

PREFERRED *Walgreens* INVESTMENT OFFERING | \$7,580,000



HIKES POINT WALGREENS
LOUISVILLE, KY

HOGAN
REAL ESTATE

CONFIDENTIALITY AGREEMENT

This Confidential Offering has been prepared by Hogan Real Estate ("Agent") in cooperation with the Owner for informational purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date.

This Offering is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The projections set forth in this Offering do not constitute a representation, warranty or a guaranty by Agent or the owner of any of the numbers set forth herein or of any economic value attributable

to the Property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of pro forma income and expenses before making any decisions on whether to acquire the Property.

Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

This Offering is the property of Agent and may be used only by parties to whom Agent delivered the Offering or to whom Agent has approved such delivery. By accepting a copy of the Offering, the party who has possession thereof agrees to return it to Agent immediately upon Agent's request. No copies of this Offering may be made without Agent's prior written consent and no excerpts or summaries thereof may be distributed, reproduced or included in any document without such consent.

HOGANDEV.COM

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

- The Offering / Sales Terms / Investment Highlights
- Offering Summary
- Louisville MSA Map
- Building Photos
- Hikes Point Trade Area Drone Images
- Aerials

02 EXHIBITS

- Tenant Profile
- 1-3-5 Mile Demographics Map
- Demographics Report
- Louisville MSA Market Overview
- Louisville MSA Statistics

01

EXECUTIVE SUMMARY



The Offering
Sales Terms
Investment Highlights
Offering Summary
Louisville MSA Map
Building Photos
Hikes Point Trade Area Drone Images
Aerials

EXECUTIVE SUMMARY

The Offering

Qualified investors are extended the opportunity to acquire a 100.0% fee simple interest in a marquee Walgreens located in the integral Hikes Point trade area of Louisville, Kentucky. In 2018 Walgreens extended their lease with contractual term through January 2030, affirming the tenant's commitment to this site following the Rite Aid acquisition. The neighboring Rite Aid location in this trade area will not renew, leaving this to be the area's only standalone pharmaceutical store.

Hikes Point is a densely populated neighborhood in East Central Louisville serviced by a dominant retail trade area at the convergence of major thoroughfares Taylorsville Road, Breckenridge Lane, and Hikes Lane where daily traffic counts exceed 30,000 VPD. Strategically positioned along Taylorsville Road at Browns Lane (Hikes Lane becomes Browns Lane at the site), the landmark site offers nearly 360 degree visibility with maximum accessibility along Taylorsville Road and Browns Lane. Two full interchanges of Interstate 264, the city's interior beltway, are less than 0.25 of a mile from the trade area.

The Hikes Point trade area services all of the surrounding neighborhoods that include over 100,000 people within a 3-mile radius. Nearby retailers include a mainstay Kroger Marketplace, Starbucks, TJ Maxx, Party City, Dollar Tree, Dollar General, Big Lots, Fifth Third Bank, Republic Bank, BB&T, McDonald's, and Taco Bell, among others.

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

Investment Highlights

12 Year Lease Term - Walgreens selected site for future

- Walgreens extended their lease in 2018, providing investors assurance that this is their preferred location in the trade area and will continue to be a critical store for the Louisville market
- The only Walgreens within a 2 mile radius

Limited Landlord Responsibility

- Passive investment with limited Landlord lease obligations

Excellent Corporate Guaranty

- The lease is fully guaranteed by WBA, an S&P rated BBB investment grade credit

Irreplaceable Real Estate

- The 1.83 acre site is ideally situated at the signalized intersection of Taylorsville Road and Browns Lane, with full ingress/egress on both roads and immediate adjacency to the traffic signal where traffic counts exceed 30,000 VPD

Maximum Visibility

- The site offers nearly 360 degree visibility in one of Louisville's longstanding, proven retail trade areas

Louisville, KY MSA

- The Louisville, KY MSA is the 44th largest in the United States with a population of approximately 1,280,000. The city continues to thrive with a diverse economy of healthcare, shipping and logistics, manufacturing, spirits, and education

