



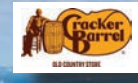
Offering Memorandum

WALGREENS
17630 KENWOOD TRAIL
LAKEVILLE, MN 55044

Marcus & Millichap



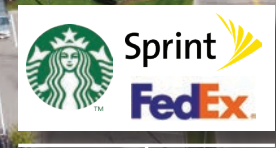
DOWNTOWN
MINNEAPOLIS



KENRICK AVE
7,400 CPD



KENWOOD TRAIL
25,000 CPD





Cub Foods
GERBER'S SANDWICH SHOP
DOLLAR TREE
EVERYTHING'S \$1!
Great Clips

BIG O TIRES

Advance Auto Parts

Culver's
Welcome to Culver's

KENWOOD TRAIL
25,000 CPD

TACO BELL

BMO

Starbucks
Sprint
FedEx

Domino's
ANYTIME FITNESS

ACE Hardware

Target
Marshall's
SUPER TARGET

Applebee's
GRILL + BAR

CVS pharmacy
O'Reilly AUTO PARTS
Papa Murphy's
TAKE 'N BAKE PIZZA
Green Mill
BREWERY & RESTAURANT
JIMMY JOHN'S

Walgreens

Wendy's

KENRICK AVE
7,400 CPD

WALGREENS

17630 Kenwood Trail
Lakeville, MN 55044

FINANCIAL SUMMARY

Price	\$5,060,000
Down Payment	26.45% \$1,338,413
Cap Rate	6.0%
Building SF	14,820 SF
Net Cash Flow After Debt Service	5.24% \$68,746
Year Built	2005
Lot Size	1.91 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreen Corporation
Roof & Structure	Tenant Responsible
Rent Commencement Date	September 11, 2005
Lease Expiration Date	September 30, 2030
Effective Lease Term Remaining	12 Years
Original Lease Term	75 Years
Rental Increases	None
Option to Terminate	Tenant's Option Every 5 Years After Initial 25 Year Term
Right of First Refusal	Tenant's Option within 15 Days Written Notice

BASE RENT	\$303,600
Net Operating Income	\$303,600
Debt Service	\$234,206
Net Cash Flow After Debt Service	5.24% \$69,394
Year 1 Principle Paydown (11/1/2018)	\$63,721
Total Return	10.14% \$133,115

LOAN SUMMARY

Original Loan Amount	\$3,892,000
Amortization	30 Years
Loan Origination Date	9/28/2016
Loan Maturity Date	10/13/2026
Interest Rate	4.41%
Approximate Loan Balance (as of 11/1/2018)	\$3,761,587
Buyer Assumption Fee	1.0%
Annual Debt Service	\$234,206

NOTES: Exact numbers may vary slightly. Contact listing agent for details.

HIGH LTV ASSUMABLE LOANS AT VERY LOW RATES COMPARED TO TODAY'S RATE.

AVAILABLE TO BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO. CONTACT LISTING AGENT FOR DETAILS.

Walgreens

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of February 29, 2016, the company operated 8,177 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.

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. Their goal is to help people across the world lead healthier and happier lives. Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

The Company, together with its equity method investments, has a presence in more than 25 countries, employs more than 370,000 people and is the largest retail pharmacy, health and daily living destination in the USA and Europe, and is:

- A global leader in pharmacy-led, health and wellbeing retail with over 13,100 stores in 11 countries.
- One of the largest global pharmaceutical wholesale and distribution networks with over 350 distribution centers delivering to more than 200,000 pharmacies, doctors, health centers and hospitals each year in 19 countries.
- One of the world's largest purchasers of prescription drugs and many other health and wellbeing products.

