

SINGLE TENANT

INVESTMENT OPPORTUNITY

Walgreens

KANSAS CITY MISSOURI





Walgreens

EXCLUSIVELY MARKETING BY

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ACTUAL SITE



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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple ownership (land and building) in a net leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Kansas City, MO. Walgreens has operated this location for the past 18 years, and has a proven strong unit level performance at the site. This asset has less than 2 years remaining on an original 20 year lease with 8 (5-year) options to extend. At the beginning of the first option period in 2020 there is an NOI decrease, which has proven to be a strategic lease structure benefiting all parties. This strategy allows for; an increased likelihood of tenant renewal, and brings rent closer to market rates (low repositioning risk), reassuring investor of asset stability.

Built in 2000, this Walgreens building is 15,120 SF in size and sits on 2.15 acres just south of Kansas City's city center. Walgreens is strategically located at the signalized, hard corner intersection of Broadway Blvd and 39th Street, with a combined count of 33,500 vehicles passing each day. Moreover, the property is less than a mile from Interstate 35, a primary north/south thoroughfare traveling from Minnesota down to Texas.

The subject property is located less than a mile from Saint Luke's Hospital of Kansas City, which is the largest faith-based care hospital in the region. Facility represents 629 beds, 466 physicians and 56 medical specialties. Saint Luke's Hospital is recognized nationwide as an elite medical hospital. Walgreens is well positioned in a strong commercial corridor that includes retailers such as Whole Foods Market, The Home Depot, Costco, CVS Pharmacy, Marsh's Sun Fresh Market, Thriftway, Save-A-Lot Food Stores, Family Dollar, Dollar Tree, and more, further increasing consumer traffic and promoting crossover shopping in the area. The 5-mile trade area is supported by a population of nearly 272,500 and 286,000 employees, with an affluent average household income of \$68,800.



OFFERING SUMMARY

OFFERING

PRICING:	\$6,530,000
FEB. 2020 NOI:	\$431,000
CAP RATE:	6.60%
GUARANTY:	Walgreens Boots Alliance (NYSE: WBA)
TENANT:	Walgreens Co.
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	(Parking, Roof & Structure)

PROPERTY SPECIFICATIONS

RENTABLE AREA:	15,120 SF
LAND AREA:	2.15 Acres
PROPERTY ADDRESS:	3845 Broadway Blvd, Kansas City, MO 64111
YEAR BUILT:	2000
PARCEL NUMBER:	30-220-23-28-00--0-000
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEED LEASE | RARE LEASE STRUCTURE | STRONG UNIT LEVEL PERFORMANCE

- Proven to be a high performing store for over 18 years, contact agent for details
- Eight 5-Year renewal options, with RARE decreasing NOI in first option period proves mutually beneficial to all parties
 - Increases tenant's likelihood to renew
 - Brings tenant's rent closer to market rates, while maintaining the Walgreens Credit (low repositioning risk)
 - Reassures investor of asset stability and long term return

FEE SIMPLE OWNERSHIP | LIMITED LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, and insurance
- Landlord responsible for Parking Lot, Roof & Structure
- Ideal for the opportunistic net lease investor

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 272,000 residents and nearly 286,000 employees support the trade area
- \$68,800 average household income

HARD CORNER INTERSECTION | EXCELLENT LOCATION

- Situated at the hard corner intersection of Broadway Blvd and 39th Street with a combined count of 33,500 cars per day
- The property is less than a mile from Interstate 35, a primary north/south thoroughfare traveling from Minnesota down to Texas.

