

A photograph of a Walgreens Pharmacy storefront at dusk. The building has a stone-textured facade and arched windows. The Walgreens logo is illuminated in red neon above the entrance. A sign on the left says "Most Prescriptions Ready in 15 Minutes or Less". A white car and a blue pickup truck are parked in the lot. A palm tree is visible on the right side of the building.

Walgreens

4440 CURRY FORD ROAD
ORLANDO

**Offering
Memorandum**



STREAM CAPITAL PARTNERS

TABLE OF CONTENTS

- 05 Transaction Summary
- 06 Demographics
- 07 Orlando Market Overview
- 08 Aerial Map
- 09 Walgreens Stores Merge
- 10 Orlando Metro Map
- 11 Orlando Employers
- 12 Orlando Surrounding Area

EXCLUSIVE REPRESENTATION

Jordan Shtulman

Managing Principal

847 226 4133

Jordan@stream-cp.com

Lic: 475.152062

Jonathan Wolfe

Managing Principal

312 310 2798

Jonathan@stream-cp.com

Lic: 475.017515

Daniel Macks

Associate

847 420 2116

Dmacks@stream-cp.com

Broker of Record: Robert Jolly - Broker #CQ1048374



DISCLAIMER

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 4440 Curry Ford Road, Orlando, FL. 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.





TRANSACTION SUMMARY

Cap Rate:	5.25%
Annual Rent:	\$392,000
Purchase Price:	\$7,466,666

Lease Specifications

Lease Type:	NNN
Landlord Responsibilities:	None
Initial Lease Term:	15 Years
Rent Commencement:	June 2018
Lease Expiration:	June 2033
Options to Renew:	60, 1-Year Options

Property Specifications

Location:	4440 Curry Ford Road, Orlando, FL
Market:	Orlando, FL
RSF:	14,580 square feet
Land Size:	0.93 acres

Features

Located in a densely populated area of Orlando, FL
The subject Walgreens will replace two existing stores within 1/4 mile (stores to close are 2814 Curry Ford Road and 4608 E Michigan Street)



ORLANDO DEMOGRAPHICS

POPULATION ESTIMATE

1-MILE	3-MILE	5-MILE
16,420	133,422	309,921

ESTIMATED AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$65,117	\$76,107	\$76,264

MARKET OVERVIEW | ORLANDO

Orlando, Florida, the state's largest inland city, had an estimated city-proper population of 2,387,138 people in 2016. As one of the world's most visited tourist destinations, anchored by Walt Disney World and the Universal Orlando Resort, Orlando welcomed 68 million visitors in 2016. The city is also one of the busiest American cities for conferences and conventions, and it comes as no surprise that Orlando is ranked 7th in the U.S. for economic growth. Orlando is home to the University of Central Florida with over 64,000 students in 2016, which is the largest university campus in the United States.

As the 24th most populous region in the U.S., the region added more than 60,000 net new residents in the 12-month period ending July 1, a growth rate of 2.6 percent. The Orlando Economic Development Commission noted that Orlando's population growth—for the past six years—amounts to increase of 138 people per day. The growth has been fueled mostly by domestic migration, at 40 percent, with another 34 percent due to international migration, and 24 percent from natural increase. Net migration is considered one sign of economic health because people often follow jobs.

Orlando is a major industrial and hi-tech center. The city has a \$13.4 billion technology industry employing 53,000 people. More than 150 international companies representing 20 countries have facilities in Orlando. Another important sector is the film and television industries, aided by the presence of Universal Studios and other entertainment companies and schools. Orlando is also the home base of Darden Restaurants, the parent company of Olive Garden and LongHorn Steakhouse, and the largest operator of restaurants in the world by revenue. Job growth is expected to increase 41% over the next decade.



MARKET OVERVIEW | AERIAL MAP



CVS
pharmacy

PAPA JOHN'S
Better Ingredients.
Better Pizza.

State Hwy 526 A

Curry Ford Rd

552

39,134 VPD

Montclair Rd

WELLS FARGO

Little Caesars

Walgreens

Checkers
CRAZY GOOD FOOD.

