

Walgreens
and
mixed use offices



ACTUAL PHOTO

 4860 DONALD ROSS RD, PALM BEACH GARDENS, FL 33418

Marcus & Millichap

INVESTMENT OVERVIEW

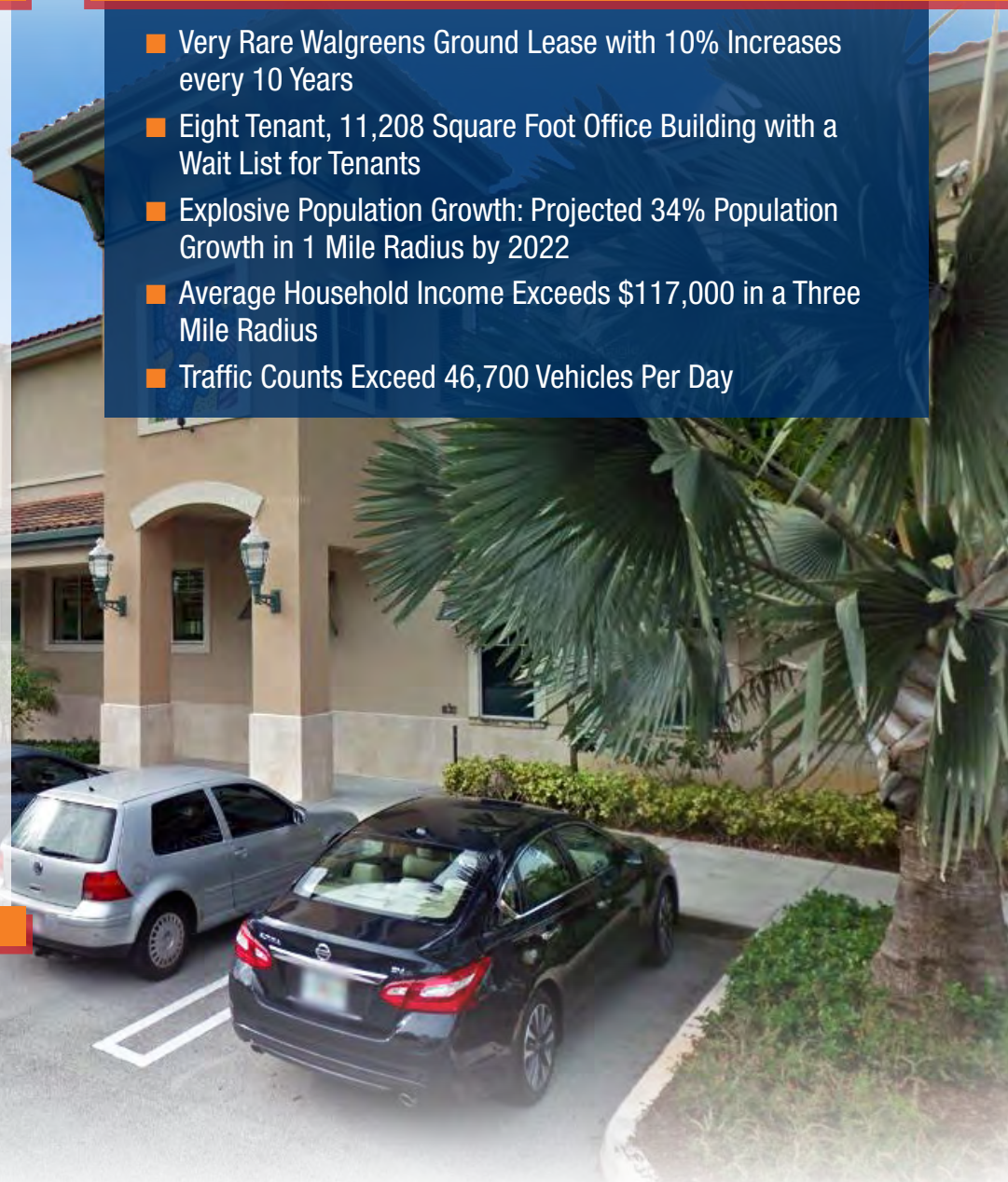
Marcus & Millichap is pleased to present this Trophy Location Walgreens Ground Lease and Eight tenant office building in Palm Beach Gardens, Florida. The Walgreens has very rare 10% increases every 10 years beginning in 2028. The Eight Tenant, 11,208 square foot office building has a wait list as commercial development is very limited and restricted in this affluent part of Palm Beach County. An investor has the opportunity to acquire a Trophy Absolute NNN Leased Walgreens Ground Lease and Office Space in one of the most affluent neighborhoods of Florida. The subject property is situated on a large 2.26 Acre Parcel with excellent vehicular exposure to Donald Ross Road and Central Boulevard with combined Traffic Counts Exceeding 46,700 Vehicles Per Day. The three mile population has average household income exceeding \$117,000 per year.

