

OFFERING MEMORANDUM

WALGREENS | 120 EAST MAIN STREET | STREATOR, IL 61364



PRICE REDUCTION



Representative Image



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Deal Makers

TED DOWDING | Managing Principal / CEO | **858.999.7431**
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Broker of Record # CQ1054183

In Conjunction with IL Broker of Record - Wilhelm Kreuzer Lic #471007150

LET'S TRANSACT!

OFFERING OVERVIEW

WALGREENS | 120 EAST MAIN STREET | STREATOR, IL 61364

OMDM is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase a 100% fee-simple interest in the Walgreens property located at 120 East Main Street in Streator, Illinois (the "Property"). The Property can be acquired at a low price point of \$207 PSF which is extraordinarily rare for Walgreens assets currently in the marketplace.

The property is fully leased by Walgreen Co. (WBA), operating under a lease with 9.75 years of remaining firm term. Walgreens recently expressed its commitment to the site by executing a nearly 9.5-year lease extension. The term runs through May 31, 2063, throughout the option periods.

Walgreens lease is NN with landlord responsibility limited to the maintenance and repair of all exterior items and structural portions of the building, as well as the replacement of parking areas. **The Property received a new roof in 2010, that was recently repaired in 2019, and has been well maintained.** The base rent is \$178,750 annually, or **\$13.75 PSF.**

Walgreen Co., a subsidiary of Walgreens Boots Alliance, Inc., (NASDAQ: WBA), as of June 2018, Walgreens generated revenue of \$118.21 billion and net income of \$4.08 billion. As of January, 2017, the company had a net worth of \$13.7 billion. Currently, Walgreen Co. holds a BBB/ Stable rating by Standard and Poor's and has a market capitalization of \$59.202 billion.

- 13,000 SQUARE FEET
- 1.51 ACRES
- BUILT IN 1994
- LOW RENT - \$13.75
- Established Location with Strong Store Sales



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EXECUTIVE SUMMARY

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Tenant: Walgreens (NYSE: WAG)
Credit Rating: Investment Grade, BBB (S&P)
Lease Type: Double Net (NN)
Lease Term Remaining: 9.75 Years
Renewal Options Begin: November 2028
Renewal Options: Six 5-Year Options Remaining
Lease Expiration: November 2088 (40 years)



OFFERING TERMS

PRICE
\$2,550,000

CAP
7.0%

NOI (1ST YR)
\$178,745

Pricing

Monthly Income: \$14,895
Annual Income: \$178,745

Building

Rentable Building Area: 13,000 SF
Land Area/Lot Size: 65,776 SF | 1.51 acres
Rent/Square Foot **\$13.75** (Very Low For a Drug Store)
Year Built **1994** (New Roof in 2010)



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INVESTMENT HIGHLIGHTS

WALGREENS | 120 EAST MAIN STREET | STREATOR, IL 61364



STABLE INCOME

Rental income guaranteed by Walgreens parent corporate (S&P BBB) investment grade Fortune 500 Company with over 8,000 locations. Soon to be 14,000+ with the Rite Aid merger.

LEASE TERM REMAINING

9.75 Years Remaining on the Firm Term before the 6x5 year Option Periods.

MINIMAL LANDLORD RESPONSIBILITIES

Landlord is responsible for roof/exterior structure. A new roof was installed in 2010 with a twenty year transferable warranty, through 2030

COMMITMENT TO LOCATION

Tenant showed commitment to location by recently extending their lease early, committing to the site through November 2028.

LOW PRICE POINT AND RENT FACTOR

Rare opportunity to purchase a Walgreens under the \$4,000,000 price point. Walgreens is paying \$13.74 a square foot which is well below their national average.

PRICE PER SQUARE FOOT

At full asking subject property is offered at \$196 a square foot. This is below replacement cost and significantly below other Walgreens.

STRONG HOSPITAL BASE

Less than half a mile from the subject property lies the St. Mary's Hospital, a general medical and surgical hospital with 98 beds.

SIGNALIZED CORNER WITH DRIVE-THRU PHARMACY

Rare double drive-thru pharmacy located on the signalized corner of Park Street and East Main Street.