WWW.WALGREENS.COM



INVESTMENT HIGHLIGHTS

- Absolute Triple-Net (NNN) Lease with Walgreens Corporation - Investment Grade Tenant
- HIGH LTV ASSUMABLE LOANS AT VERY LOW RATES COMPARED TO TODAY'S RATE
- EXCELLENT SALES NUMBERS
- 22 Miles South of Downtown Minneapolis
- Average Household Income Exceeds \$155K in 1-Mile Radius
- Minutes from the Mall of America, Attracting 40 Million Shoppers Each Year
- Signalized Hard Corner Location, Visible to 32,400+ Cars per Day
- Situated in the Growing Lakeville Trade Area with 130,431 Residents
- Easy Access to I-35 with 75,000 Cars per Day, Direct Access to Downtown Minneapolis
- Adjacent to Cub Foods-Anchored Shopping Center
- Close Proximity to Super Target and Marshalls
- 20 Minutes to Minneapolis-Saint Paul International Airport

DEMOGRAPHICS

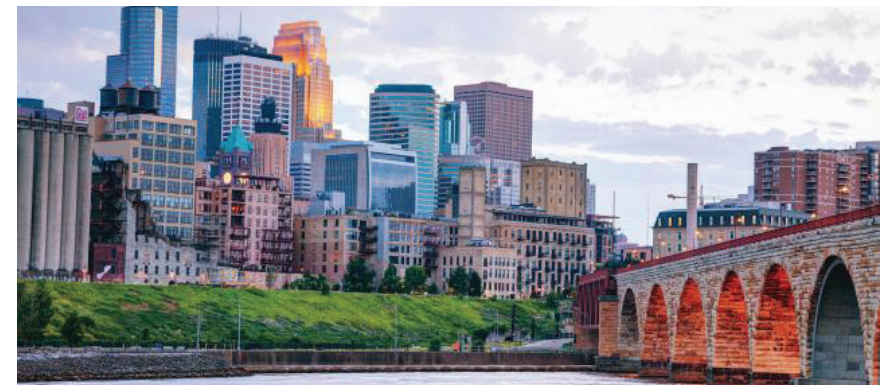
Population	1-Mile	3-Miles	5-Miles
2022 Projection	7,119	44,505	139,560
2017 Estimate	6,439	41,279	130,431
Growth 2017 - 2022	10.55%	7.82%	7.00%
Households	1-Mile	3-Miles	5-Miles
2022 Projections	2,650	15,436	51,135
2017 Estimate	2,350	14,155	47,206
Growth 2017 - 2022	12.78%	9.05%	8.32%
Income	1-Mile	3-Miles	5-Miles
2017 Est. Average Household Income	\$155,192	\$136,189	\$110,370
2017 Est. Median Household Income	\$112,995	\$103,387	\$86,686
2017 Est. Per Capita Income	\$56,662	\$46,719	\$40,009

LOCATION OVERVIEW

A suburb of Minneapolis, Lakeville is ideally positioned for easy access to the Twin Cities' numerous regional amenities and attractions. The city has a population of 63,000 and growing, and was recently named the number 1 safest city in Minnesota and among the top 25 safest cities in the United States. Lakeville is located just minutes away from the Mall of America, Nickelodeon Universe, MN Zoo, Canterbury Park, Mystic Lake Casino, Treasure Island Casino and Valleyfair Amusement Park.

Over the years, Minneapolis has experienced rapid growth, more than most other Midwestern cities. Vacancy rates have declined and there's been a small increase in average household size. Demand for housing in Minneapolis has spurred residential developments in previously low-populated areas and has prompted new construction in some of the city's established neighborhoods.

Minneapolis is a global city, with strengths in business, medicine, sports, manufacturing, culture, education, and research. Home to more Fortune 500 companies per capita than anywhere else in the world, Minneapolis has deep roots in agriculture, food exports, and water technology; innovation across multiple industries, including software and renewable energy; and one of the highest concentrations of banks and financial talent in a major metropolitan area. Major companies headquartered in the Greater Minneapolis-St. Paul area include Target, General Mills, United Health Group, Best Buy, and 3M.







22 MILES
University of
Minnesota

Net Leased Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services as well as the Property Owner and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase

Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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