Palm Beach Gardens, a signature city of luxury and tranquility, is known as Florida's Golf Capital. Just inland from the coast you will find more than a dozen courses and some of the best in the game. It is headquarters to the Professional Golfers Association of America and is a scenic area of perfectly landscaped gardens, privacy and abundant wealth.

The subject property is located directly across from Alton Town Center, a 350,000 square foot mixed use development with power/big box, entertainment/lifestyle and retail components. There are also numerous other national retailers in the immediate area including Publix, Bank of America, BB&T, PNC Bank, Wells Fargo, McDonalds and Dunkin Donuts.

INVESTMENT HIGHLIGHTS

- Very Rare Walgreens Ground Lease with 10% Increases every 10 Years
- Eight Tenant, 11,208 Square Foot Office Building with a Wait List for Tenants
- Explosive Population Growth: Projected 34% Population Growth in 1 Mile Radius by 2022
- Average Household Income Exceeds \$117,000 in a Three Mile Radius
- Traffic Counts Exceed 46,700 Vehicles Per Day



THE OFFERING



Walgreens
4860 DONALD ROSS ROAD,
PALM BEACH GARDENS, FL, 33418



Walgreens
and mixed use offices

PROPERTY DETAILS

Lot Size	98,494 SF (2.26 Acres)
Rentable Square Feet	25,708 SF
Price/SF	\$388.98
Year Built	2009

FINANCIAL OVERVIEW

List Price	\$10,000,000
Down Payment	100% / \$10,000,000
Cap Rate	5.30%
Type of Ownership	Fee Simple
Net Operating Income	\$530,766

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Year 2008 to 2028 (Current)	\$25,000	\$300,000
Year 2029 to 2038	\$27,500	\$330,000
Year 2039 to 2048	\$30,250	\$363,000
Year 2049 to 2058	\$33,275	\$399,300
Year 2059 to 2068	\$26,602.50	\$439,230
Year 2069 to 2078	\$40,262.75	\$438,153
Year 2079 to 2083	\$44,289	\$531,468
Walgreens Base Rent		\$300,000
Offices Net Operating Income		\$240,342
Net Operating Income		\$530,766.00
TOTAL ANNUAL RETURN	CAP 5.30%	\$530,766

LEASE ABSTRACT

Tenant Trade Name	Walgreens
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	75 Years
Lease Commencement Date	May 2008
Rent Commencement Date	May 2008
Expiration Date of Base Term	December 2033
Increases	10% Increases Every 10 Years
Options	N/A
Term Remaining on Lease	15+ Years
Property Type	Net Leased Drug Store
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes



