

# Walgreens (4) & CVS Pharmacy (1) Portfolio

Indiana, Michigan, Wisconsin, New York

**\$30,375,034**

Purchase Price



**CVS**  
pharmacy

**6.25%**

Cap Rate

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## Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer to qualified investors the opportunity to purchase the 100% fee simple interest in this portfolio of five (5) drug store properties. The portfolio includes four (4) Walgreens and one (1) CVS Pharmacy, totaling a combined square footage of approximately 70,683 and a combined acreage of approx. 8.64 acres. The five properties boast a total annual NOI of \$1,898,099.

## Investment Highlights



**CVS**  
pharmacy

### WORLD-CLASS GUARANTEE

BBB/STABLE INVEST-  
MENT-GRADE  
CREDIT (S&P)



### PASSIVE NNN LEASE STRUCTURES

MINIMAL LANDLORD  
RESPONSIBILITIES



### +/- 14.5-YEAR WEIGHTED AVERAGE REMAINING TERM

### OUTSTANDING DEMOGRAPHICS

AVG. POPULATION OF  
40,965 WITHIN EACH  
3-MILE RADIUS



### STRONG REPORTED SALES

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**Stan Johnson Co.**

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