ONLY NATIONAL PHARMACY IN TOWN

No other Walgreens, CVS or Rite Aid in all of Streator, Illinois with the closest Walgreens over 16 miles away and the closest CVS over 20 miles away. Only Place in town to fill your prescriptions in an Aging Town.



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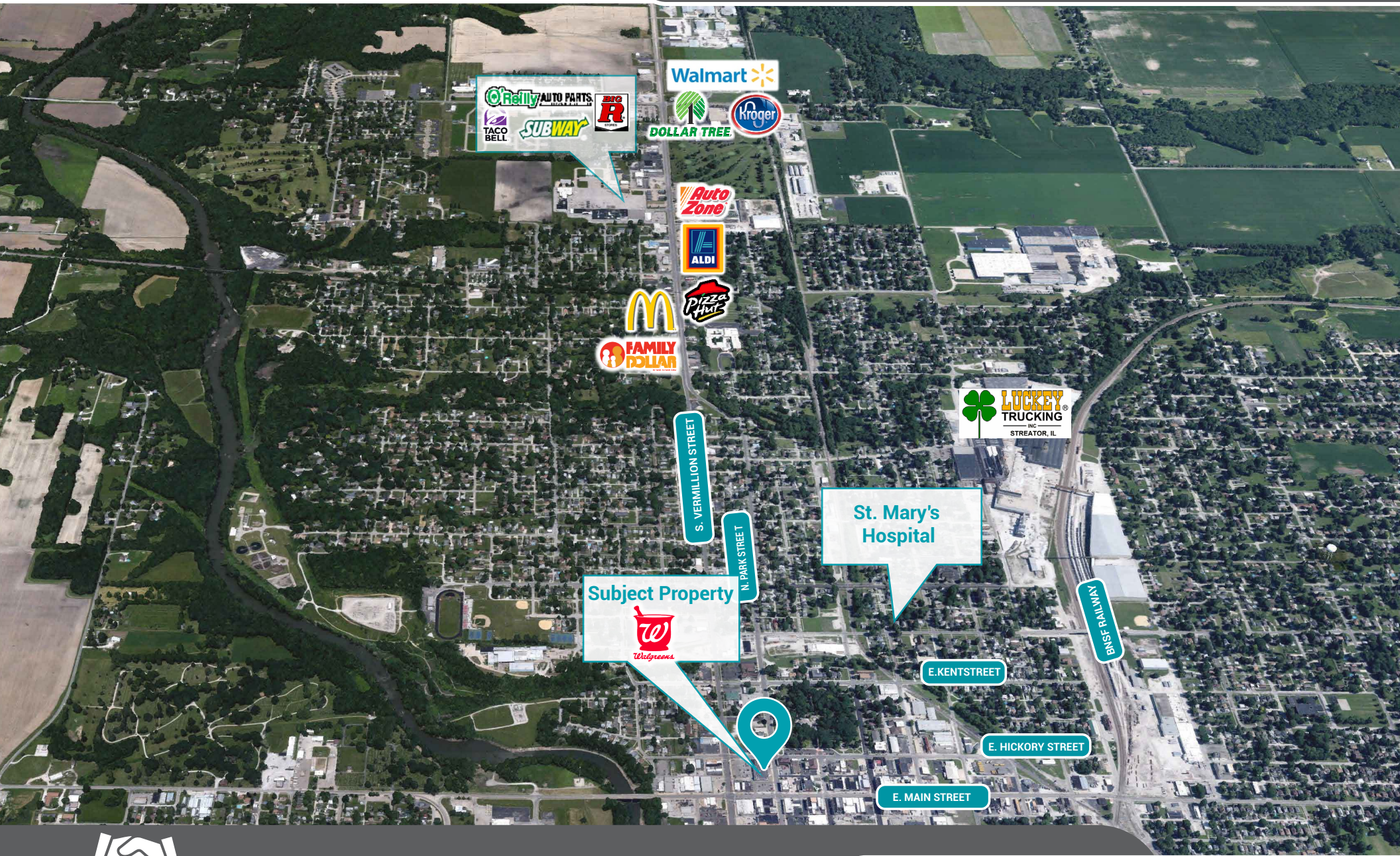
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SUBJECT PROPERTY / RETAIL CORRIDOR

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PROPERTY PHOTOS

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Subject Property



Subject Property Facing South



Centruze Bank On The Opposite Corner of Subject Property



Drive-Thru Pharmacy



Signalized Corner of Park & Main Street



Subject Property West Parking Lot at Hickory & N. Bloomington St.