TENANT SUMMARY

Tenant Name	Type	Suite	Square Feet	% Bldg Share	Lease Comm. date	Lease Exp. Date	Rent per SQ. Ft	Total Rent per Month	Total Rent per Year	Expenses Reimbursement	Lease Type
Walgreens	Retail		14,500	56.40%	1/1/2013	12/31/2033	\$20.69	\$25,000	\$300,000	Prop Tax & Op Exp	NNN
K Title Company	Office	125	1,868	7.27%	11/13/2015	1/3/2019	\$17.88	\$2,783	\$33,396	Ins, Prop Tax & Op Exp	NNN
Douglas N. Higgins	Office	200	1,868	7.27%	5/23/2016	10/23/2021	\$19.42	\$3,022	\$36,264	Ins, Prop Tax & Op Exp	NNN
Kinsale Trading LLC	Office	210	934	3.63%	12/18/2015	12/17/2019	\$17.14	\$1,334	\$16,008	Ins, Prop Tax & Op Exp	NNN
Edward Jones	Office	215	934	3.63%	11/1/2017	10/31/2022	\$18.75	\$1,459	\$17,508	Ins, Prop Tax & Op Exp	NNN
Krista Waterworth	Office	100	934	3.63%	4/1/2015	3/31/2020	\$27.56	\$2,145	\$25,740	N/A	Gross
