

Walgreens



Marcus & Millichap

WALGREENS

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WALGREENS | KEOKUK, IA
1215 MAIN STREET



FINANCIAL OVERVIEW

ADDRESS:
1215 Main Street, Keokuk, Iowa 53632

Price: \$4,704,816

Cap Rate: 7.10%

Gross Leasable Area: 15,120

Price PSF: \$311.17

Year Built: 2001

Lot Size: 1.60 +/- Acres

Lease Summary

Lease Type: Double Net

Roof & Structure: Landlord Responsible

Lease Term: 20 Years

Rent Commencement: March 1, 2001

Lease Expiration: August 31, 2028

Term Remaining: 9+ Years

Increases: Flat

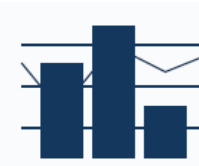
Options: (7) 5-Year Options

Option to Terminate: None

Right of First Refusal: Yes



PRICE
\$4,704,816



CAP RATE
7.10%



NOI
\$334,042



YEAR BUILT
2001



YEARS LEFT
9+ Years



OPTIONS
(7) 5-Year



TENANT INFO		LEASE TERMS		RENT SUMMARY		
Tenant Name	Sq. Ft.	Lease Start	Lease Expiration	Annual Rent	Monthly Rent	Yearly Rent/PSF
Walgreens	15,120	3/1/2001	8/31/2028	\$334,042.00	\$27,836.83	\$22.09
	Option I	9/1/2028	8/31/2033	\$334,042.00	\$27,836.83	\$22.09
	Option II	9/1/2033	8/31/2038	\$334,042.00	\$27,836.83	\$22.09
	Option III	9/1/2038	8/31/2043	\$334,042.00	\$27,836.83	\$22.09
	Option IV	9/1/2043	8/31/2048	\$334,042.00	\$27,836.83	\$22.09
	Option V	9/1/2048	8/31/2053	\$334,042.00	\$27,836.83	\$22.09
	Option VI	9/1/2053	8/31/2058	\$334,042.00	\$27,836.83	\$22.09
	Option VII	9/1/2058	8/31/2063	\$334,042.00	\$27,836.83	\$22.09
Current Totals	15,120			\$334,042	\$27,837	\$22.09

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OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

WEBSITE:

WWW.WALGREENS.COM



Representative Photo

TENANT OVERVIEW

Walgreens is the second-largest pharmacy store chain in the United States behind CVS. It specializes in filling prescriptions, health and wellness products, health information, and photo services. The company operates over 8,175 stores in all 50 states, the District of Columbia, Puerto Rico, and the US Virgin Islands. Founded in Chicago in 1901, the Walgreens headquarters is now in the Chicago suburb of Deerfield, Illinois. In 2014, Walgreens and Switzerland-based Alliance Boots, merged to form a new holding company, Walgreens Boots Alliance Inc. which is publically traded on the NASDAQ under the stock symbol “WBA”. Walgreens vision is to be America’s most-loved pharmacy-lead company.