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STREET MAP & TRAFFIC COUNTS

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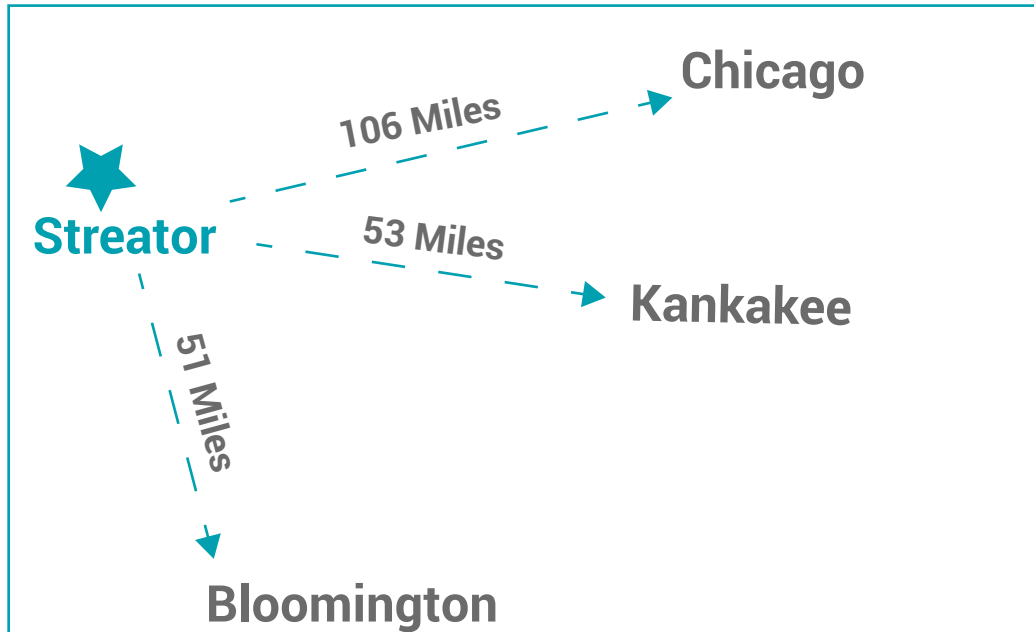
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DEMOGRAPHIC DETAILS

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2019	1 mile	3 mile
Population	8,727	17,680
Households	3,503	7,305
Average Household Size	2.48	2.40
Owner Occupied Housing Units	2,299	5,138
Median Age	38.8	41.9
Median Household Income	\$41,773	\$44,494
Average Household Income	\$51,707	\$56,468