Blue Water Realty	Office	105	934	3.63%	2/1/2014	1/31/2019	\$22.32	\$1,737	\$20,844	Ins, Prop Tax & Op Exp	NNN
Keith. J Puya Atty	Office	225	1,868	7.27%	6/1/2013	5/31/2019	\$28.00	\$4,359	\$52,308	N/A	Gross
Realtors	Office	110/115	1,868	7.27%	12/4/2012	12/14/2018	\$20.48	\$3,189	\$38,268	Insurance, Property Tax and Operating Expenses	NNN
<i>Subtotal</i>	Retail	1	14,500	56.40%				\$25,000			
<i>Subtotal</i>	Office	8	11,208	43.60%				\$20,028			
Total		9	25,708					\$45,028	\$540,342		

OPERATING STATEMENT

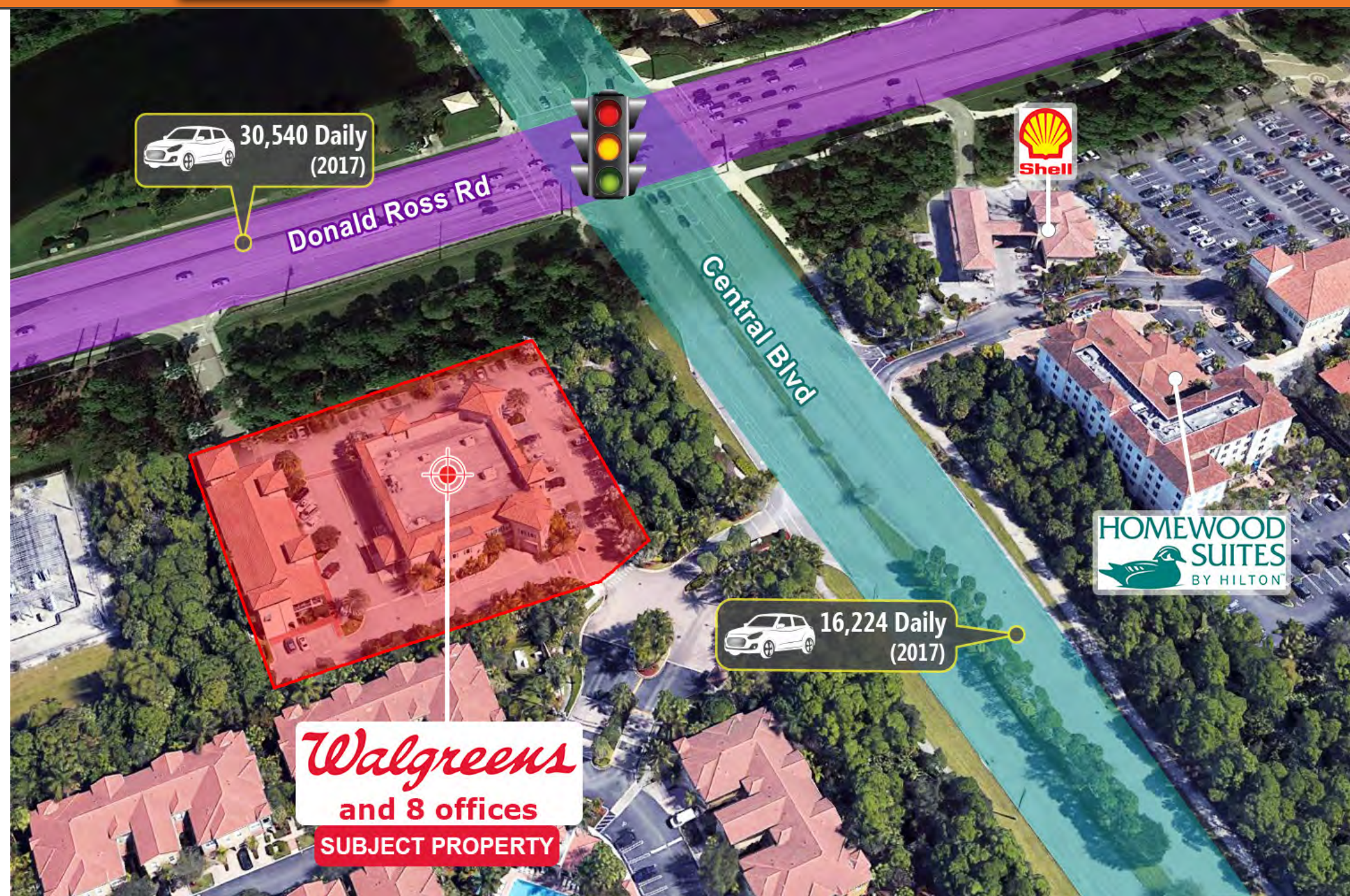
Income	Current	Income	Current
Retail		Office	
Gross Scheduled Rent	300,000	Gross Scheduled Rent	240,342
Expense Reimbursements	102,547	Expense Reimbursements	89,425
All Other Income	0	All Other Income	0
General Vacancy	0	General Vacancy	0
Effective Gross Revenue	\$402,547	Effective Gross Revenue	\$329,767
Combined EGI		\$732,314	