SAINT LUKE'S HOSPITAL | LARGEST CARE HOSPITAL IN REGION | UNDER 1-MILE AWAY

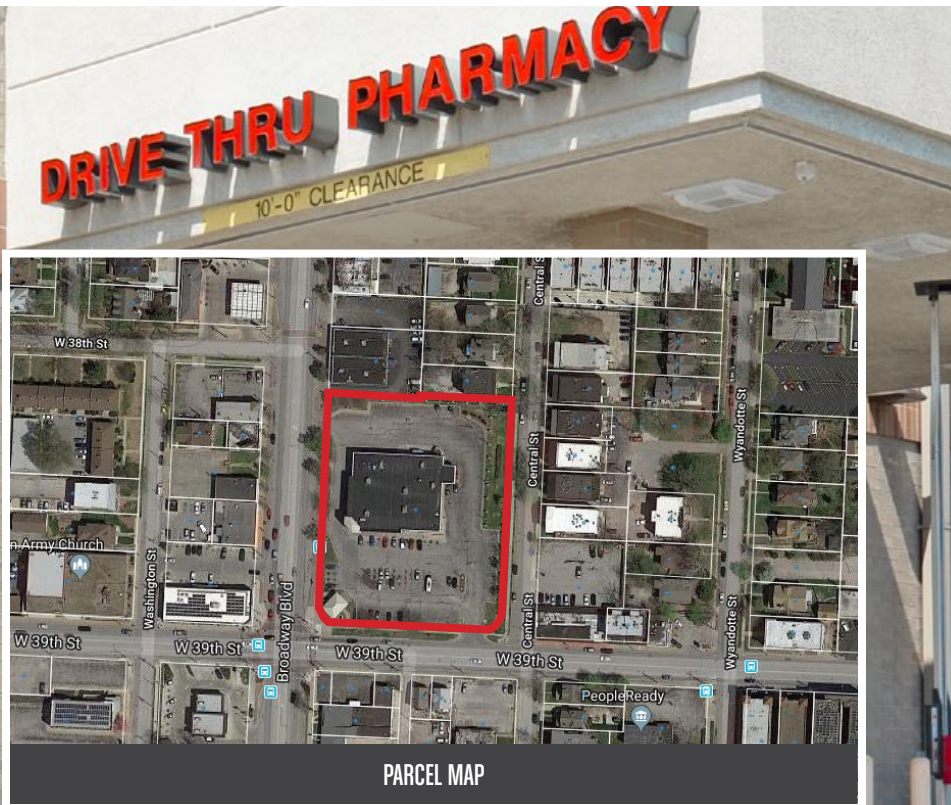
- 629 bed hospital with 466 skilled physicians representing more than 56 medical specialties
- Operating at this location since 1902, starting as a 50-bed hospital
- Recognized as "One of the elite hospitals in the nation" according to U.S. News & World Report
- 2011 Expansion - new \$330MM Mid America Heart Institute

KANSAS CITY RETAIL CORRIDOR | NOTABLE TENANTS

- Well situated just south of Kansas City center and near Old Westport
- Strong commercial corridor with nearby retailers including Whole Foods Market, The Home Depot, Costco, McDonald's, CVS Pharmacy, Marsh's Sun Fresh Market, Thriftway, Save-A-Lot Food Stores, Family Dollar, Dollar Tree, and more
- Increases consumer draw to the trade area and promotes crossover shopping



PROPERTY OVERVIEW



ACCESS

Broadway Boulevard: 2 Access Points
W. 39th Street: 1 Access Point



TRAFFIC COUNTS

Broadway Boulevard: 19,000 Cars Per Day
Rainbow Boulevard/ U.S. Highway 169: 16,600 Cars Per Day



IMPROVEMENTS

There is approximately 15,120 SF of existing building area.



PARKING

There are approximately 87 parking spaces on the owned parcel.
The parking ratio is approximately 5.75 stalls per 1,000 SF of leasable area.