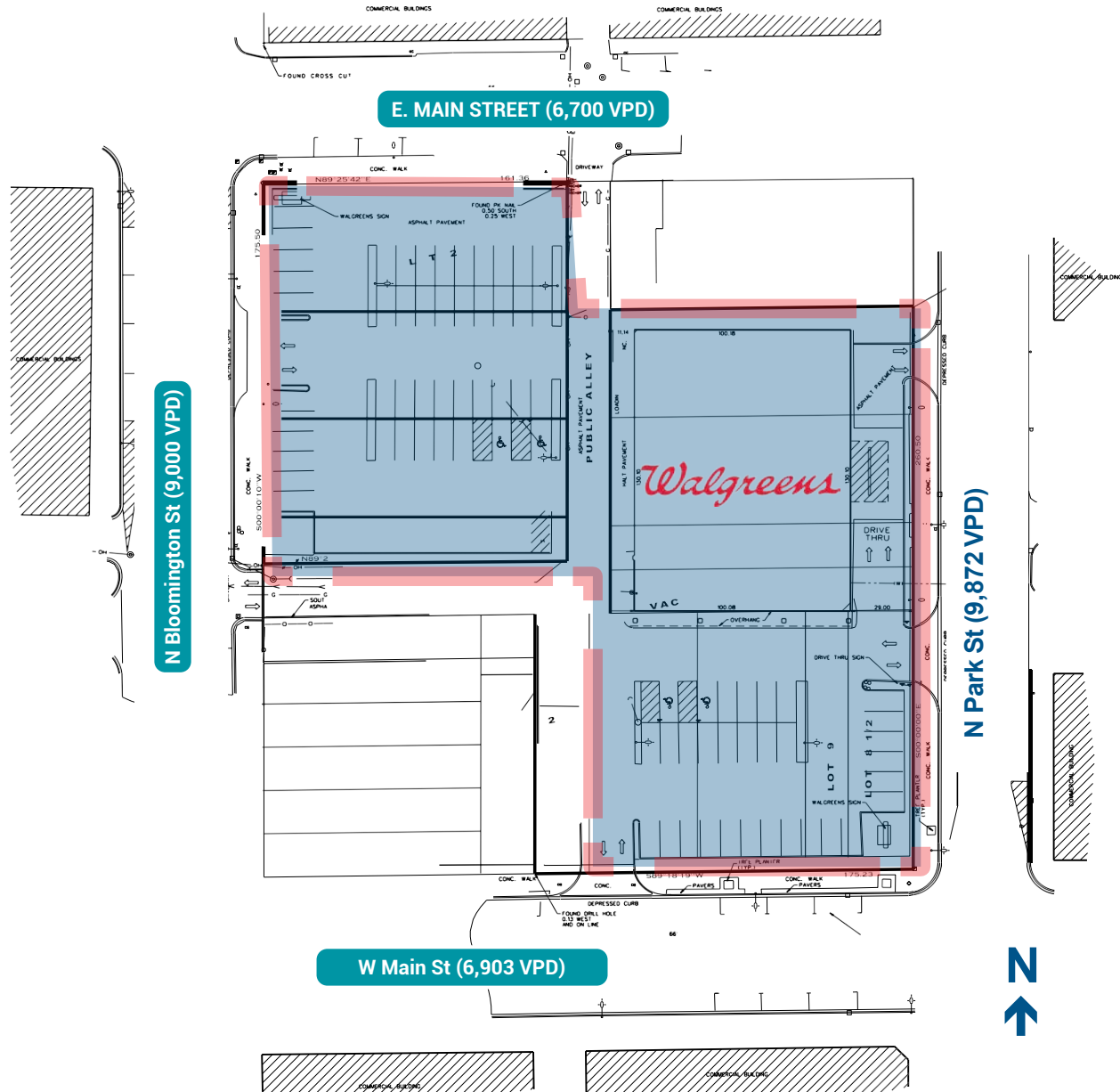
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SITE PLAN

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Lease Overview

Tenant:	Walgreens (NYSE: WAG)
Credit Rating:	Investment Grade, BBB (S&P)
Lease Type:	Double Net (NN)
Lease Term:	9.75 Years Remaining
Options:	Six 5-year Options

Asking Price:
\$ 2,550,000

CAP Rate:
7.0%

Monthly Income:
\$14,895

Annual Income:
\$178,745

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Building Square Footage	13,000 SF
Land Square Footage	65,776 SF
Rent/Square Foot	\$13.75/SF
Year Built	1994
Renovated	2010/2018



WALGREENS COMPANY SUMMARY

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Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 385,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 13,200* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 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. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

The Company has:

- unmatched pharmaceutical supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies
- a portfolio of retail and business brands, including Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health & beauty product brands, such as No7, Soap & Glory, Liz Earle, Sleek MakeUP and Botanics
- Diversified and robust profit pools across the U.S., Europe and key emerging markets a unique platform for growth in developed & emerging markets.

By leveraging these advantages and opportunities, as well as the full benefit of our best practices and expertise, Walgreens Boots Alliance will be positioned to create substantial incremental efficiency, synergy and growth opportunities.

