

Walgreens



REPRESENTATIVE PHOTO



WALGREENS | NET LEASED OFFERING

6101 W 70TH ST, SHREVEPORT, LA 71129

OFFERING MEMORANDUM

JACOB ABUSHARKH | MANAGING PRINCIPAL
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

KASE ABUSHARKH | FOUNDING PRINCIPAL
T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

TABLE OF CONTENTS



4	INVESTMENT OVERVIEW
5	FINANCIAL SUMMARY
6	TENANT OVERVIEW
7	LOCATION AERIAL
8	DEMOGRAPHICS
9	AREA OVERVIEW

JACOB ABUSHARKH | MANAGING PRINCIPAL
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

KASE ABUSHARKH | FOUNDING PRINCIPAL
T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

INVESTMENT OVERVIEW

This offering is for the 100% fee simple interest in the land and building. The property is leased to Walgreens under a long term net lease with 10 years remaining. The lease calls for minimal landlord obligations.

The property sits on a hard corner at a signalized intersection. The asset is strategically located along a major retail corridor. The property is nearby several retailers including The Home Depot, Walmart Supercenter, Chase Bank, Sonics Drive-In and many others. Additionally, the Shreveport Regional Airport is just 4 miles from the property.



INVESTMENT HIGHLIGHTS

NET LEASED WALGREENS - MINIMAL LANDLORD OBLIGATIONS

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NASDAQ: WBA

100% FEE SIMPLE INTEREST

DRIVE-THRU LOCATION

LOCATED IN AN OPPORTUNITY ZONE

JUST OFF OF INTERSTATE 20

NEARBY MAJOR RETAILERS INCLUDING THE HOME DEPOT, WALMART SUPERCENTER, CHASE BANK, AND OTHERS

SUMMARY

PRICE	\$4,744,526
CAP RATE	6.85%
NET OPERATING INCOME	\$325,000
SQUARE-FOOTAGE	14,560
LOT SIZE	1.97 AC
YEAR BUILT	2003

FINANCIAL SUMMARY

WALGREENS | NET LEASED OFFERING

6101 W 70TH ST, SHREVEPORT, LA 71129
FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	WALGREENS
SQUARE FOOTAGE	14,560
LEASE ENDS	8/31/2028
ANNUAL RENT	\$325,000
OPTIONS	TEN, 5 YEAR
INCREASES	RENT IS FLAT

PRICE

\$4,744,526

CAP RATE

6.85%

TENANT OVERVIEW

WALGREENS

Walgreens is the #1 pharmacy in America by any measure. Traded on the New York Stock Exchange (NASDAQ: WBA), Walgreens operates 8,541 locations, including 8,116 drug stores in all 50 states, the District of Columbia and Puerto Rico. Walgreens is widely regarded as one of the safest, most secure single-tenant NNN leased investment properties because of its strong balance sheet and market capitalization. Walgreens maintains investment grade credit with a Standard & Poor's rating of BBB.

Over 4.7 million customers are served by Walgreens daily chain-wide and over 580 million prescription scripts are filled annually. Walgreens was founded in Chicago, Illinois, in 1901 and has since expanded throughout the United States. Its headquarters are located in Deerfield, Illinois, a suburb of Chicago. Its main competitors are CVS/pharmacy, Wal-Mart, Rite Aid as well as Target Corporation and Osco.

A typical Walgreens store is about 14,500 square feet with 11,000 square feet of sales area. They offer nearly 25,000 items for sale and typically staff between 25 and 30 people per store. On average, one store pulls in \$8.5 million in annual sales. Most stores include a pharmacy, photo lab, cosmetics counter, and a general merchandise area. Select stores in metropolitan Chicago, Florida, Atlanta, Kansas City, Nashville, Las Vegas, and St. Louis now include Walgreens TakeCare Health Clinics where certified (primarily nurse practitioners, and in some states, registered pharmacist) staff diagnose, treat, and prescribe for common illnesses and can also issue vaccinations and physicals in select locations. These clinics are open 7 days a week; including evenings and weekends with no appointments necessary and with acceptance of most major insurance plans. If a patient uses the TakeCare Clinic, their prescription is automatically processed through Walgreens' Intercom Plus Pharmacy System as a waiting prescription, so in most stores, the prescription is ready to be picked up in 15 to 20 minutes.