YEAR BUILT

2000



PARCEL

Parcel Number: 30-220-23-28-00--0-000 Acres: 2.15 Square Feet: 93,543 SF



ZONING

Commercial





University of Missouri-Kansas City

Office DEPOT

H&R BLOCK



Country Club Bank



Saint Luke's Hospital
629-Beds



WORLD MARKET



13,600
CARS PER DAY



W. 39th St.

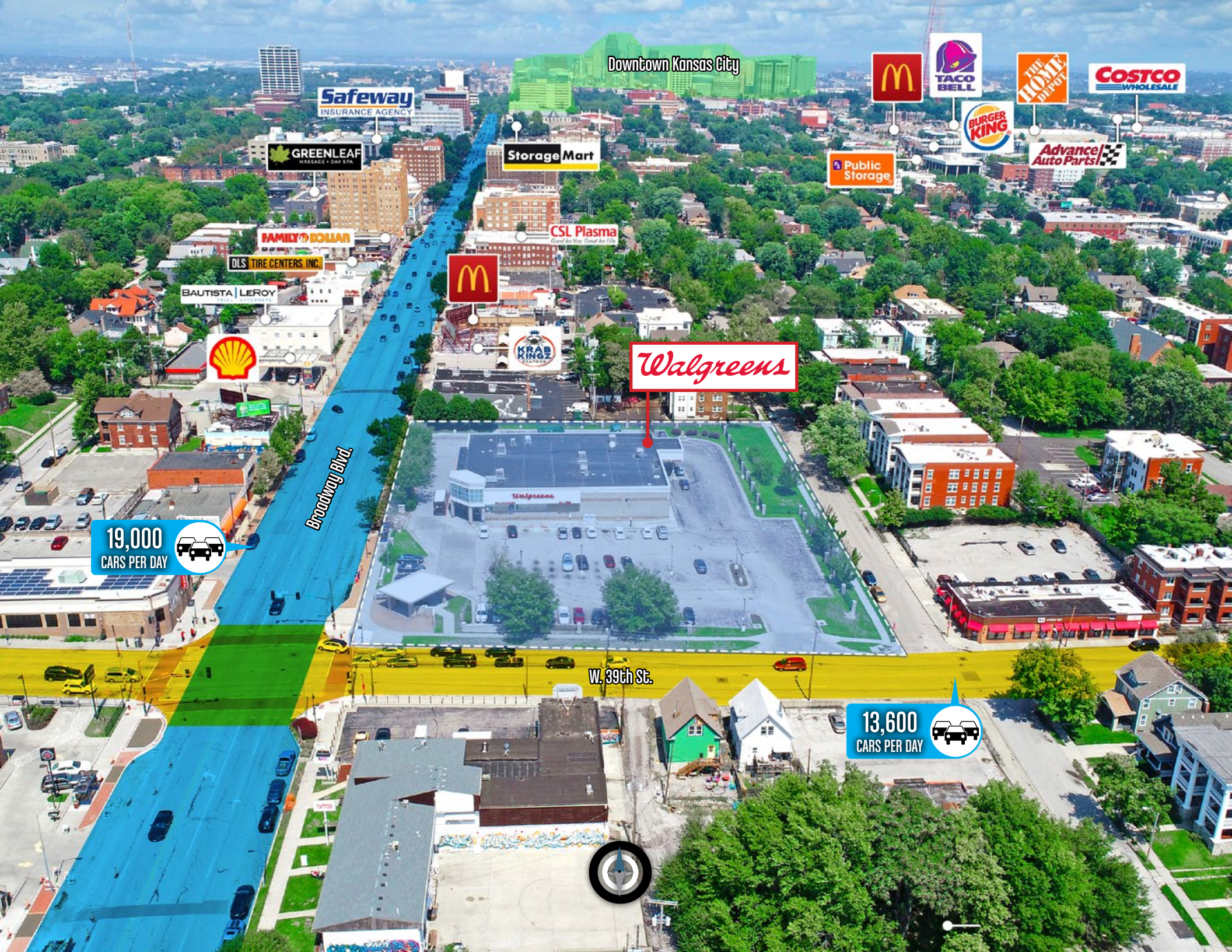
Walgreens



19,000
CARS PER DAY

Brookway Blvd.





Downtown Kansas City

Safeway
INSURANCE AGENCY

GREENLEAF
MASSAGE • DAY SPA

Storage Mart

CSL Plasma
Good for You. Good for Life.

FAMILY DOLLAR

DLS TIRE CENTERS INC.

BAUTISTA | LEROY



Walgreens



19,000
CARS PER DAY



Broadway Blvd.