The creation of Walgreens Boots Alliance provides an opportunity to further accelerate the development of a fully integrated, global platform for the future to provide innovative ways to address health and wellness challenges. Our Company is well positioned to expand customer offerings in existing markets and become the health and wellbeing partner of choice in emerging markets.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

**Walgreens company information received from Walgreens investor relations.*

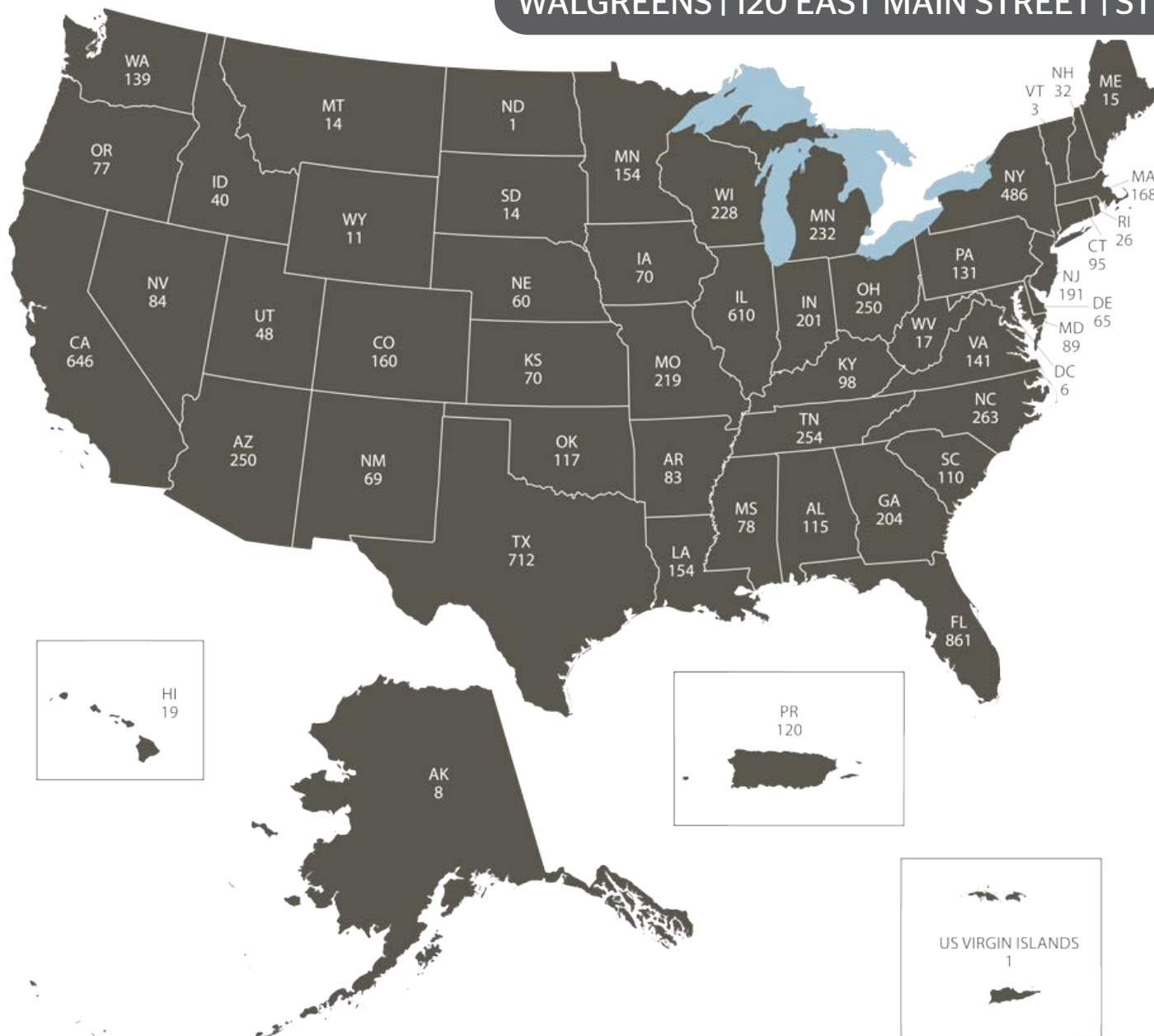


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WALGREENS LOCATIONS BY STATE

