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PROPERTY VIDEO

Walgreens

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM

Subject Property

Walgreens

2602 Florence Boulevard – Florence, AL 35630

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2602 Florence Boulevard – Florence, AL 35630

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Walgreens





Investment Highlights

PRICE: \$4,901,129 | CAP: 6.20% | RENT: \$303,870

Walgreens

About the Investment

- ✓ Long-Term, 25-Year Absolute Triple Net (NNN) Lease
- ✓ Corporate Tenant | Corporate Guarantee
- ✓ Upward Trending Sales | Sales Reporting in the Lease
- ✓ Situated on a 2.78 Acre Parcel | Larger Than the Average Walgreens Lot Size

About the Location

- ✓ Dense Retail Corridor | Tenants include: Walmart, The Home Depot, Lowe's, Sam's Club, Kohl's, McDonald's KFC, Chick-fil-A, Buffalo Wild Wings, Wells Fargo, Panda Express, and Taco Bell
- ✓ Compelling Location Fundamentals | Located in Florence's Main Business District and Downtown Hub
- ✓ Strong Academic Presence | Within Four Miles of the University of North Alabama | Enrollment Exceeding 7,490 Students
- ✓ Strong Traffic Counts | Over 32,040 Vehicles Per Day on Florence Boulevard
- ✓ Positive Real Estate Fundamentals | Within 60 Miles of Huntsville, Alabama | Third Largest City in Alabama
- ✓ Walgreens Acquired the Rite Aid 0.5 Miles Away | Projected Increase in Sales at the Subject Property | Lack of Competition in the Immediate Area Due to Closure of the Rite Aid

About the Tenant / Brand

- ✓ Walgreens is One of the Nation's Largest Leading Drugstore Chains
- ✓ Walgreens Operates 8,100 Drugstores with a Presence in all 50 States, the District of Columbia, Puerto Rico and the U.S. Virgin Islands.
- ✓ Walgreens Also Manages More Than 400 Healthcare Clinics and Provider Practice Locations Around the Country.
- ✓ Publicly Traded on the NYSE Under the Ticker Symbol 'WBA'
- ✓ BBB Credit Guaranty



Subject Property



Representative Photo



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Financial Analysis

PRICE: \$4,901,129 | CAP: 6.20% | RENT: \$303,870

Walgreens

PROPERTY DESCRIPTION

Property	Walgreens
Property Address	2602 Florence Blvd
City, State, ZIP	Florence, AL 35630
Year Built / Renovated	2007
Building Size	14,820
Lot Size	+/- 2.78 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$4,901,129
CAP Rate	6.20%
Annual Rent	\$303,870
Price / SF	\$331
Rent / SF	\$20.50

LEASE SUMMARY

Property Type	Net-Leased Casual Drug Store
Tenant/Guarantor	Corporate
Original Lease Term	25 Years
Lease Commencement	September 1, 2007
Lease Expiration	March 31, 2032
Lease Term Remaining	14 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Options to Renew	Fifty (50)- One (1) Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year(s) 1 - 25	\$303,870	\$25,323	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Walgreens located at 2602 Florence Boulevard in Florence, Alabama. The site constructed in 2007, consists of roughly 14,820 rentable square feet of building space on estimated 2.78 acre parcel of land.

Walgreens is subject to a 25-year triple-net (NNN) lease, which commenced on September 1, 2007. The annual rent is \$303,870. There are fifty (50), one (1)-year tenant renewal options, extending the total possible lease term to 75 years.



Representative Photo



Tenant Overview

CREDIT RATING: BBB

General Information

Address	2602 Florence Blvd, Florence, AL
Phone	(256) 764-0436
Website	www.walgreens.com

Company Financial Highlights

Store Count (as of 8/31/2017)	14,500
TTM Sales	\$124,028,000,000
Stock Ticker	WBA
Average Store Size	13,900 Square Feet

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 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 14,500** 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 portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No7, Botanics, Liz Earle and Soap & Glory.

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.

More company information is available at www.walgreensbootsalliance.com

* As of 31 August 2017, using publicly available information for AmerisourceBergen.

