

OFFERING MEMORANDUM

Walgreens Boots Alliance



2625 County Rd 516 | Old Bridge Township, New Jersey



Representative photo

STREAM Capital Partners, LLC

www.stream-cp.com
License No.: 481.012052

Broker of Record | Mike Antonoplos - NJ-JA-8132327

Jordan Shtulman

Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro

Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

2



TABLE OF CONTENTS

Transaction Summary

Tenant Overview

Elevation Images

Survey

Aerial Overviews

City Overview

Demographics

 **STREAM CAPITAL PARTNERS**

www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

3

Disclaimer | Confidentiality

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Retail Property ("the Property") at 2625 County Rd 516, Old Bridge Township, New Jersey. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") has been retained as the exclusive advisor for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement.

Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.



www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

4

Transaction Summary

Purchase Price
\$5,450,313

Cap Rate
5.75%

Annual Rent
\$ 313,393



Location:	2625 County Rd 516 Old Bridge Township, NJ
Lease Type:	Leasehold - NNN
Landlord Responsibilities:	None
Rent Commencement:	April 1, 2016
Remaining Term:	20 years (04/2036)
Rent Commencement:	June 2016
Annual Rent:	\$313,393
Options:	Ten, 5 year options
Net Rentable Square Feet:	14,706 SF
Year Built:	2016 - Relocation store



www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

5

Tenant Summary

Walgreens Boots Alliance (NYSE: WAG) is the first global pharmacy-led, health and wellbeing enterprise in the world. It 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, with a presence in more than 25* countries, employs over 370,000* people and is the largest retail pharmacy, health and daily living destination in the USA and Europe, and (including equity method investments) is:

- The global leader in pharmacy-led, health and wellbeing retail with over 13,200* 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 well being products

* As at 31 May 2015 including equity method investments

* For 12 months ended 31 May 2015 including equity method investments



www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

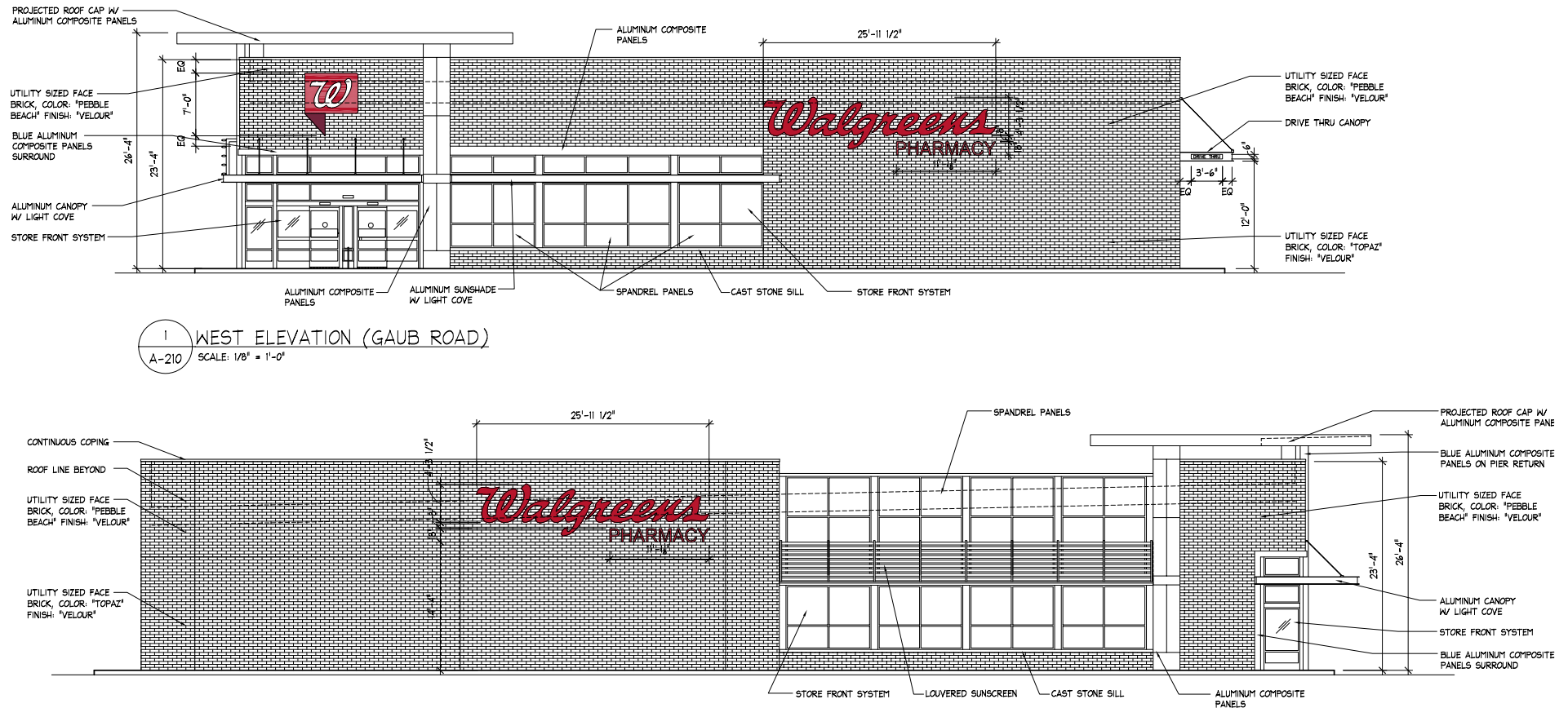
Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