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Alabama	115	Idaho	40	Mississippi	78	Oklahoma	117	West Virginia	17
Alaska	8	Illinois	610	Missouri	219	Oregon	77	Wisconsin	228
Arizona	250	Indiana	201	Montana	14	Pennsylvania	131	Wyoming	11
Arkansas	83	Iowa	70	Nebraska	60	Rhode Island	26	Puerto Rico	120
California	646	Kansas	70	Nevada	84	South Carolina	110	US Virgin Islands	1
Colorado	160	Kentucky	98	New Hampshire	32	South Dakota	14	Connecticut	95
Louisiana	154	New Jersey	191	Tennessee	254	Delaware	65	Maine	15
New Mexico	69	Texas	712	Washington DC	6	Maryland	89	New York	486
Utah	48	Florida	861	Massachusetts	168	North Carolina	263	Vermont	3
Georgia	204	Michigan	232	North Dakota	1	Virginia	141	Hawaii	19
Minnesota	154	Ohio	250	Washington	139				

**There are NO Rite Aids in Illinois*



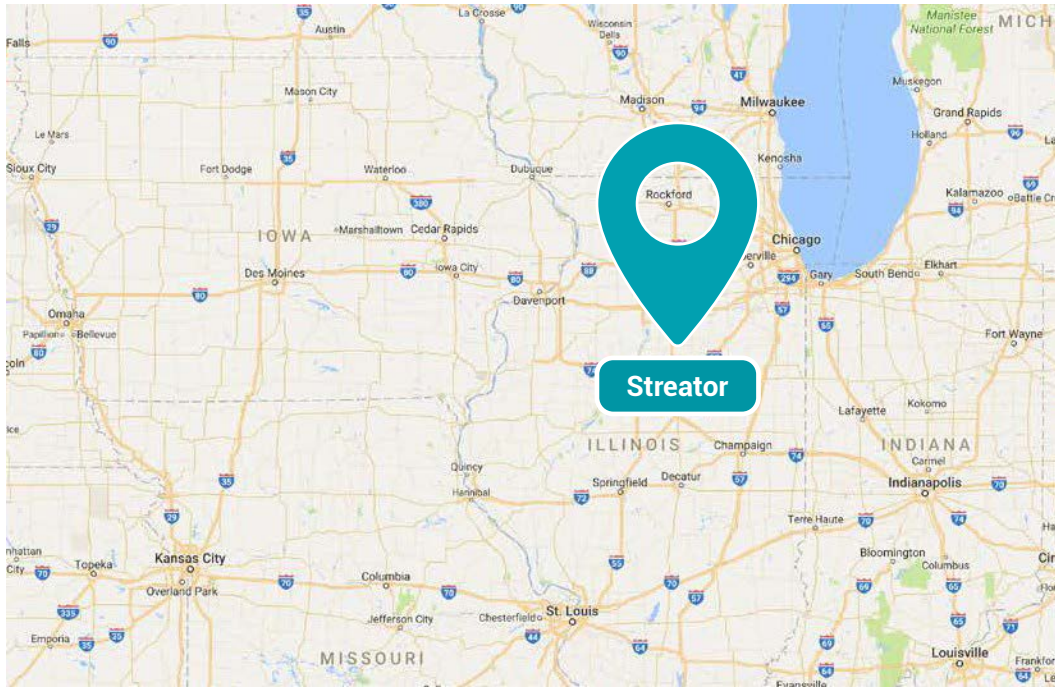
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LOCATION OVERVIEW

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Location

Streator is a city in LaSalle and Livingston counties in north central Illinois. Situated on the Vermillion River, the city is 80 miles southwest of Chicago, positioned between Interstate 39, Interstate 55 and Interstate 80. As of the 2010 census, the population was 13,710.

Streator offers residents many enjoyable aspects of rural life: a fairly compact, walkable downtown; solid schools; quaint parks; affordable housing; and a tradition of making quality products, particularly, glass bottles. High-grade silica, the main ingredient in glass, was in abundance in the Streator region and at one time, the city held the title of "Glass Manufacturing Capital of the World". Glass manufacturing retains a strong presence in the city today, however, agriculture and related agri-business, along with the service sector, are now the primary contributors to Streator's economy.

Employment Profile

EMPLOYER	# OF EMPLOYEES
Vactor Manufacturing	590
Streator Results	480
DSI	390
Streator Elementary School District	296
U.S. Foods	240

In 2007, Streator and the North Central Illinois Council of Governments finalized the Streator Comprehensive Plan, laying the foundation for civic, transportation, housing, commercial and recreational initiatives in the city through 2027. Numerous projects proposed are currently underway as officials look to guide development within Streator and create a thriving and sustainable future.



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