** As of 28 June 2018.

**For 12 months ending 31 August 2017, using publicly available information for AmerisourceBergen.



Surrounding Area

Property Address: 2602 Florence Boulevard – Florence, AL 35630

Walgreens





Location Overview

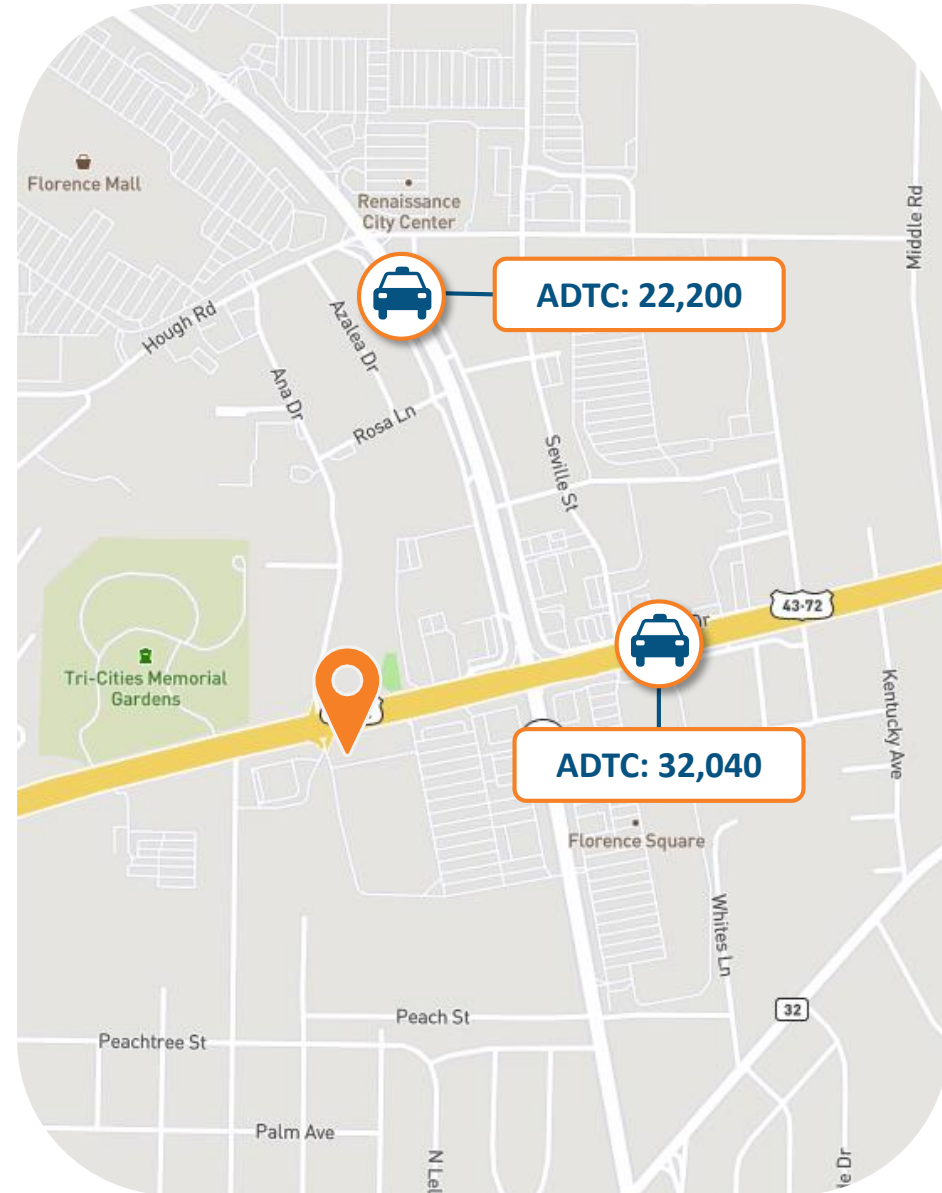
Property Address: 2602 Florence Boulevard – Florence, AL 35630

Walgreens

The subject investment property is situated on Florence Boulevard which boasts average daily traffic counts exceeding 32,040 vehicles. Florence Avenue intersects with Cox Creek Parkway, which brings an additional 22,200 vehicles into the immediate area on average daily. There are more than 50,561 individuals residing within a five-mile radius of this Walgreens property, and more than 104,526 individuals within a ten-mile radius.