8,175
LOCATIONS



HEADQUARTERED IN
DEERFIELD, IL

\$177.35
BILLION
2016 REVENUE

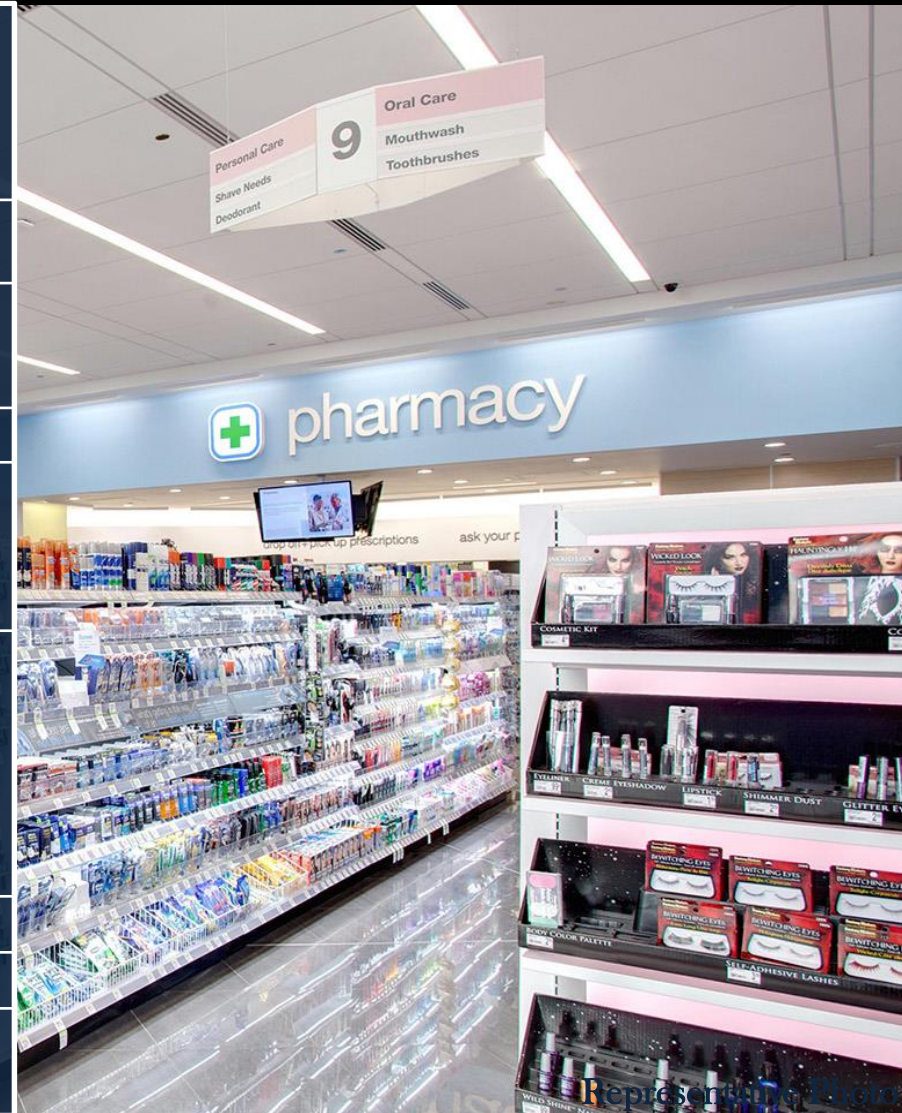
STOCK SYMBOL
NASDAQ: WBA



S&P CREDIT
RATING

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COMMON AREA MAINTENANCE	Tenant responsible for operating costs and any common area utilities, maintain, repair and replace all signage, maintain and repair sidewalks, landscaping, curbing, all common areas, snow and ice removal, parking lot light, trash enclosure, gutters, downspouts, soffits, and any exterior lighting
REAL ESTATE TAXES	Tenant directly responsible for the payment of taxes.
INSURANCE	Tenant directly responsible to carry fire and extended coverage insurance and shall also have a policy for public liability and property damage insurance.
UTILITIES	Tenant directly responsible for the payment of utilities.
CAPITAL EXPENDITURES	Landlord shall be responsible for any necessary maintenance, repair or replacement of the roof and roof membrane, structural portions of the building. Landlord shall also be responsible for utility lines to the building.
PARKING AREAS	Tenant, at Tenant's cost and expense, shall maintain the parking areas of the Leased Premises including patching, resurfacing as Tenant deems reasonably necessary, restriping, pot hole repair as Tenant deems necessary, cleaning, lighting, snow and ice removal, and maintaining landscaped areas. Tenant shall not be responsible for replacement of light poles, and capital expenditure items
HVAC	Tenant is responsible for repair and replacement of HVAC.
ESTOPPEL	Tenant shall have 20 Days to provide an executed Estoppel
ROFR	Tenant has 30 days from receipt of Bona Fide Offer to respond



WALGREENS | KEOKUK, IA 1215 MAIN STREET

02

INVESTMENT OVERVIEW

Investment Highlights

- New Lease Renewal Illustrates Tenants Success & Commitment to this Location
- 9+ Years Remaining on Walgreens Corporate Double-Net Lease (\$&P: "BBB" Credit Rating)
- Drive-Thru | Liquor License | Stable, Consistent Store Sales History
- Only Walgreens/CVS/Rite Aid within 20 Miles of Location
- Surrounded by National Retailers: McDonalds, Goodwill, Rent-A-Center, Subway, Dominos, and Wendy's
- Strategically located on a Hard Corner at Signalized Intersection
- Located a Mile from the Only Walmart Supercenter within 30 Miles

Marcus & Millichap is pleased to exclusively present this single-tenant, 15,120 square foot Walgreens Pharmacy located in Keokuk, Iowa.