W. 39th St.

13,600
CARS PER DAY





ADVANCED SOUND
& COMMUNICATION

CFSC
community financial service centers

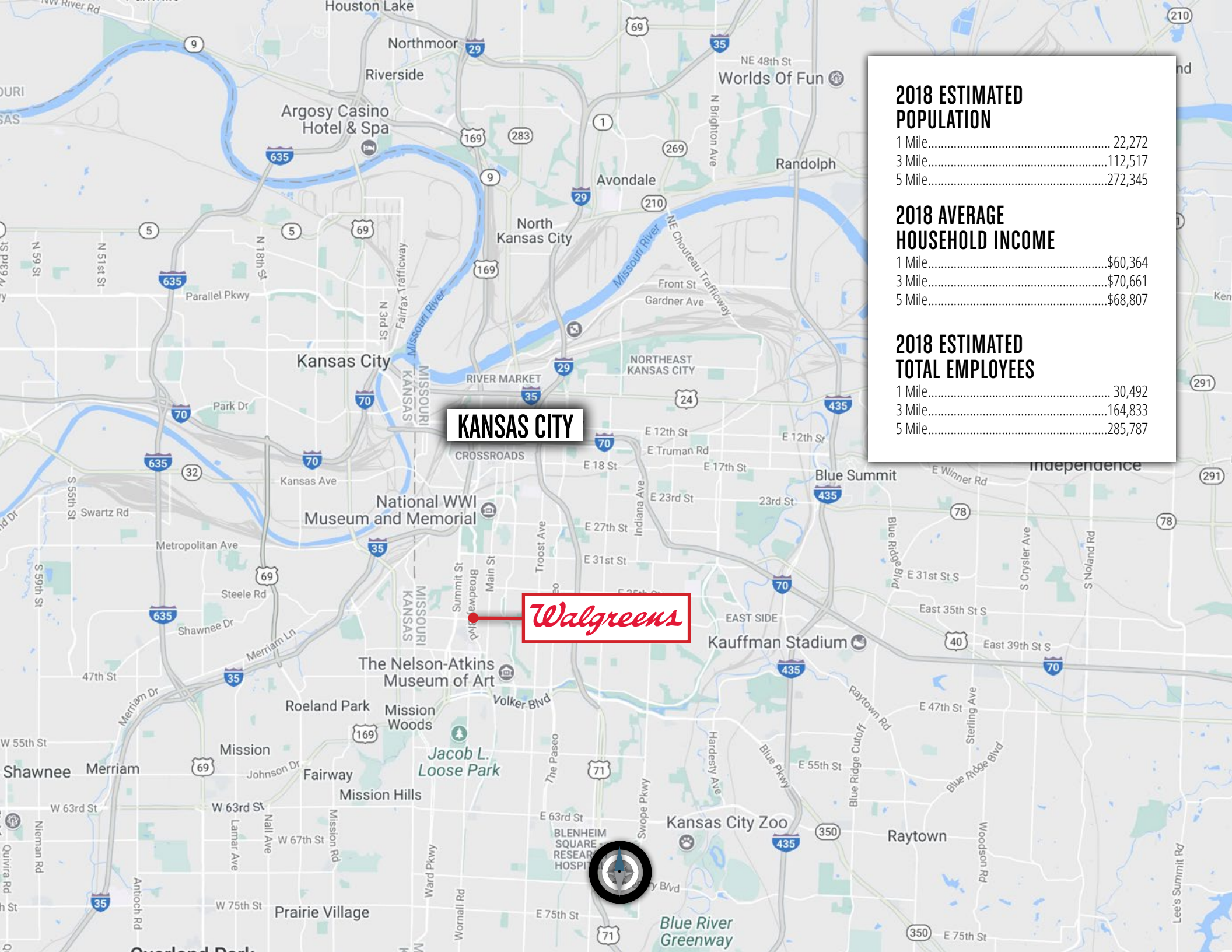
Walgreens

BROADWAY
BUTCHER SHOP

BROADWAY RD. - 19,000 VPD

W. 39TH ST. - 15,500 VPD





KANSAS CITY

Walgreens

2018 ESTIMATED POPULATION

1 Mile.....	22,272
3 Mile.....	112,517
5 Mile.....	272,345

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$60,364
3 Mile.....	\$70,661
5 Mile.....	\$68,807

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	30,492
3 Mile.....	164,833
5 Mile.....	285,787