The subject property benefits from being well-positioned in a highly dense retail corridor consisting of many national and local tenants, shopping centers, and universities all within close proximity of this property. Major national tenants in the nearby area include: Walmart, The Home Depot, Lowe's, Sam's Club, Kohl's, McDonald's KFC, Chick-fil-A, Buffalo Wild Wings, Wells Fargo, Panda Express, and Taco Bell among many others. This Walgreens also benefits from being situated within a five-mile radius of the University of North Alabama, which has a total enrollment exceeding 7,490 students. This subject property is also situated within five miles of Eliza Coffee Memorial Hospital, a 358-bed facility which is the only hospital in Florence and Lauderdale County.

Florence is located in the northwest corner of Alabama and is the county seat of Lauderdale County. Florence is the largest and principal city of the Florence-Muscle Shoals Metropolitan Statistical Area, and is considered northwestern Alabama's primary economic hub. Florence is the merger point for two major U.S. Highways, as well as several Alabama Highways. Both U.S. Highway-43 and U.S. 72 merge just east of the city limits in Killen, and are co-signed their entire length through the city. For air transportation, Florence is served by the Northwest Alabama Regional Airport located in Muscle Shoals. Florence is home to the University of North Alabama, a public, co-educational, higher education institution, and is the oldest state-certified university in Alabama. The city of Florence is also home to several museums, historical sites and numerous cultural activities, exhibits and recreational needs of citizens and tourists. The Shoals Theatre, once a movie theatre, is now a historic spot that serves as the prime entertainment venue in downtown Florence. It is the perfect place to watch a dramatic play, catch a concert or host your next event. The Zodiac Player, also located in Florence, is the area's largest running community theatre and hosts various special events throughout the year. Florence also has endless options for outdoor family fun. There are over nine recreational parks including Cox Creek Park, Deibart Park, and the Florence Sportsplex. The town includes a municipal golf course, and two public pools.