Proximity to Major MSA Employment

- Hikes Point is a densely populated neighborhood with excellent road and interstate infrastructure that provide easy commutes to all of the region's major economic drivers

OFFERING SUMMARY

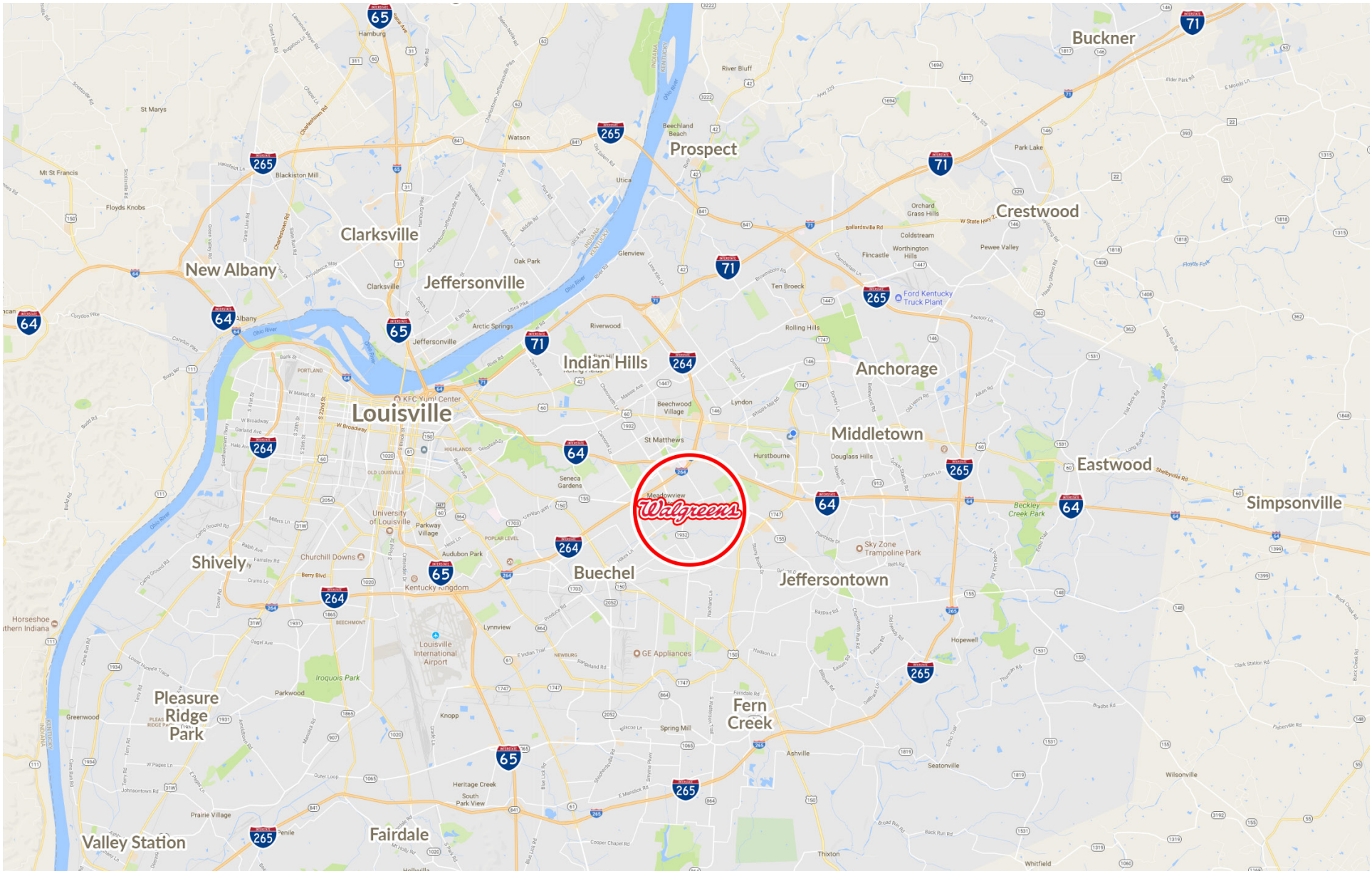
Property Information

+	Subject Property	Walgreens Store #5436
	Property Location	4025 Taylorsville Road Louisville, KY 40220
	Year Built	1999
	Price	\$7,580,000
	Cap Rate	6.2%
	Rentable Square Feet	15,120
	Parking Spaces	85
	Signage	Monument sign located at signalized intersection of Taylorsville Road & Browns Lane
	Lot Size	1.83 acres



Lease Summary

+	Tenant	Walgreen Co.
	Lease Type	NNN (Landlord - Roof, Structure, and parking lot requirements)
	Guaranty	<ul style="list-style-type: none"> • WBA • S&P Rated BBB Investment Grade Credit
	Lease Commencement	January 15, 2000
	Tenant Options to Terminate	January 31, 2030 January 31, 2035 January 31, 2040 January 31, 2045 January 31, 2050 January 31, 2055 January 31, 2060 January 31, 2065
	Annual Rental Income	\$470,000 \$39,166.67/month
	Additional % Rent	A sum equal to: <ul style="list-style-type: none"> • 2.0 % of the Gross Sales • 0.5 % of the Gross Sales of food items • 0.5 % of the Gross Sales of Rx items as defined in lease in excess of \$470,000