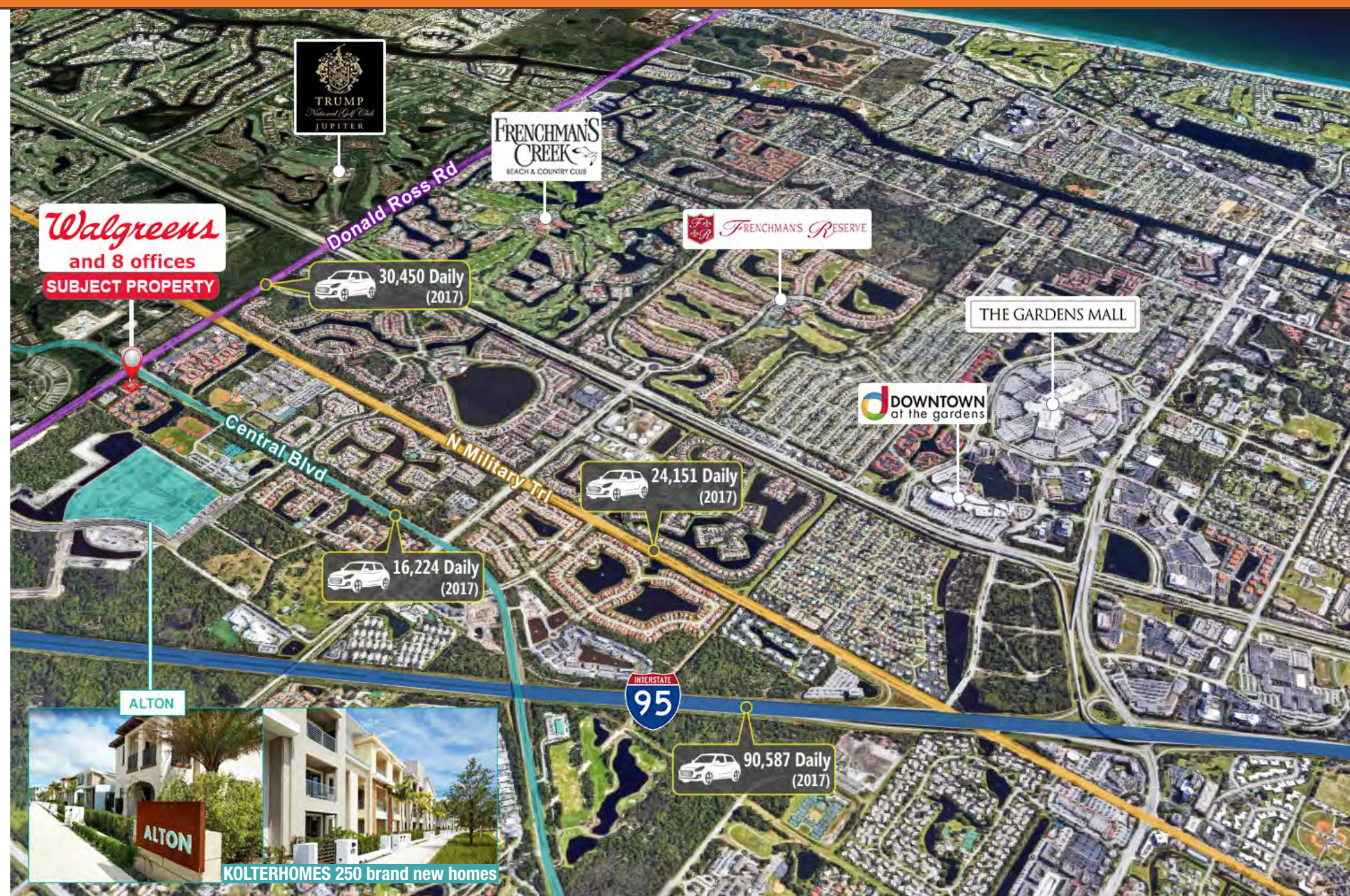


OPERATING STATEMENT

Expenses	Current	% of CEGI
Real estate Taxes	\$125,000	17.1%
Insurance	\$10,674	1.5%
Utilities - Electric	\$15,056	2.1%
Repairs & Maintenance	\$4,870	0.7%
Operating Expenses - Combined	\$20,553	2.8%
Operating Reserves	\$3,426	0.5%
Management Fee	\$21,969	3.0%
Total Expenses	\$201,548	
Expenses as % of Combined EGI		27.5%
Net Operating Income	\$530,766	









Walgreens
and 8 offices
SUBJECT PROPERTY

ALTON TOWN CENTER



350,000 sq. ft.

ALTON

ALTON is at the epicenter of Palm Beach Gardens. While there is easy access to I-95 and Florida's Turnpike, there will be no reason to travel far. Everything you could desire is within three miles away.

Pristine Beaches: Take Donald Ross just three miles due east and find world-renowned Atlantic Ocean beaches

World-Class Golf: ALTON is surrounded by some of the best courses in the country including PGA National Resort

Shopping: Gardens Mall, Downtown at the Gardens, Legacy Place all feature some of fashion's biggest names. The Palm Beach Outlets, City Place, and the famed Worth Avenue are also nearby

Dining: Choose a different restaurant or event every night of the year with many nearby dining options in Jupiter and beyond.



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Unmatched amenities like the PGA National Resort make it an unparalleled setting for tropical sights, shopping districts and championship golf. The area is home to many celebrities with major airports and private jet centers. It is characterized by stylish venues and an upscale life style.



ALTON TOWN CENTER

Alton Town Center is a unique high-end retail development located in the heart of Palm Beach Gardens. The Project will contain multiple components, including power/big box (approximately 175,000 sf), an entertainment/lifestyle component (approximately 150,000 sf) as well as a necessity-based retail component (approximately 50,000 sf) making it the 24/7 shopping destination for all of northern Palm Beach County (trade area of ~200,000 residents).