AREA OVERVIEW

Kansas City, Missouri

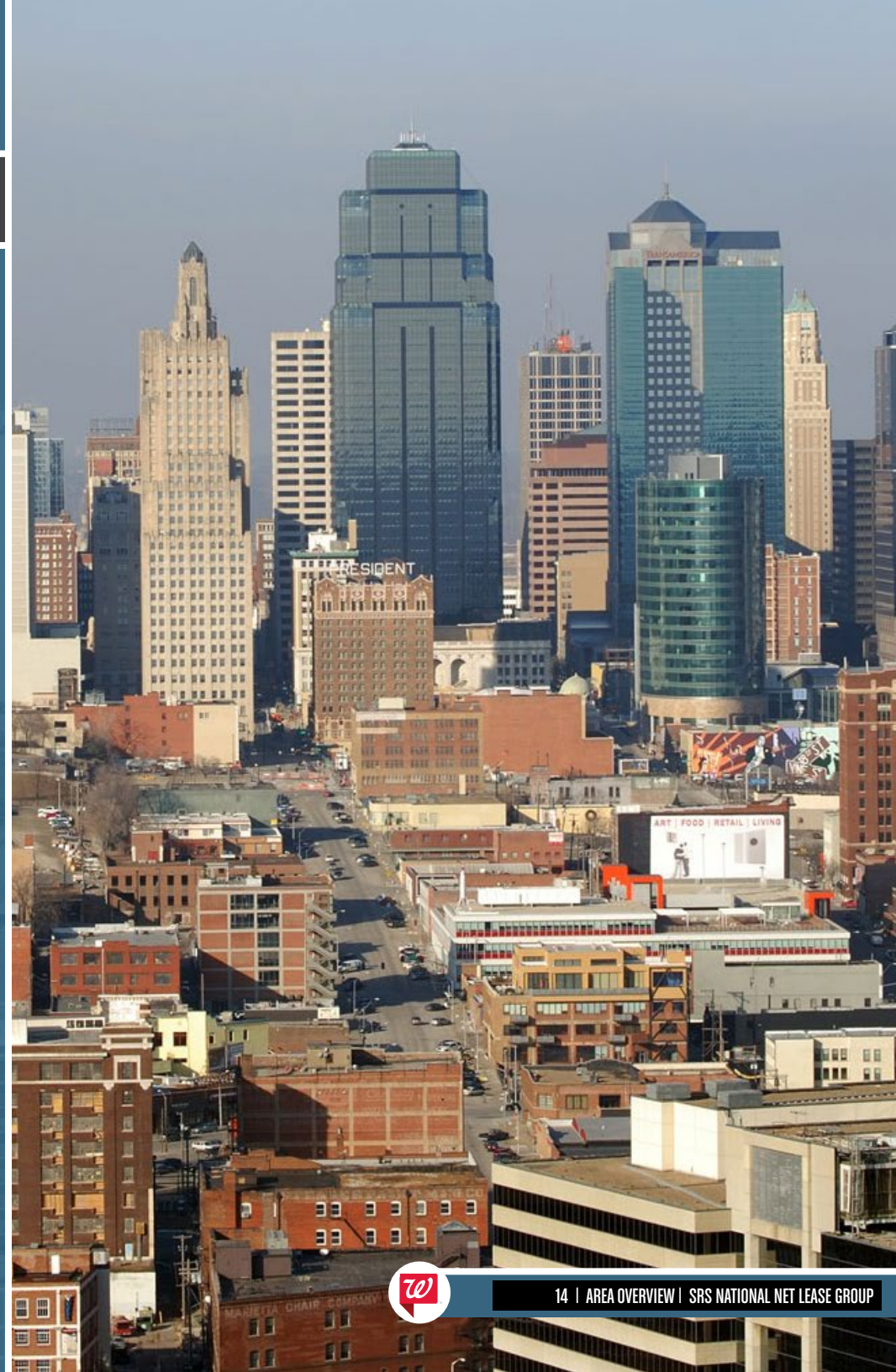
Kansas City is the largest city in Missouri and the sixth largest city in the Midwest. The City of Kansas City is the largest city in Missouri with a population of 497,311 as of July 1, 2018. Kansas City ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Missouri. It is the anchor city of the Kansas City metropolitan area, which straddles the Kansas–Missouri border. Kansas City was founded in the 1830s as a Missouri River port at its confluence with the Kansas River coming in from the west. On June 1, 1850 the town of Kansas was incorporated; shortly after came the establishment of the Kansas Territory. Confusion between the two ensued and the name Kansas City was assigned to distinguish them soon thereafter.