8,500+
LOCATIONS



GLOBAL
LOCATIONS



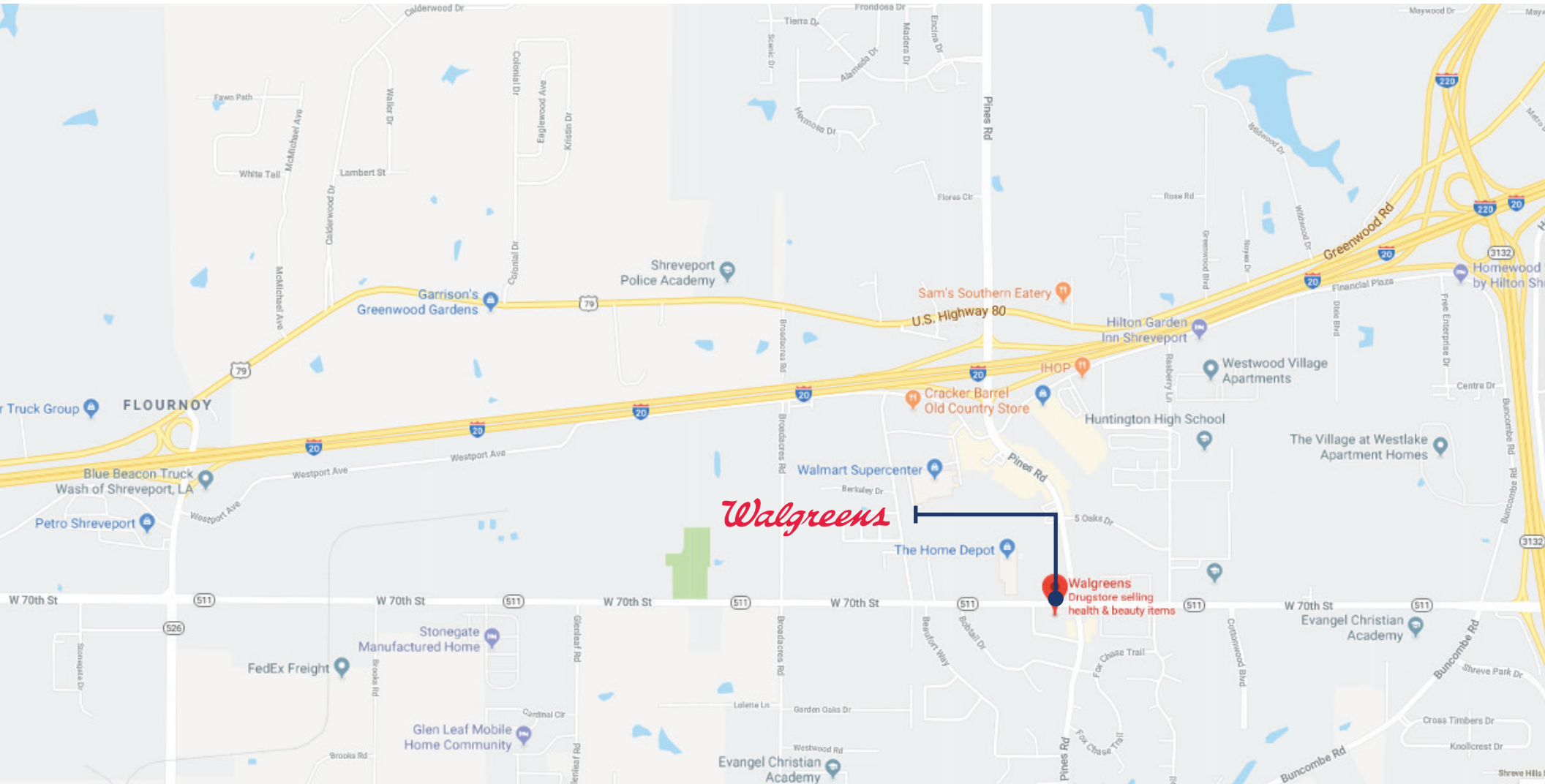
PUBLICLY
TRADED

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	21,558	66,658	219,320
TOTAL HOUSEHOLDS	8,861	26,646	88,311
AVERAGE HOUSEHOLD INCOME	\$56,465	\$51,879	\$57,973
AVERAGE AGE	37.20	37.00	37.90



AREA OVERVIEW

SHREVEPORT, LOUISIANA

Shreveport is the third-largest city in the state of Louisiana and the 113th-largest city in the United States. This location boasts a 5 mile radius population of 34,008. Shreveport is the commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet.



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL HOUSEHOLDS

8,861

26,646

88,311

TOTAL POPULATION

21,558

66,658

219,320

PERSONS PER HOUSEHOLD

2.40

2.50

2.40

AVERAGE HOUSEHOLD INCOME

\$56,465

\$51,879

\$57,973

AVERAGE HOUSE VALUE

\$146,236

\$130,988

\$143,760

AVERAGE AGE

37.20

37.00

37.90

POPULATION WHITE

6,883

19,929

95,651

POPULATION BLACK

14,023

44,764

116,372

POPULATION AM. INDIAN & ALASKAN

83

280

1,035

POPULATION ASIAN

171

628

2,758

POPULATION HAWAIIAN & PACIFIC

18

41

157

POPULATION OTHER

380

1,017

3,347

Walgreens

SHREVEPORT | LOUISIANA



The Kase Group

WWW.THEKASEGROUP.COM

OFFERING MEMORANDUM

WALGREENS | NET LEASED OFFERING

6101 W 70TH ST, SHREVEPORT, LA 71129

JACOB ABUSHARKH | MANAGING PRINCIPAL

T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

KASE ABUSHARKH | FOUNDING PRINCIPAL

T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211