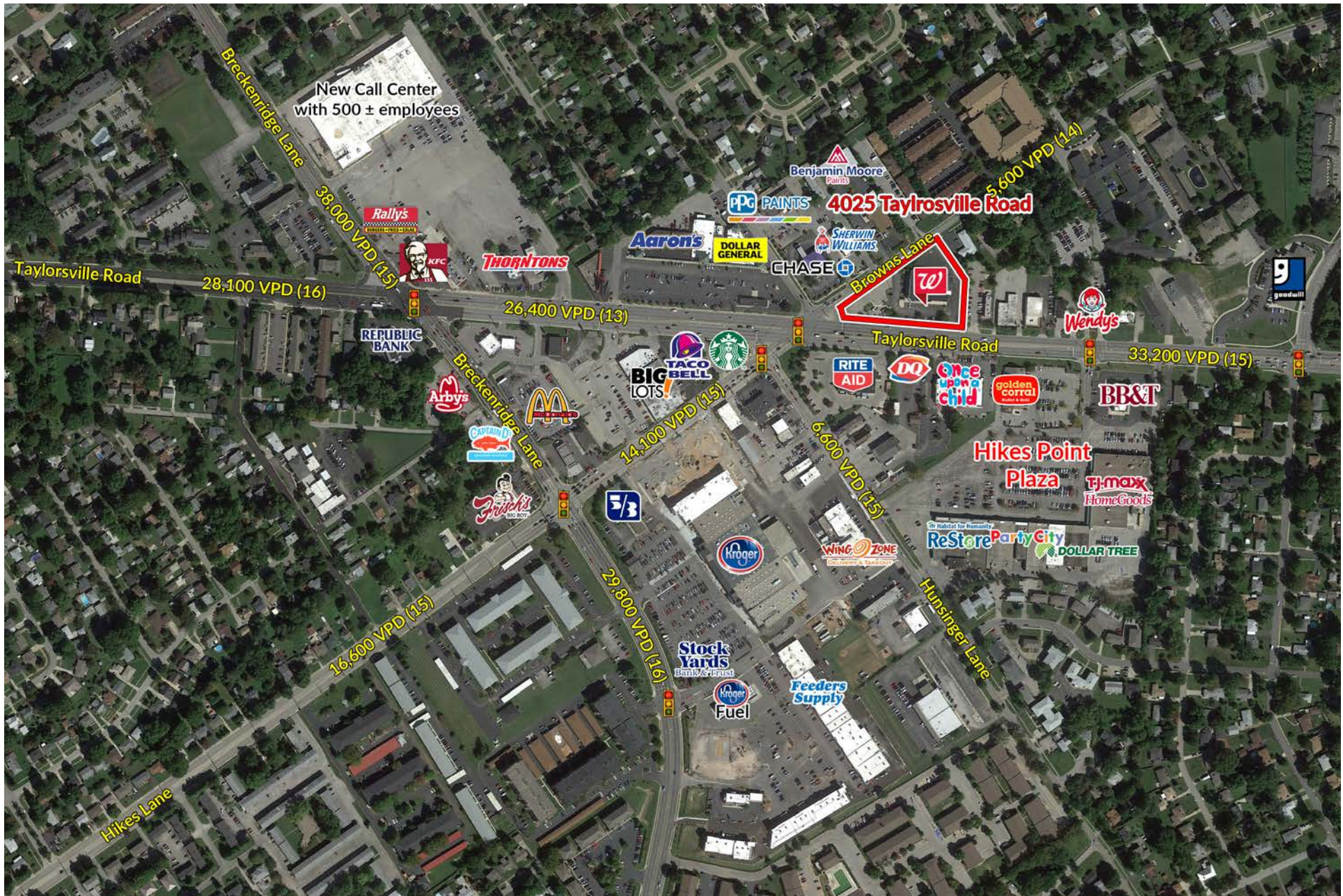












02

EXHIBITS



Tenant Profile
1-3-5 Mile Demographics Map
Demographics Report
Louisville MSA Market Overview
Louisville MSA Statistics