Sitting on Missouri's western border, with Downtown near the confluence of the Kansas and Missouri rivers, the modern city encompasses some 319.03 square miles, making it the 23rd largest city by total area in the United States. Most of the city lies within Jackson County, but portions spill into Clay, Cass, and Platte counties. Along with Independence, it serves as one of the two county seats for Jackson County. Major suburbs include the Missouri cities of Independence and Lee's Summit and the Kansas cities of Overland Park, Olathe, and Kansas City.

The city is composed of several neighborhoods, including the River Market District in the north, the 18th and Vine District in the east, and the Country Club Plaza in the south. Kansas City is also known for its cuisine (including its distinctive style of barbecue) and its craft breweries.

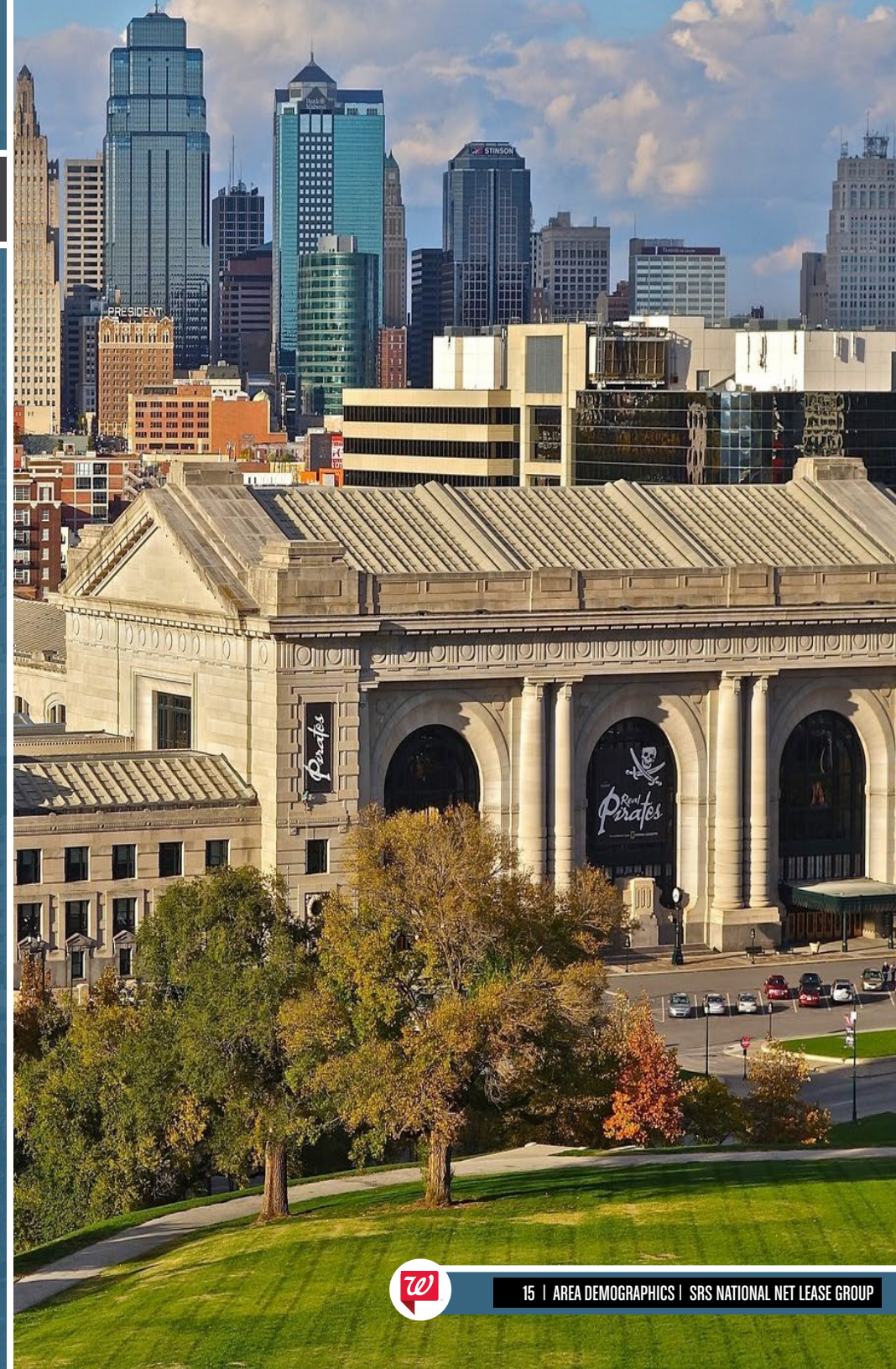
Ford Motor Company operates a large manufacturing facility in Claycomo at the Ford Kansas City Assembly Plant, which currently builds the Ford F-150. The General Motors Fairfax Assembly Plant is in adjacent Kansas City, Kansas. Smith Electric Vehicles builds electric vehicles in the former TWA/American Airlines overhaul facility at Kansas City International Airport. One of the largest US drug manufacturing plants is the Sanofi-Aventis plant in south Kansas City on a campus developed by Ewing Kauffman's Marion Laboratories.