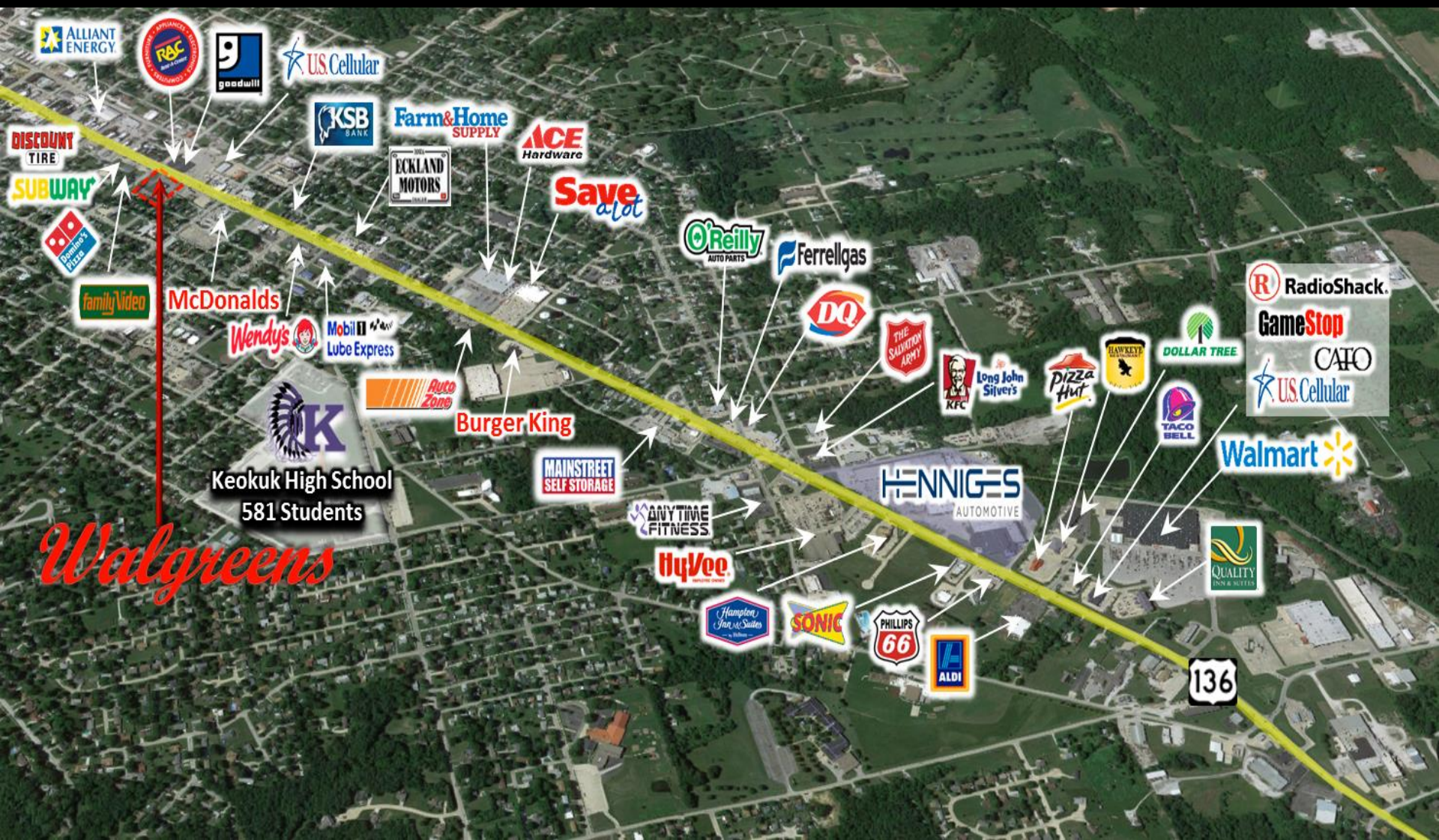
Walgreens just elected to renew their renewal option, more than 3 years early, demonstrating their success and commitment to this location. There are now more than 9 years remaining on the current lease term. Walgreens has seven, five-year options to renew at the same rent.

This double-net corporate lease is guaranteed by Walgreen Co., the nation's largest drugstore chain that ranks #19 on the Fortune 500 list. The lease requires Walgreens to directly pay for all real estate taxes, insurance and utilities. The tenant is also responsible for all common area maintenance, including the parking lot, and for the repair or replacement of the HVAC unit. The landlord is only responsible for the roof and structural components of the building or the full replacement of the parking lot.