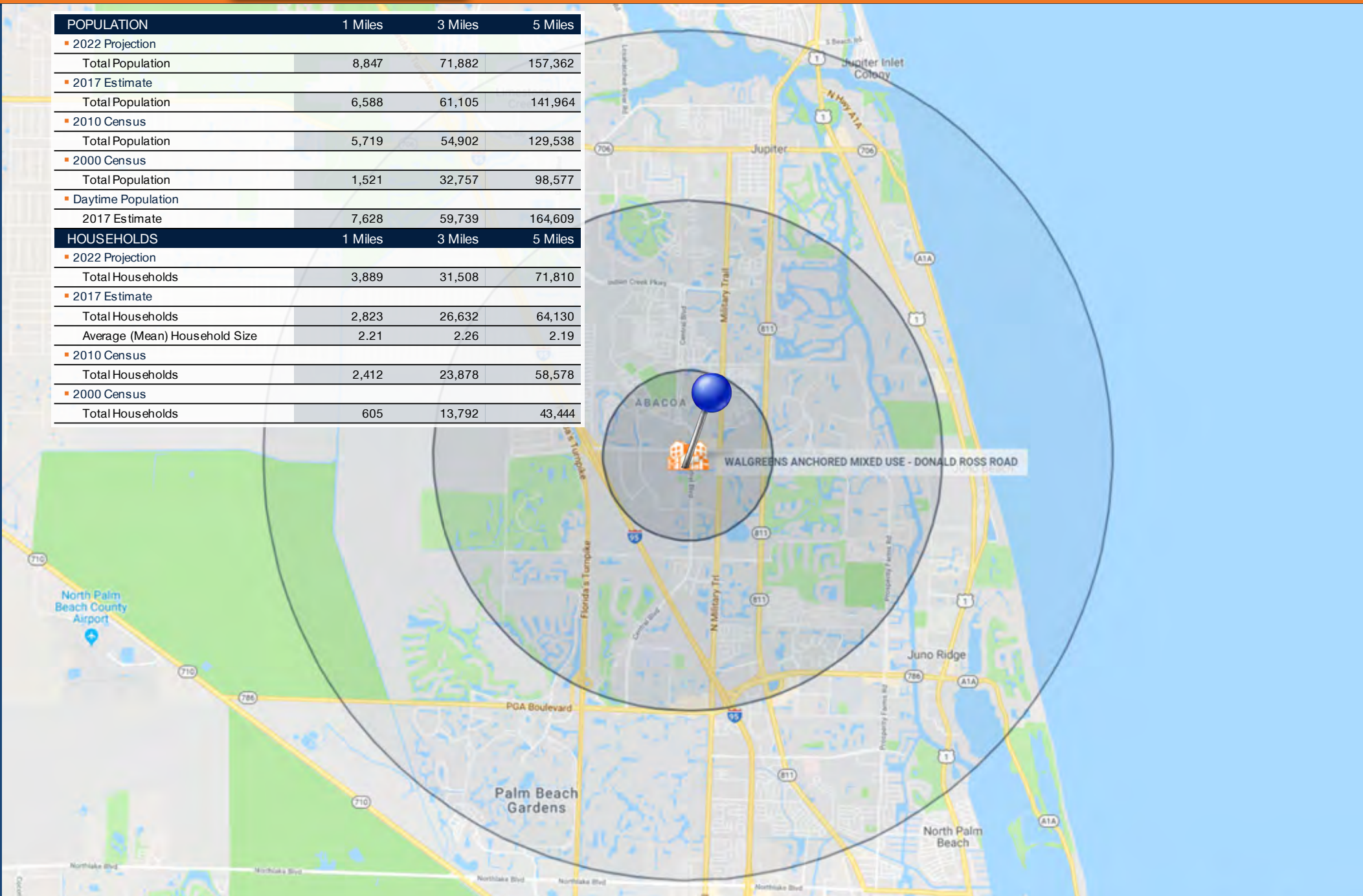
ABOUT Walgreens

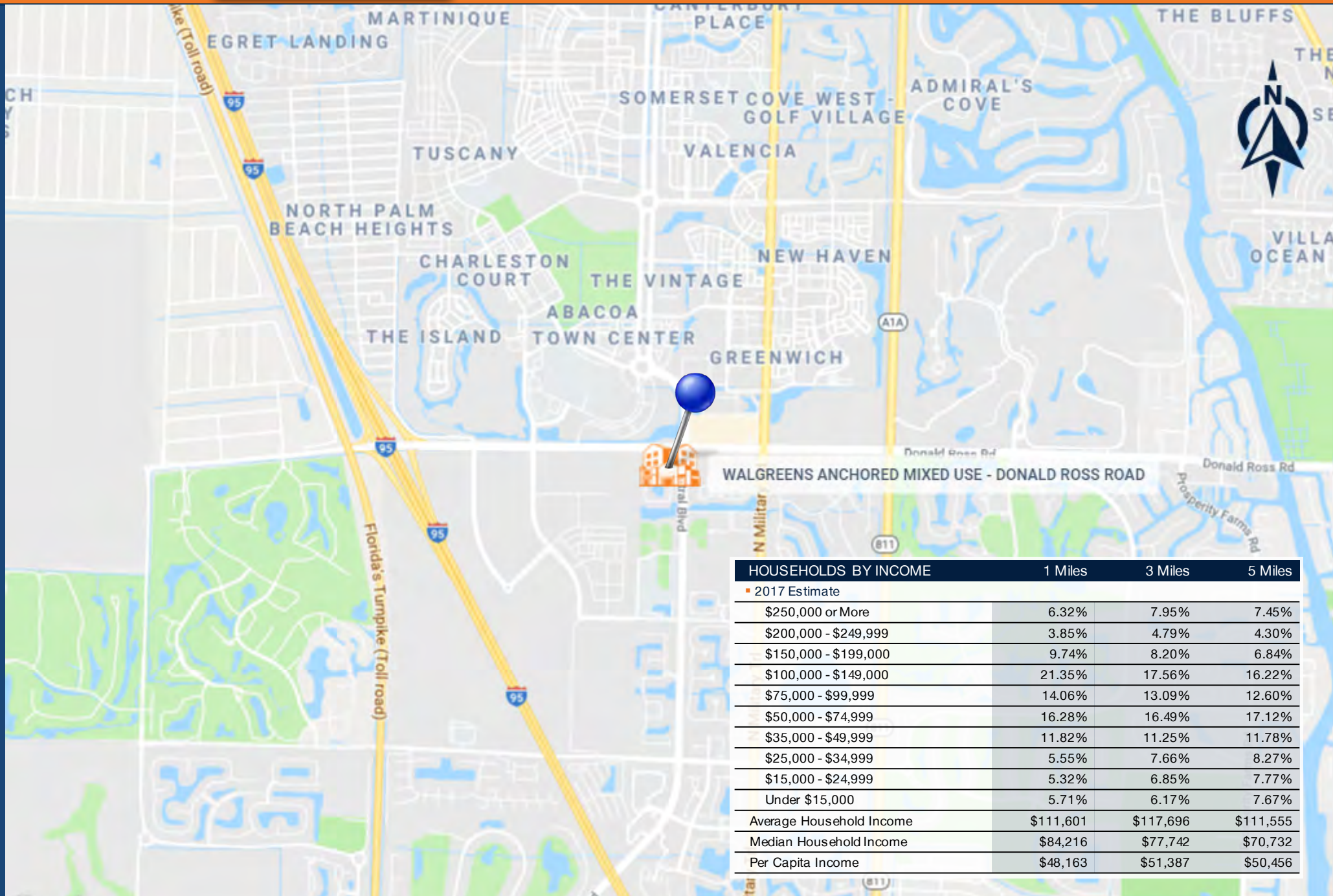
The It would be impossible to tell the story of Walgreens drugstores without elling the story of Charles R Walgreen, Sr the man who started it all Walgreen's drugstore was located in Barrett's Hotel at Cottage Grove and Bowen Avenue on Chicago's South Side. By every account, Walgreen succeeded brilliantly, simply by practicing what he preached and instituting what he felt were clearly needed innovations New, bright lights were installed to create a cheerful, warm ambiance in the store Each customer was personally greeted by Walgreen or his colleague, Arthur C Thorsen Aisles were widened, creating a spacious, airy, welcoming feeling - a far cry from the cramped interiors of other drugstores Generations of customers and employees hold fond memories of trips to the Walgreens soda fountain and prescriptions filled by the friendly local pharmacist. Most of all, they remember Walgreens, a welcome, dependable presence in countless neighborhoods across the country for more than 100 years. It is the Historical Foundation's aim to build an understanding of early Walgreens store culture and to help educate the public about the role Walgreens played in the history of retail pharmacy. Walgreens is America's leading provider of the most convenient access to consumer goods and services, and pharmacy, health and wellness services Walgreens stores provide patients with all of heir prescription needs in one place without sacrificing the safety, service or convenience of their nearby neighborhood drugstore.