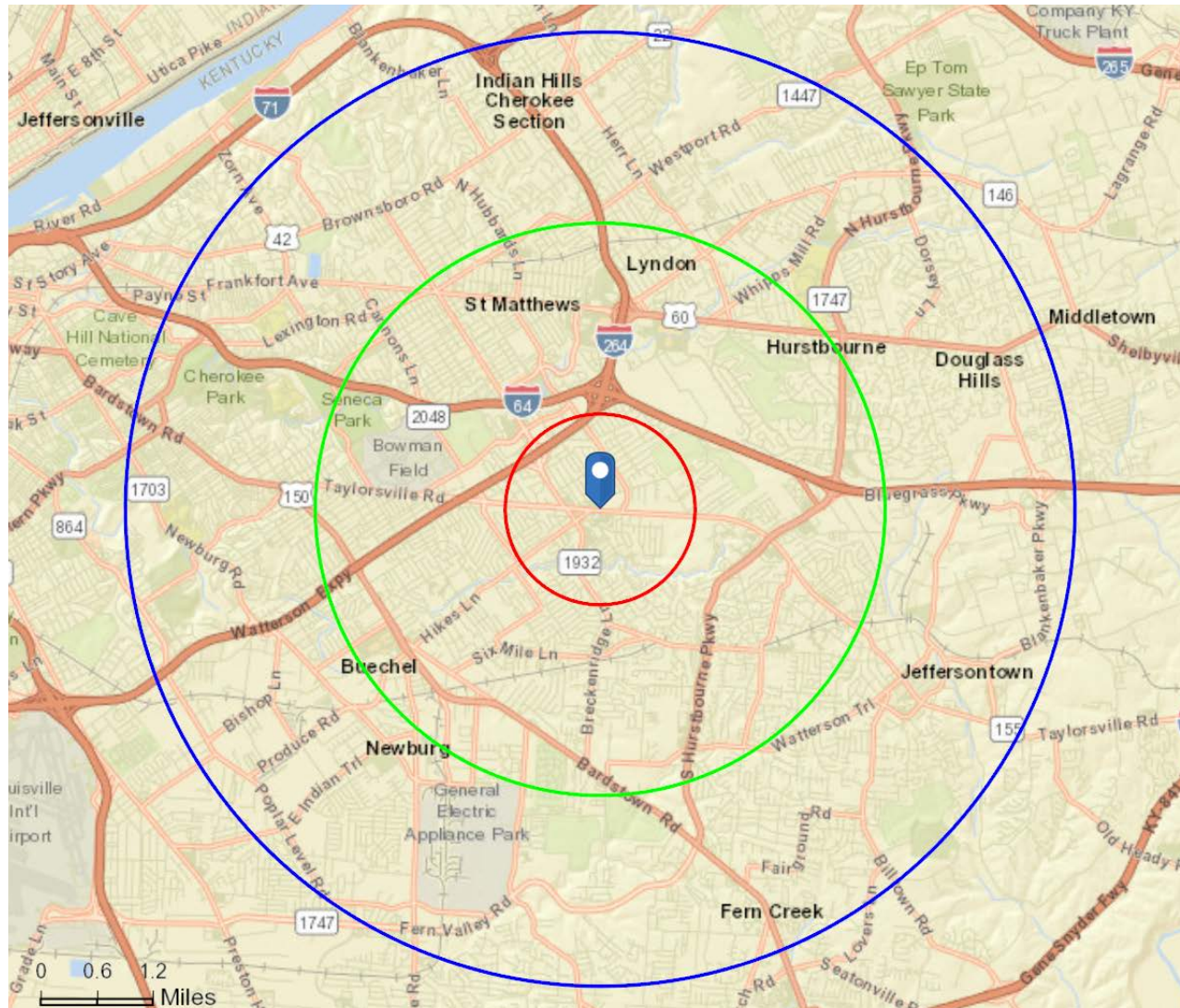
TENANT PROFILE



The Walgreen Company (NASDAQ: WBA) is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2016, the company operated 8,175 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. In spring of 2018, Walgreens acquired 1,932 Rite Aid locations



I-3-5 MILE DEMOGRAPHICS MAP



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	13,777	95,233	233,017
2010 Population	13,686	97,873	240,538
2018 Population	14,014	100,617	248,362
2023 Population	14,246	102,508	253,559
2000-2010 Annual Rate	-0.07%	0.27%	0.32%
2010-2018 Annual Rate	0.29%	0.34%	0.39%
2018-2023 Annual Rate	0.33%	0.37%	0.42%
2018 Male Population	47.7%	48.0%	47.9%
2018 Female Population	52.3%	52.0%	52.1%
2018 Median Age	44.8	40.4	40.7
Median Age			
The median age in this area is 44.8, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	79.4%	75.5%	76.2%
2018 Black Alone	12.4%	15.0%	15.3%
2018 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2018 Asian Alone	2.5%	3.9%	3.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	3.3%	2.6%	2.4%
2018 Two or More Races	2.3%	2.9%	2.7%