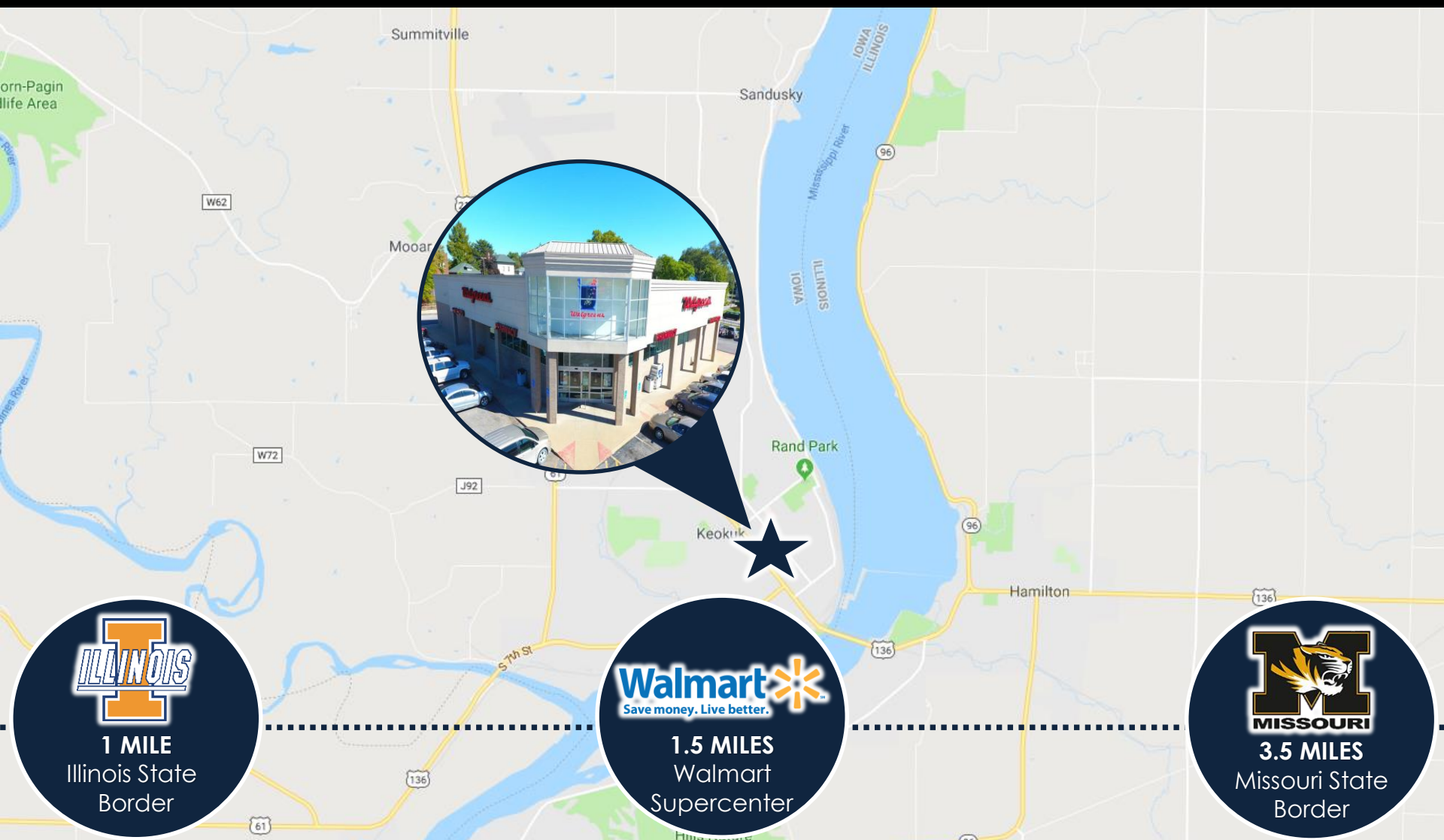
Walgreens is a drive-thru location with a liquor license and a consistent store sales history that further justifies the tenants success and commitment to this site. It is the only drug store (Walgreens/CVS/Rite Aid) for 20 miles and therefore has zero competition. The building is positioned as a hard corner location at a signalized intersection, just 1 mile from the only Walmart Supercenter within 30 miles.