6

Elevations



 **STREAM CAPITAL PARTNERS**

www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

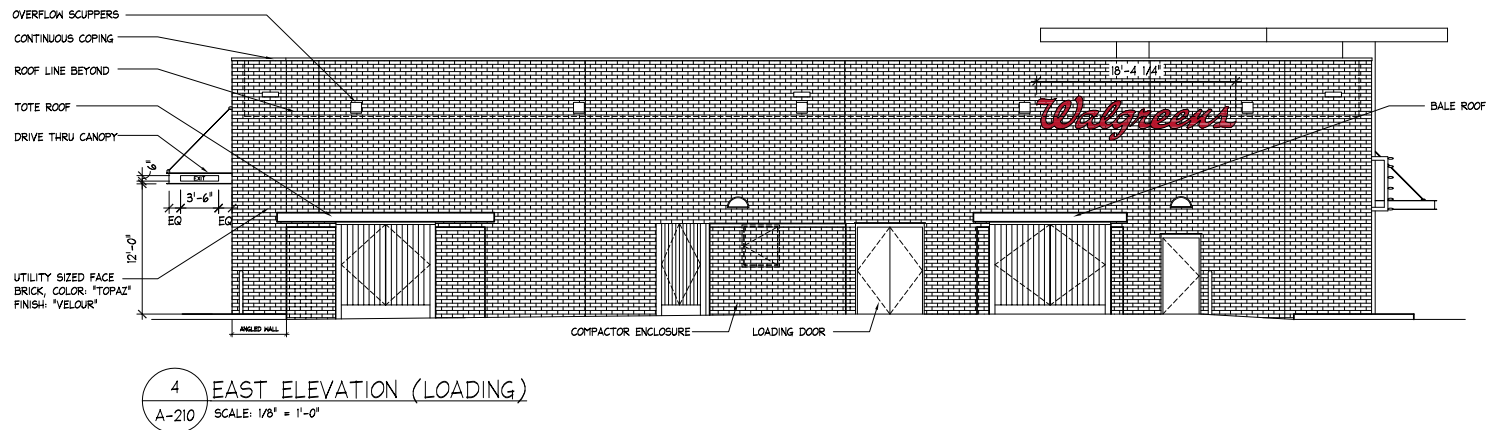
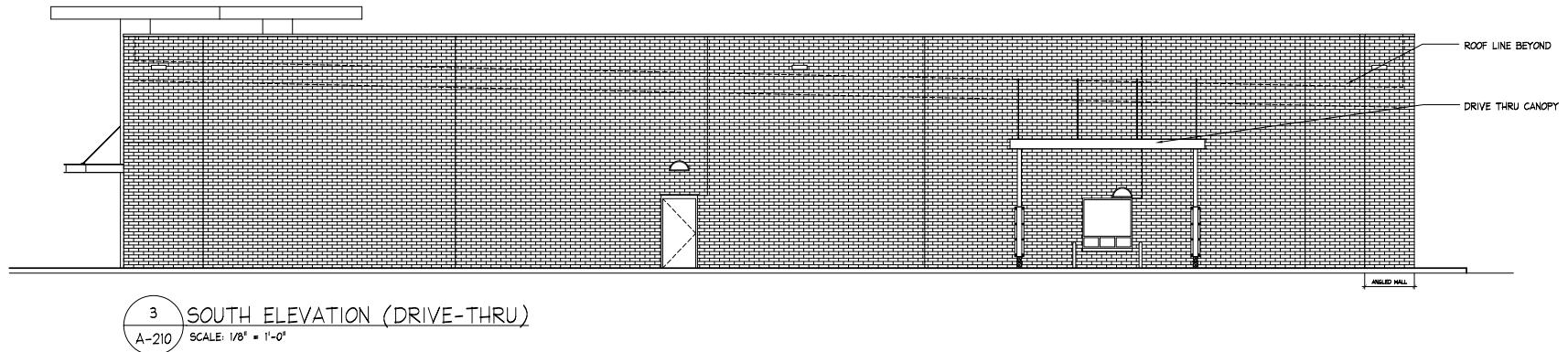
Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