Name	Walgreens
Ownership	Public
Stock Symbol	WBA
Sales Volume	<u>\$120.5 Billion (2017)</u>
Net Worth	<u>\$30.9 Billion</u>
Board	NYSE
Tenant	Corporate Store
HQ	Deerfield, IL
Number of Locations	8,201+
Web Site	www.walgreens.com

FOUNDED IN 1901

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	8,847	71,882	157,362
■ 2017 Estimate			
Total Population	6,588	61,105	141,964
■ 2010 Census			
Total Population	5,719	54,902	129,538
■ 2000 Census			
Total Population	1,521	32,757	98,577
■ Daytime Population			
2017 Estimate	7,628	59,739	164,609
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	3,889	31,508	71,810
■ 2017 Estimate			
Total Households	2,823	26,632	64,130
Average (Mean) Household Size	2.21	2.26	2.19
■ 2010 Census			
Total Households	2,412	23,878	58,578
■ 2000 Census			
Total Households	605	13,792	43,444





GEOGRAPHY: 5 MILE



POPULATION

In 2017, the population in your selected geography is 141,964. The population has changed by 44.01% since 2000. It is estimated that the population in your area will be 157,362.00 five years from now, which represents a change of 10.85% from the current year. The current population is 48.86% male and 51.14% female. The median age of the population in your area is 48.65, compare this to the US average which is 37.83. The population density in your area is 1,809.92 people per square mile.



HOUSEHOLDS

There are currently 64,130 households in your selected geography. The number of households has changed by 47.62% since 2000. It is estimated that the number of households in your area will be 71,810 five years from now, which represents a change of 11.98% from the current year. The average household size in your area is 2.19 persons.



INCOME

In 2017, the median household income for your selected geography is \$70,732, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 24.44% since 2000. It is estimated that the median household income in your area will be \$81,949 five years from now, which represents a change of 15.86% from the current year.

The current year per capita income in your area is \$50,456, compare this to the US average, which is \$30,982. The current year average household income in your area is \$111,555, compare this to the US average which is \$81,217.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 87.54% White, 4.35% Black, 0.05% Native American and 2.85% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 12.76% of the current year population in your selected area. Compare this to the US average of 17.88%.



HOUSING

The median housing value in your area was \$306,003 in 2017, compare this to the US average of \$193,953. In 2000, there were 34,438 owner occupied housing units in your area and there were 9,006 renter occupied housing units in your area. The median rent at the time was \$787.



EMPLOYMENT

In 2017, there are 92,037 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 71.13% of employees are employed in white-collar occupations in this geography, and 28.87% are employed in blue-collar occupations. In 2017, unemployment in this area is 3.37%. In 2000, the average time traveled to work was 24.00 minutes.

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