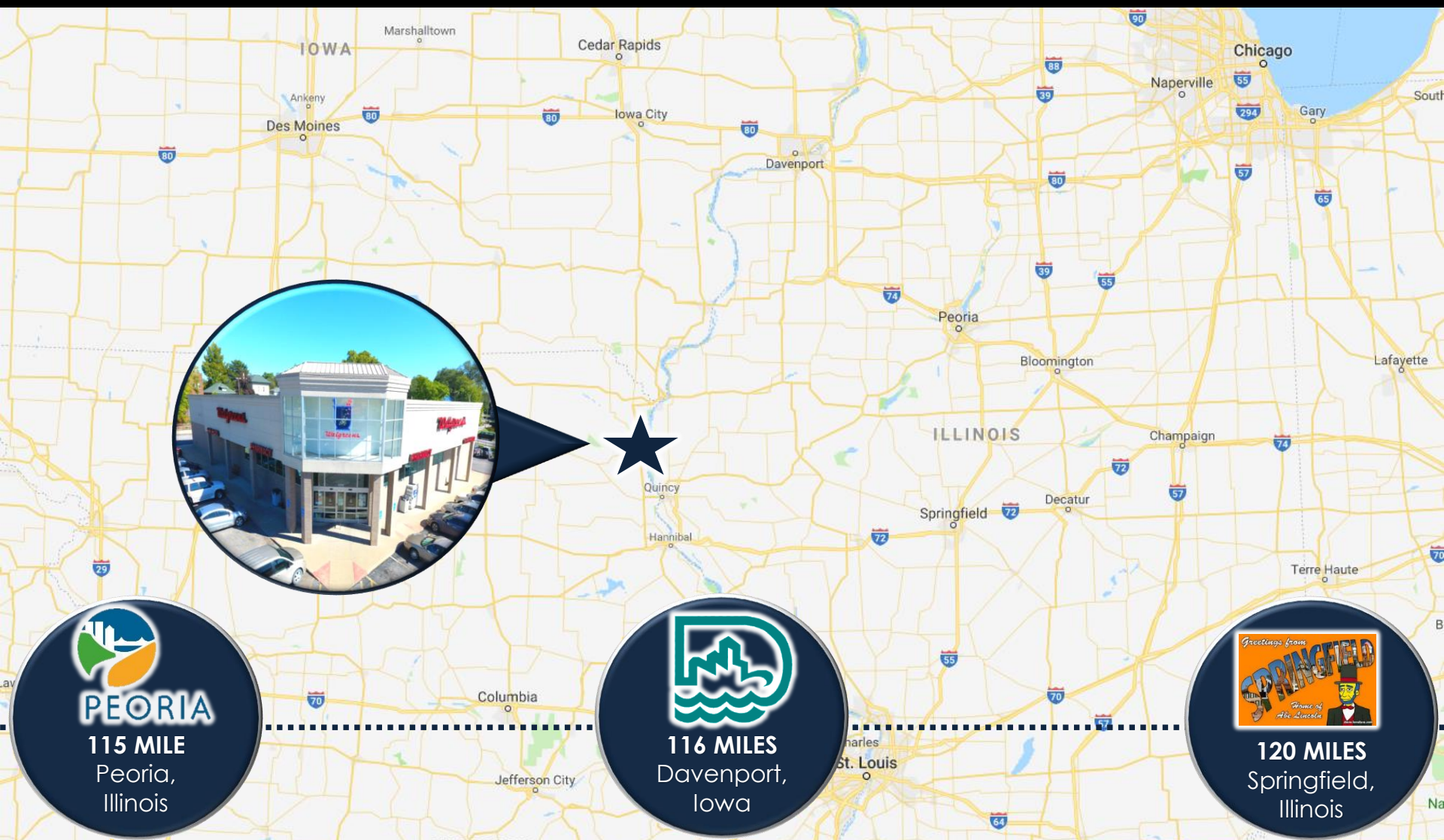




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WALGREENS | KEOKUK, IA
1215 MAIN STREET

03

MARKET
OVERVIEW



Population

In 2017, the population in your selected geography is 17,043. The population has changed by -7.59% since 2000. It is estimated that the population in your area will be 16,751.00 five years from now, which represents a change of -1.71% from the current year. The current population is 47.81% male and 52.19% female. The median age of the population in your area is 42.06, compare this to the US average which is 37.83. The population density in your area is 216.65 people per square mile.



Households

There are currently 7,061 households in your selected geography. The number of households has changed by -6.87% since 2000. It is estimated that the number of households in your area will be 6,966 five years from now, which represents a change of -1.35% from the current year. The average household size in your area is 2.39 persons.



