576,369
2022 Population	35,307	186,122	603,420
2010-2017 Annual Rate	0.56%	0.65%	0.75%
2017-2022 Annual Rate	0.83%	0.85%	0.92%
2017 Male Population	49.2%	49.5%	49.0%
2017 Female Population	50.8%	50.5%	51.0%
2017 Median Age	45.3	42.2	41.5

#### Households

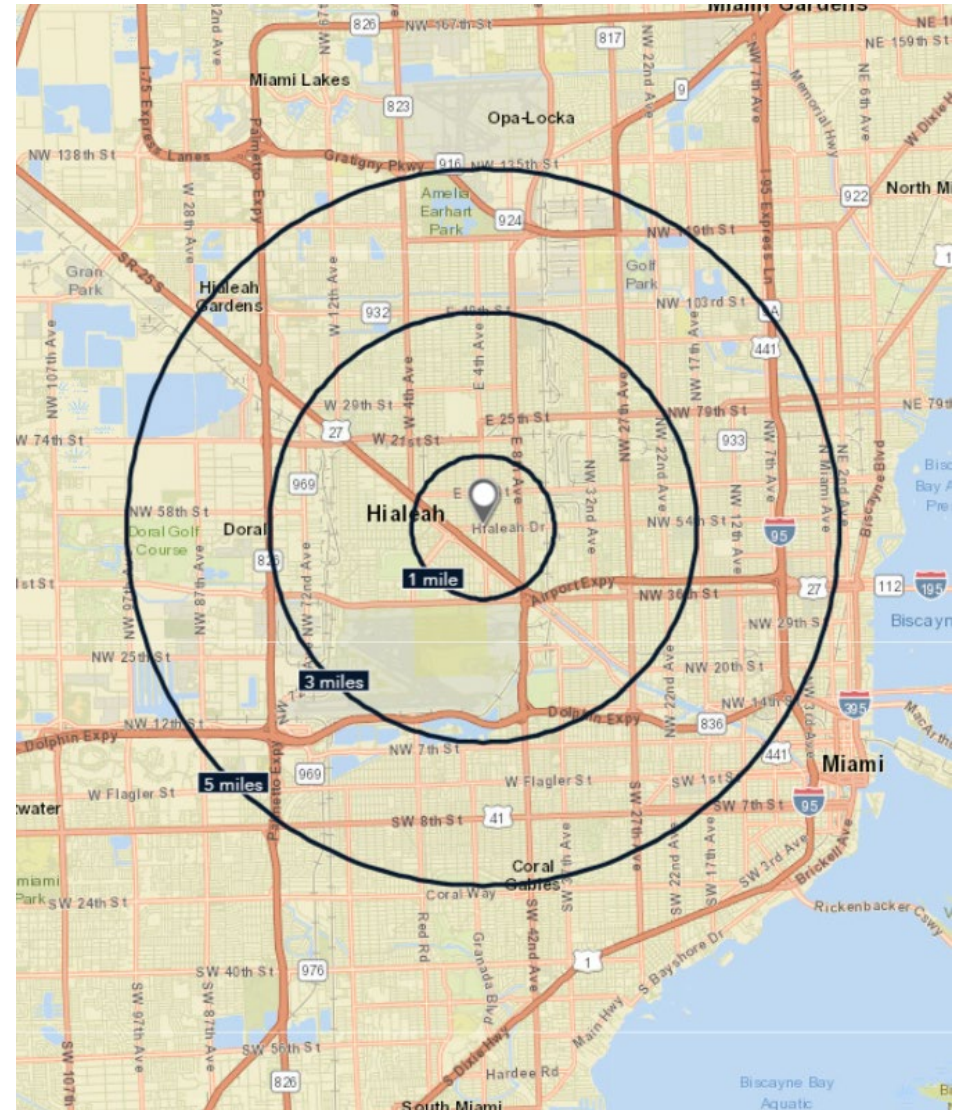
2017 Total Households	11,399	56,756	193,418
2022 Total Households	11,867	59,027	201,942
2010-2017 Annual Rate	0.50%	0.53%	0.64%
2017-2022 Annual Rate	0.81%	0.79%	0.87%
2017 Average Household Size	2.92	3.09	2.93