7

Elevations



 STREAM CAPITAL PARTNERS

www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

8

Survey



 STREAM CAPITAL PARTNERS

www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

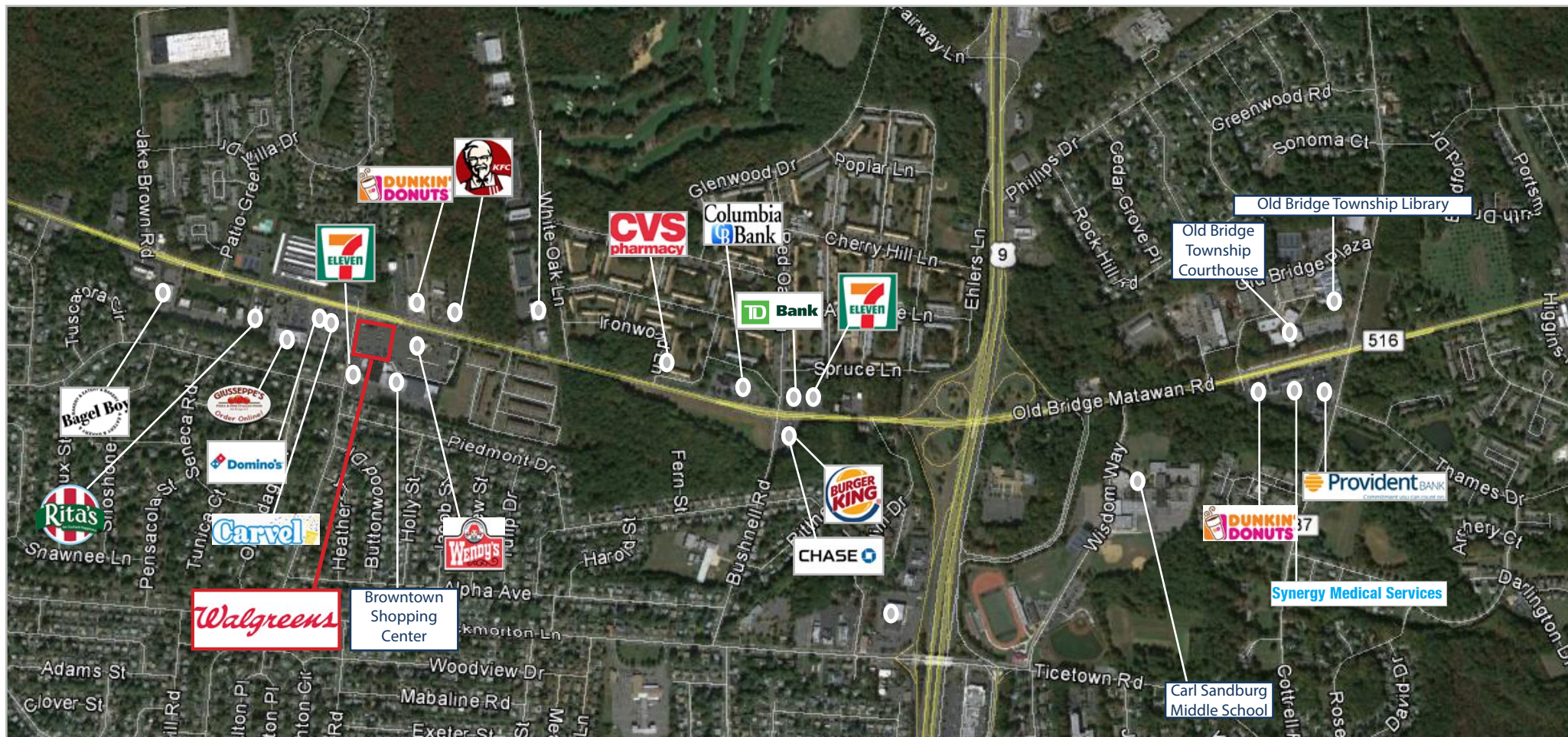
Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