Three international law firms, Lathrop & Gage, Stinson Leonard Street, and Shook, Hardy & Bacon are based in the city. Kansas City International Airport was built to TWA's specifications to make a world hub. Its original passenger-friendly design placed each of its gates 100 feet from the street.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	22,272	112,517	272,345
2023 Projected Population	23,554	118,649	285,279
2010 Census Population	20,045	104,740	255,487
Projected Annual Growth 2018 to 2023	1.13%	1.07%	0.93%
Historical Annual Growth 2010 to 2018	1.29%	0.87%	0.78%
2018 Estimated Households	12,760	52,600	117,932
2023 Projected Households	13,482	55,678	124,077
2010 Census Households	11,472	48,612	109,878
Projected Annual Growth 2018 to 2023	1.11%	1.14%	1.02%
Historical Annual Growth 2010 to 2018	1.30%	0.96%	0.86%
2018 Estimated White	71.84%	51.65%	52.58%
2018 Estimated Black or African American	18.25%	35.82%	32.05%
2018 Estimated Asian or Pacific Islander	2.49%	3.26%	3.47%
2018 Estimated American Indian or Native Alaskan	0.69%	0.52%	0.58%
2018 Estimated Other Races	7.59%	6.21%	9.32%
2018 Estimated Hispanic	15.36%	13.59%	19.47%
2018 Estimated Average Household Income	\$60,364	\$70,661	\$68,807
2018 Estimated Median Household Income	\$40,984	\$41,593	\$42,048
2018 Estimated Per Capita Income	\$34,779	\$33,843	\$30,192
2018 Estimated Total Businesses	1,663	6,952	13,306
2018 Estimated Total Employees	30,492	164,833	285,787



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Walgreens	15,120	Feb. 2000	Jan. 2020	Current	-	\$44,666	\$2.95	\$536,000	\$35.44	NN	8 (5-Year)
(Corporate Guaranty)		(est.)	(est.)	Feb. 2020	-20%	\$35,916	\$2.37	\$431,000	\$28.50		TBD

Note: Walgreens first option period begins Feb. 2020 with a rent decrease as detailed above. Pricing is based off of this lower future rent.

FINANCIAL INFORMATION

Price:\$6,530,000
 Feb. 2020 NOI:\$431,000
 Cap Rate:6.60%
 Lease Type: NN

PROPERTY SPECIFICATIONS

Year Built:2000
 Rentable Area: 15,120 SF
 Land Area: 2.15 Acres
 Address:3845 Broadway Boulevard, Kansas City, MO 64111

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





BRAND PROFILE

WALGREENS

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice.

Company Type:	Subsidiary
Parent:	Walgreens Boots Alliance
2017 Employees:	235,000
2017 Revenue:	\$118.21 Billion
2017 Net Income:	\$4.08 Billion
2017 Assets:	\$66.01 Billion
2017 Equity:	\$27.47 Billion
Credit Rating:	S&P: BBB
Credit Rating:	Moody's: Baa2

Walgreens





NATIONAL NET LEASE GROUP


SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.