2018 Hispanic Origin (Any Race)	7.4%	6.8%	6.2%
Households			
2000 Households	6,060	43,016	101,344
2010 Households	6,018	44,613	106,233
2018 Total Households	6,143	45,691	109,217
2023 Total Households	6,244	46,487	111,321
2000-2010 Annual Rate	-0.07%	0.37%	0.47%
2010-2018 Annual Rate	0.25%	0.29%	0.34%
2018-2023 Annual Rate	0.33%	0.35%	0.38%
2018 Average Household Size	2.19	2.17	2.23
Median Household Income			
2018 Median Household Income	\$56,088	\$56,642	\$60,846
2023 Median Household Income	\$62,937	\$64,261	\$69,280
2018-2023 Annual Rate	2.33%	2.56%	2.63%
Average Household Income			
2018 Average Household Income	\$77,638	\$77,237	\$86,058
2023 Average Household Income	\$87,249	\$86,586	\$95,240
2018-2023 Annual Rate	2.36%	2.31%	2.05%

LOUISVILLE MSA MARKET OVERVIEW



Downtown Louisville,
Kentucky

Metro Louisville Area

In 2003, the Jefferson County and City of Louisville governments merged, elevating Louisville to the nation's 27th largest city. Louisville is home to dynamic, diversified economy that continues to attract companies with its central location, attractive riverfront setting and southern hospitality.