9

Aerial Overview



 **STREAM CAPITAL PARTNERS**

www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

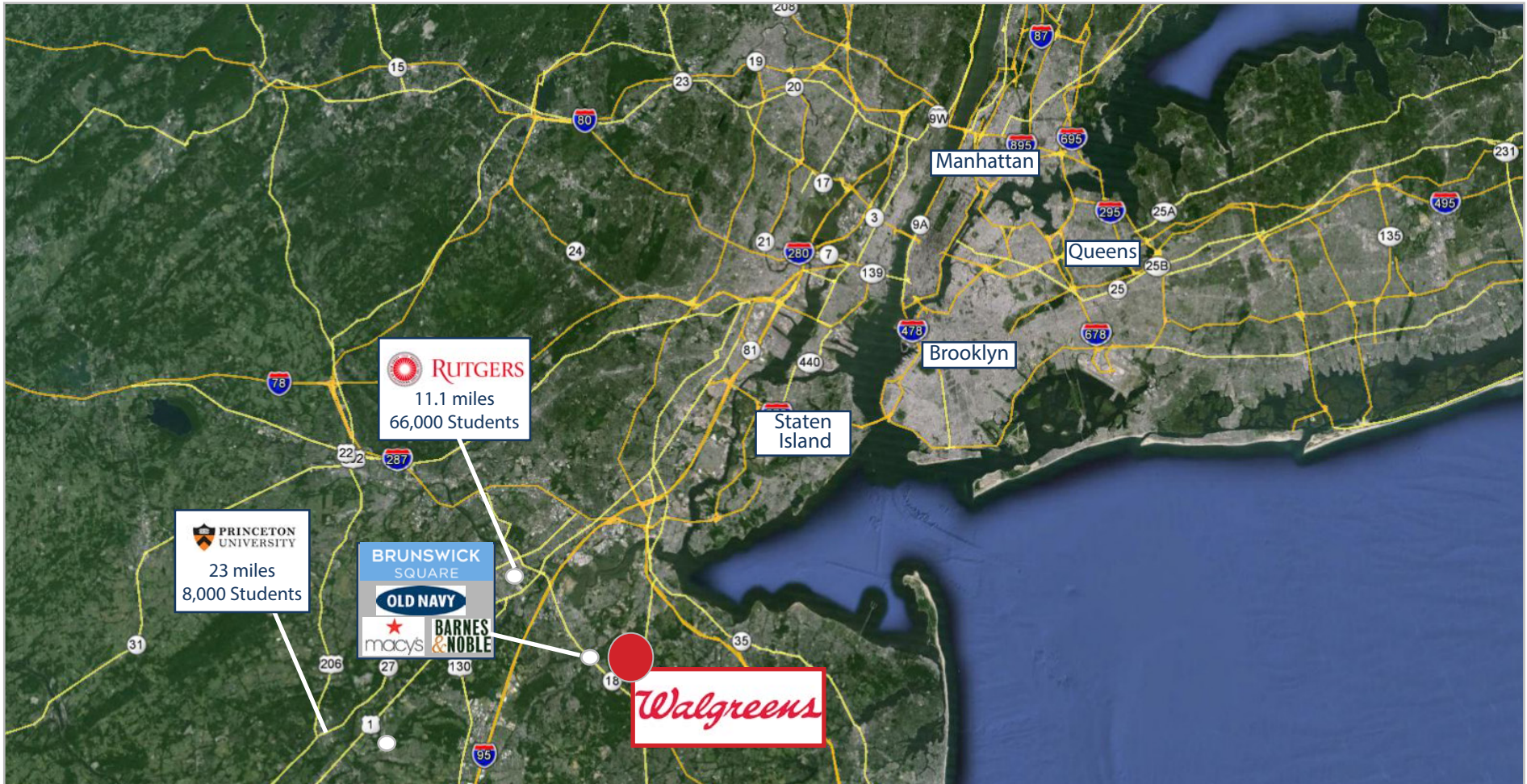
Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