#### Median Household Income

2017 Median Household Income	\$29,534	\$29,257	\$29,840
2022 Median Household Income	\$33,305	\$32,314	\$32,992
2017-2022 Annual Rate	2.43%	2.01%	2.03%

#### Average Household Income

2017 Average Household Income	\$45,941	\$43,825	\$45,485
2022 Average Household Income	\$53,707	\$50,681	\$52,563
2017-2022 Annual Rate	3.17%	2.95%	2.93%





## About Calkain

### Who Are We?

Calkain Companies LLC is a national commercial real estate firm that provides consulting and brokerage services to both private and institutional clientele with an expertise on triple net lease investments. We pride ourselves on being a world class leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, estate planning and wealth management.

We have built solid relationships throughout our decades of experience and innovation, implementing long-term allocation within the context of each client's particular risk tolerance and identifying how best to acquire and dispose of income producing properties for each entities' specific set of investment criterion. At Calkain, our foresight and past performance are leading the net lease investment industry.

### Our History

Like most success stories, Calkain was formulated from humble beginnings. Jonathan W. Hipp, President and CEO, took the initiative to build upon his decades of experience and performance and left a large international brokerage firm to become an independent and innovative leader within the triple net lease investment community. Armed with a sole employee and a single office, the firm has grown exponentially since its infancy in 2005.

With the growth in staff, seasoned professionals have been attracted to Calkain's model of innovation, entrepreneurship and the fostering of long-lasting and meaningful relationships. Industry experts have joined Calkain in the hopes of implementing the skills they have honed in complementary aspects of real estate investment.

Through a tremendous endeavor, tireless hours have been committed to continually prove that Calkain is America's Net Lease Company®. Its countless accolades received from the world's leading business publications, including Forbes™, Fortune™ and the New York Times™ have confirmed that Calkain is a true leader in triple net lease investing services.

### Client Testimonial

*"USRA has worked with Calkain on numerous occasions. They have always been meticulous in their work ethic, providing superior service and extremely prompt attention to our needs. I highly recommend them."*

- Jack Genende, Partner | U.S. Realty Advisors, LLC. (USRA)

**\$12 Billion**  
in Closed Transactions

**\$350 Million**  
in Active Listings



**PATRICK NUTT**  
MANAGING PARTNER  
(954) 302-7365  
patrick.nutt@calkain.com



## Contact Us

### Corporate Headquarters Washington, DC

12930 Worldgate Drive | Suite 150  
Herndon, VA 20170  
T: (703) 787-4714 • F: (703) 787-4783

### Fort Lauderdale

200 SW 1st Avenue | Suite 880  
Fort Lauderdale, FL 33301  
T: (813) 282-6000

### Atlanta

111 Village Parkway, Building 2 | Suite 202  
Marietta, GA 30067  
T: (404) 900-5629

### Boston

101 Federal Street | Suite 1900  
Boston, MA 02110  
T: (617) 261-8584

### Philadelphia

3477 Corporate Parkway | Suite 100  
Center Valley, PA 18034  
T: (610) 410-5410

### W

DISCLAIMER: The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Calkain and its subsidiaries, and should not be made available to any other person or entity without the written consent of Calkain. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Calkain and its subsidiaries have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property(s), the future projected financial performance of the property, the size and square footage of the property(s) 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(s). The information contained in this document has been obtained from sources we believe to be reliable; however neither Calkain and its subsidiaries nor the Seller have verified, and will not verify, any of the information contained herein, nor has Calkain and its subsidiaries or the Seller conducted any investigation regarding these matters and make 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.