Property Photo

Walgreens





Surrounding Area Photos

Walgreens

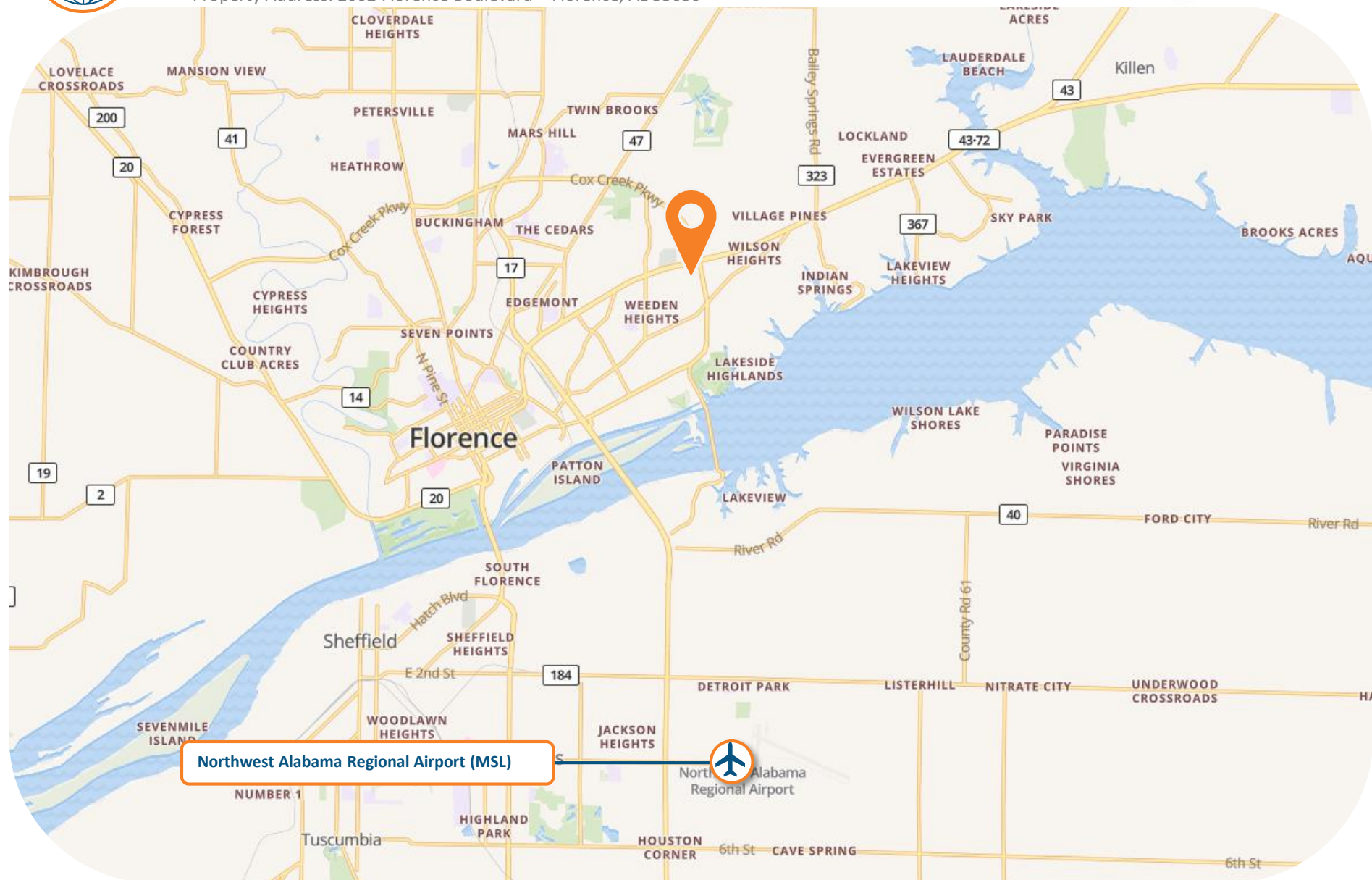




Local Map

Property Address: 2602 Florence Boulevard – Florence, AL 35630

Walgreens



Northwest Alabama Regional Airport (MSL)