Firestone

CHASE

Devonshire Ln

DUNKIN' DONUTS

cricket
wireless

ANYTIME FITNESS

Edmundshire Rd

Yorkshire Ln

S Conway Rd
7,228'6 VPD

CITGO

Foxboro D

Derbyshire Ln

15

Pizza Hut

Publix

STREAM CAPITAL PARTNERS

WALGREENS STORES MERGE



Walgreens
CONSOLIDATED LOCATION

Walgreens
NEW LOCATION

Walgreens
CONSOLIDATED LOCATION

- This Walgreens was 1 of 20 approved new construction stores nationally for Walgreens in 2017
- The subject Walgreens will replace two existing stores within 1/4 mile (stores to close are 2814 Curry Ford Road and 4608 E Michigan Street)

MARKET OVERVIEW | ORLANDO METRO MAP



Distance from Subject Property	
Downtown Orlando	4 miles
Orlando International Airport	7 miles
Orlando International Premium Outlets	12 miles
Disney World	20 miles

Orlando's economy benefits from a globally-recognized tourism industry that sees 68 million visitors annually. This industry alone has an economic impact of more than \$50 billion.

MARKET OVERVIEW | EMPLOYERS

Corporate headquarters and regional offices across-the-board are experiencing their own growth while contributing to the daily operations and overall expansion of other major industries in the region and throughout the world. Industry leaders like American Automobile Association (AAA), Darden Restaurants, Deloitte Consulting LLP, Electronic Arts, Lockheed Martin, Northrop Grumman, Tupperware Brands Corporation, Verizon Communications, and the Walt Disney Company are either headquartered here or have a significant presence in the region. In total, more than 150 international companies, representing about 20 countries, have facilities in Orlando.

Orlando has the 7th-largest research park in the country, Central Florida Research Park, with over 1,025 acres. Metro Orlando, the hub of the nation's military simulation and training programs, is home to the simulation procurement commands for the U.S. Army, Navy, Air Force, Marines, and Coast Guard.

Orlando is close enough to Patrick Air Force Base, Cape Canaveral Air Force Station, and Kennedy Space Center for residents to commute to work from the city's suburbs. It also allows easy access to Port Canaveral, a cruise ship terminal.

Company	# Employees
Walt Disney World	74,000
Orange County Schools	23,929
Universal Studios	20,000
Adventist Health System / Florida Hospital	19,304
Orlando Health	15,174
Lockheed Martin	7,000
Westgate Resorts	6,500
SeaWorld Parks & Entertainment	6,032
Darden Restaurants	5,221
Siemens	4,448
Wyndham Worldwide	3,509

ORLANDO FACTS

The Orlando-Kissimmee-Sanford metro area ranks #56 in the U.S. as "Best Performing Cities."
- *Milken Institute, 2015*

Highlighted as a hot spot for job growth in companies with less than 100 employees.
- *Inc. magazine*

Named #1 in the U.S. for job growth in 2016 & 2015.
- *U.S. Department of Labor, Bureau of Labor Statistics*

A top "American City of the Future" in 2014, 2015, 2016 & 2017
- *fDi Magazine*

ORLANDO SURROUNDING AREA



**ORLANDO IS THE
FASTEST-GROWING
OF THE COUNTRY'S
30 LARGEST REGIONS**



CONTACT INFORMATION

Jordan Shtulman

Managing Principal
847.226.4133

Jordan@stream-cp.com

Lic: 475.152062

Jonathan Wolfe

Managing Principal
312.310.2798

Jonathan@stream-cp.com

Lic: 475.017515

Broker of Record: Robert Jolly - Broker #CQ1048374



STREAM CAPITAL PARTNERS

Birmingham
AL

Stamford
CT

Los Angeles
CA

Chicago
IL

Charlotte
NC

Ft. Lauderdale
FL

4201 WEST IRVING PARK ROAD

| SUITE 200

| CHICAGO, IL

| WWW.STREAM-CP.COM