Income

In 2017, the median household income for your selected geography is \$45,300, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 31.21% since 2000. It is estimated that the median household income in your area will be \$54,245 five years from now, which represents a change of 19.75% from the current year.

The current year per capita income in your area is \$23,673, compare this to the US average, which is \$30,982. The current year average household income in your area is \$56,711, 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: 93.21% White, 2.69% Black, 0.04% Native American and 0.82% 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 1.92% of the current year population in your selected area. Compare this to the US average of 17.88%.



Employment

In 2017, there are 8,104 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 44.59% of employees are employed in white-collar occupations in this geography, and 55.32% are employed in blue-collar occupations. In 2017, unemployment in this area is 7.81%. In 2000, the average time traveled to work was 18.00 minutes.

POPULATION	1 Miles	5 Miles	10 Miles
■ 2022 Projection			
Total Population	7,298	16,751	20,938
■ 2017 Estimate			
Total Population	7,545	17,043	21,199
■ 2010 Census			
Total Population	7,739	17,595	21,871
■ 2000 Census			
Total Population	8,306	18,443	22,931
■ Current Daytime Population			
2017 Estimate	8,836	18,583	21,053
HOUSEHOLDS	1 Miles	5 Miles	10 Miles
■ 2022 Projection			
Total Households	3,024	6,966	8,624
■ 2017 Estimate			
Total Households	3,130	7,061	8,688
Average (Mean) Household Size	2.40	2.39	2.40
■ 2010 Census			
Total Households	3,224	7,319	8,997
■ 2000 Census			
Total Households	3,513	7,582	9,239
■ Occupied Units			
2022 Projection	3,024	6,966	8,624
2017 Estimate	3,642	7,980	9,895
HOUSEHOLDS BY INCOME	1 Miles	5 Miles	10 Miles
■ 2017 Estimate			
\$150,000 or More	2.20%	3.41%	3.31%
\$100,000 - \$149,000	6.96%	7.94%	8.40%
\$75,000 - \$99,999	9.60%	12.95%	13.57%
\$50,000 - \$74,999	17.89%	20.79%	20.92%
\$35,000 - \$49,999	16.73%	16.06%	15.70%
Under \$35,000	46.62%	38.86%	38.10%
Average Household Income	\$48,468	\$56,711	\$57,656
Median Household Income	\$38,111	\$45,300	\$46,261
Per Capita Income	\$20,144	\$23,673	\$23,824

HOUSEHOLDS BY EXPENDITURE	1 Miles	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$53,456	\$60,961	\$61,966
■ Consumer Expenditure Top 10 Categories			
Housing	\$13,748	\$15,739	\$16,018
Transportation	\$9,616	\$11,064	\$11,246
Shelter	\$7,876	\$9,201	\$9,349
Food	\$5,623	\$6,264	\$6,372
Personal Insurance and Pensions	\$4,079	\$4,827	\$4,956
Health Care	\$4,006	\$4,614	\$4,728
Utilities	\$3,072	\$3,332	\$3,390
Entertainment	\$2,260	\$2,518	\$2,568
Household Furnishings and Equipment	\$1,381	\$1,604	\$1,646
Apparel	\$1,210	\$1,393	\$1,416
POPULATION PROFILE	1 Miles	5 Miles	10 Miles
■ Population By Age			
2017 Estimate Total Population	7,545	17,043	21,199
Under 20	28.20%	25.35%	24.71%
20 to 34 Years	19.09%	16.80%	16.15%
35 to 39 Years	5.81%	5.57%	5.37%
40 to 49 Years	11.62%	11.30%	11.40%
50 to 64 Years	19.41%	21.29%	22.00%
Age 65+	15.89%	19.69%	20.36%
Median Age	37.31	42.06	43.43
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	4,945	11,787	14,828
Elementary (0-8)	2.79%	2.92%	2.98%
Some High School (9-11)	11.04%	8.94%	8.87%
High School Graduate (12)	42.83%	40.06%	39.91%
Some College (13-15)	22.53%	23.04%	22.79%
Associate Degree Only	8.53%	9.10%	9.07%
Bachelors Degree Only	7.96%	10.66%	10.90%
Graduate Degree	3.47%	4.62%	4.71%

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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WALGREENS | KEOKUK, IOWA

Iowa BOR

Jon Ruzicka

Regional Manager, Minneapolis

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EXCLUSIVE OFFERING

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