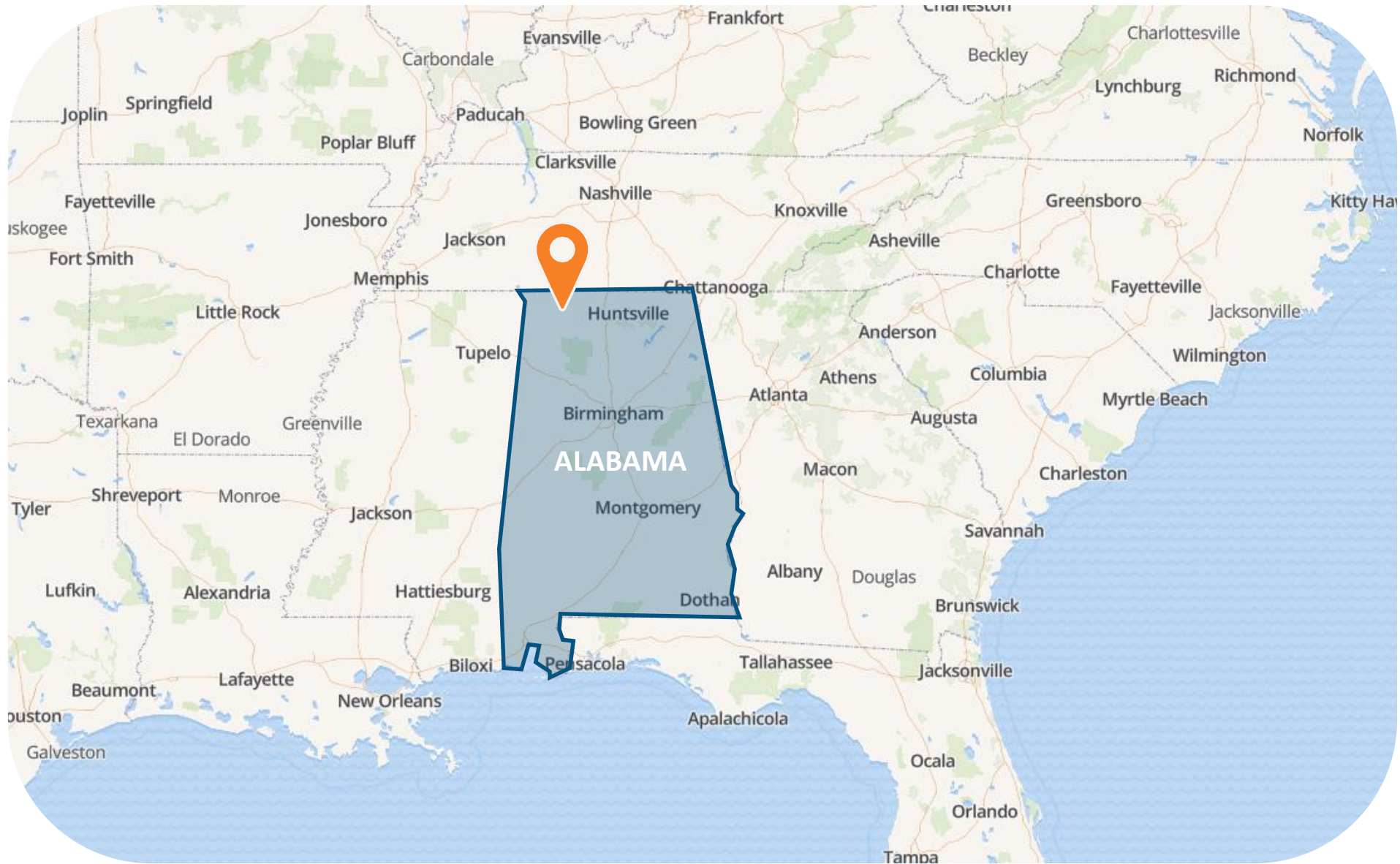




Regional Map

Property Address: 2602 Florence Boulevard – Florence, AL 35630

Walgreens





Demographics

Property Address: 2602 Florence Boulevard – Florence, AL 35630

Walgreens

3 Mile 5 Miles 10 Miles

POPULATION

2022 Projection	26,709	50,561	104,526
2017 Estimate	26,447	49,686	102,715
2010 Census	26,100	49,114	101,293
2000 Census	25,016	46,931	97,543

INCOME

Average	\$54,342	\$57,534	\$60,052
Median	\$35,688	\$39,097	\$42,967
Per Capita	\$24,628	\$25,308	\$25,551

HOUSEHOLDS

2022 Projection	12,033	22,150	44,482
2017 Estimate	11,780	21,526	43,290
2010 Census	11,717	21,463	42,944
2000 Census	11,119	20,171	40,581

HOUSING

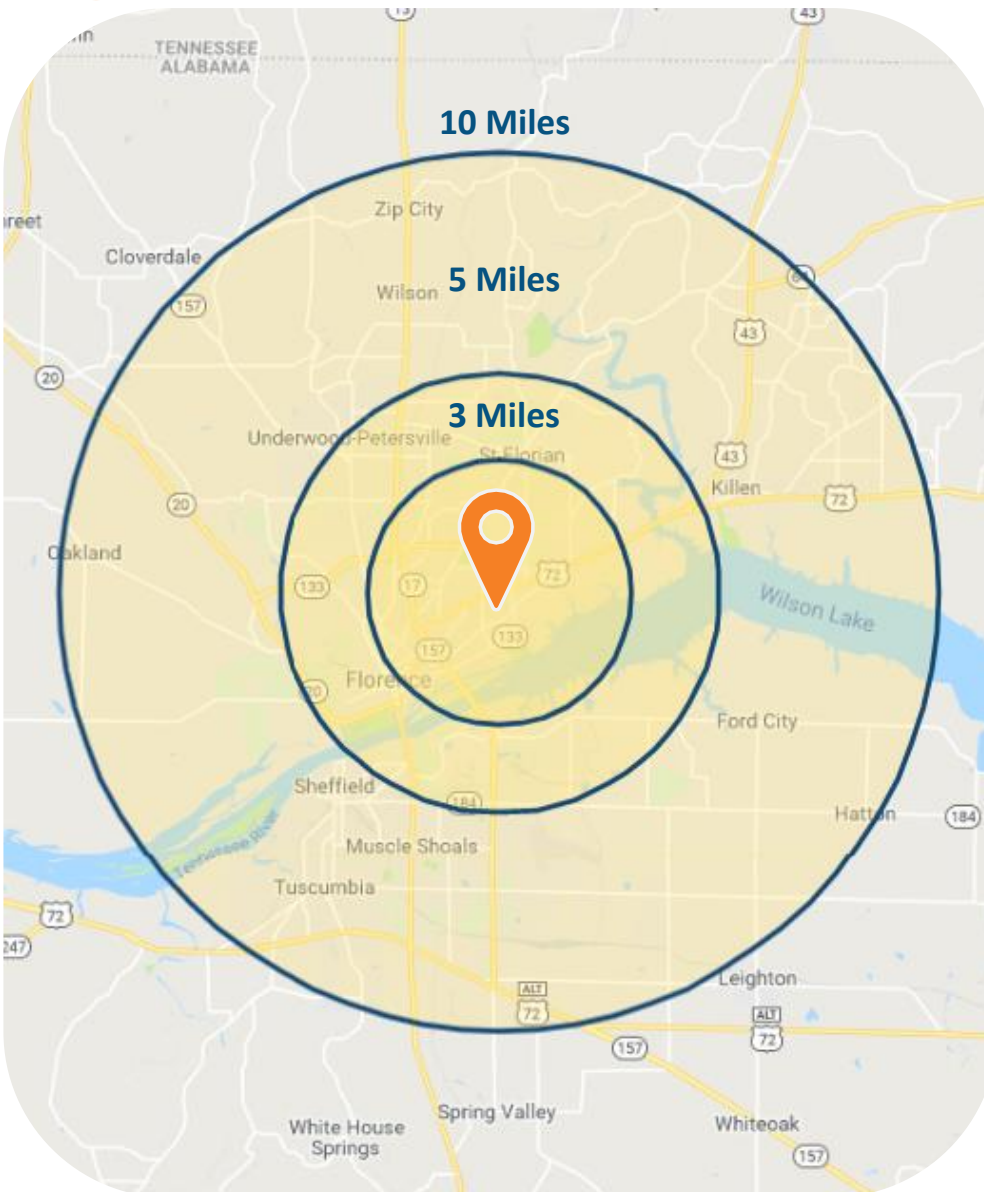
2017	\$117,263	\$127,157	\$127,097
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EMPLOYMENT