The presence of the United Parcel Service (UPS) air hub, GE Appliance Park, two Ford Motor Company assembly plants and an innovative and highly regarded medical community have played a big part in recent successes for Louisville.

Louisville is home to the legendary Kentucky Derby, the Muhammad Ali Center, the ever expanding Waterfront Park, the exciting 4th Street Live! entertainment

complex downtown and beautiful, historic neighborhoods.

Additionally, Louisville offers a nationally recognized superior quality of life, making it one of America's best places to live and work. Greater Louisville also offers some of the most affordable utility rates in the nation, as well as an abundant, dependable supply of water, electricity and natural gas.

The Louisville MSA is comprised of Jefferson, Bullitt, Oldham, Henry, Nelson, Shelby, Trimble, Spencer and Meade counties in Kentucky; and Clark, Floyd, Harrison and Washington counties in Indiana. The metropolitan area's population is 1.3 million, including nearly 701,500 in Jefferson County, which houses Louisville Metro.

LOUISVILLE MSA STATISTICS

MSA Population:	1,307,647
Total Households:	520,191
Jefferson County Population:	750,828
Median Age:	39.6
Average Age:	36.4
Overall Growth Rate MSA: (2000-2010)	0.99%
Projected Growth Rate: (2013-2018)	0.51%

Population for Metro Counties: (2010 Census)	
Clark County, IN	110,232
Floyd County, IN	74,478
Harrison County, IN	39,364
Scott County, IN	24,181
Washington County, IN	28,262
Bullitt County, KY	74,319
Henry County, KY	15,416
Jefferson County, KY	741,096
Meade County, KY	28,602
Nelson County, KY	43,437
Oldham County, KY	60,316
Shelby County, KY	42,074
Spencer County, KY	17,061

Largest Colleges & Universities in Louisville Area:	
University of Louisville	21,239
Indiana Wesleyan University	15,580
Jefferson Community and Technical College	14,346
Sullivan University	5,478
Bellarmino University	3,602
Spalding University	1,429

Demographics for Louisville MSA:	
Louisville encompasses 13 counties in 2 states: Clark, Floyd, Harrison, Scott, and Washington counties in Indiana and Bullitt, Henry, Jefferson, Meade, Nelson, Oldham, Shelby, and Spencer in Kentucky	
Average Household Income:	\$64,854
Median Household Income:	\$46,456
% Bachelor's Degree:	15.2%
% Some College:	22.2%
Total Businesses:	75,915
Total Employment:	548, 699

Largest Employers in Louisville MSA: (Excluding government agencies)	
United Parcel Service	20,117
Humana, Inc	11,000
Norton Healthcare Inc.	9,658
Ford Motor Co.	8,696
KentuckyOne Health Inc.	5,898
GE Appliances & Lighting	5,000
Baptist Healthcare Systems Inc.	4,219
Catholic Archdiocese of Louisville	2,352
University of Louisville Healthcare	2,331
Kindred Healthcare Inc.	2,252
LG&E and KU Energy LLC	2,066
Floyd Memorial Hospital & Health Services	1,612
Securitas Security Services USA Inc.	1,598
Yum! Brands, Inc.	1,558
Publishers Printing Co. LLC	1,450
Horseshoe Southern Indiana	1,437
BF Cos./ERJ Dining	1,420
Clark Memorial Hospital	1,216
Seven Counties Services, Inc.	1,215
Brown-Foreman Corp	1,196



HOGAN REAL ESTATE EXCLUSIVE AGENTS



Justin Phelps

D: 502.271.5820
M: 502.426.1050
F: 502.426.1223

jphelps@hogandev.com



Hunter Jacobs

D: 502.271.5812
M: 502.426.1050
C: 502.639.4727
F: 502.426.1223

[hjacobson@hogandev.com](mailto:hjacobs@hogandev.com)



Brooks Mayer

D: 502.271.5815
M: 502.426.1050
C: 502.558.4913
F: 502.426.1223

bmayer@hogandev.com