10

Metropolitan Map



 **STREAM CAPITAL PARTNERS**

www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

11

Old Bridge Township | Middlesex County, New Jersey

Old Bridge Township is a township in Middlesex County, New Jersey, the second most populous county in the state. As part of the New York City Metropolitan area, it is located across the Raritan Bay 20 miles from Staten Island.

More than 831,300 people call Middlesex County home. It's one of the few counties in the nation to hold a AAA bond rating from Standard and Poor's. The Bureau of Economic Analysis ranked the county as having the 143rd-highest per capita income of all 3,113 counties in the United States and the 10th-highest in New Jersey as of 2009.

Middlesex County is known for its award-winning schools, including Middlesex County College and the Academy for Science, Mathematics and Engineering Technologies, which is ranked among the best in the nation and is part of the County's Vocational-Technical High School system. Most notably, Middlesex is home to Princeton University and Rutgers University.

Residents and visitors benefit from the first-class medical facilities within the County, including nationally recognized Robert Wood Johnson University Hospital, Saint Peter's University Hospital, The Rutgers Cancer Institute of New Jersey and the PSE&G Children's Specialized Hospital, all located in New Brunswick, and J.F.K. Medical Center in Edison, Raritan Bay Medical Center in Perth Amboy and Old Bridge and the Medical Center of Princeton at Plainsboro bring first-rate acute care and ancillary businesses to the County.

The world headquarters for healthcare giant Johnson and Johnson has been located in New Brunswick since 1886, and the company remains one of Middlesex County's greatest corporate partners. Other major employers include Rutgers University, Merrill Lynch, Home Depot, Prudential Insurance Company, AT&T and Aetna.



www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114

OFFERING MEMORANDUM

Walgreens Boots Alliance

12

Demographics

	1 mile	3 mile	5 mile
Description	Total	Total	Total
2016 Population Estimate	11,278	56,663	186,791
2016 Households Estimate	4,255	20,280	66,661
2016 Est. Average Age	39.9	39.6	40.1
2016 Est. Average Household Income	\$94,524	\$105,413	\$108,037

	1 mile		3 mile		5 mile	
Description	Total	%	Total	%	Total	%
2016 Est. Population by Single-Classification Race	11,278		56,663		186,791	
White Alone	8,835	78.34%	39,264	69.29%	130,483	69.86%
Black or African American Alone	660	5.86%	4,859	8.58%	14,501	7.76%
American Indian and Alaska Native Alone	24	0.21%	133	0.24%	391	0.21%
Asian Alone	1,054	9.35%	8,938	15.77%	30,106	16.12%
Native Hawaiian and Other Pacific Islander Alone	3	0.03%	8	0.01%	47	0.03%
Hispanic or Latino	1,521	13.49%	7,226	12.75%	22,386	11.98%


www.stream-cp.com

Jordan Shtulman
Managing Principal
847.226.4133
Jordan@stream-cp.com
Lic: 475.152062

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES0804114