2017 Daytime Population	34,985	65,926	118,083
2017 Unemployment	8.32%	8.13%	6.89%
2017 Median Time Traveled	19 Mins	20 Mins	22 Mins

RACE & ETHNICITY

White	76.36%	76.55%	79.32%
Native American	0.10%	0.07%	0.05%
African American	16.88%	17.76%	15.97%
Asian/Pacific Islander	1.31%	1.33%	0.92%





Market Overview

City: Florence | County: Lauderdale | State: Alabama

Huntsville, Alabama

Florence is a city located just 60 miles outside of Huntsville, Alabama, which is the county seat of Madison County. Huntsville is the third-largest city in Alabama and is the largest city in the five-county Huntsville-Decatur-Albertville, AL Combined Statistical area. Huntsville's main economic influence is derived from aerospace and military technology. Redstone Arsenal, Cummings Research Park (CRP), and Nasa's Marshal Space Flight Center comprise the main hubs for the area's technology-driven economy. CRP is the second-largest research park in the United States and fourth-largest in the world. The city remains the center for the rocket-population research in NASA and the Army. Public transit in Huntsville is run by the city's department of Parking and Public Transportation. The Huntsville Shuttle runs 11 fixed routes throughout the city, mainly downtown and to the major shopping areas. The Huntsville International Airport is served by several regional national carriers including Delta, United Airlines, and American Airlines.

Visitors to the city will find activities that celebrate Huntsville's rich history, as well as attractions that highlight the city's scientific side. At the Alabama Constitution Village, villagers in period clothing take time from their daily chores to guide you through eight reconstructed Federal style buildings. Younger visitors will love the 150 hands-on activities at the Sci-Quest Hands-on Science Center and older kids will learn what it takes to be an astronaut at the U.S. Space and Rocket Center. Looking for outings with a cultural flair? Landmarks such as the Huntsville Botanical Garden and Huntsville Museum of Art are must sees. The National Trust for Historic Preservation named Huntsville to its "America's Dozen Distinctive Destinations for 2010" list.

Major Employers

Employer	Estimated # of Employees
Regional Health Care Partner	1,577
Hh Health System - Shoals LLC	1,500
North American Lighting Inc	1,500
Alabama Reclamation Operations	961
Alloys Plant	961
Wise Alloys	961
Wise Alloys LLC	961
Shoals Hospital	880
Regional Care Hosp Prtners Inc	876
Walmart	844
Helen Keller Hospital	702



EXCLUSIVE NET LEASE OFFERING

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