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REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

WALGREENS

102 MEMORIAL DR | PARIS, TN 38242

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BROKER OF RECORD

Kyle Matthews

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» **ADDRESS** 102 Memorial Dr
Paris, TN 38242

» **LIST PRICE** \$3,614,286

» **CAP RATE** 7.00%

- » Absolute NNN Lease – Fee simple ownership with zero landlord responsibilities. Tenant pays for insurance, utilities, taxes, CAM, and maintains all facets of the site.
- » Strong Traffic Counts – Site benefits from access from both Mineral Wells Ave (21,100+ VPD) and Memorial Dr (10,700+ VPD).
- » Prototype Walgreens Store Format on Signalized Intersection – Drive-thru 15,280 SF store format.
- » Nearby Commercial Tenants – Include Walmart, Lowe's Home Improvement, Kroger, Taco Bell, McDonald's, Burger King, Steak 'n Shake, Arby's, Wendy's, Pizza Hut, Sonic Drive-In, Dairy Queen, Papa John's, Verizon Wireless, and more.
- » Nationally Recognized Investment Grade Tenant – Lease is fully guaranteed by Walgreens Co. (S&P's Rated BBB), the company is ranked #19 on the 2018 Fortune 500 list.



Financial Overview



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Investment Summary

| | |
|-----------|------------------------------------|
| » ADDRESS | 102 Memorial Dr Paris, TN 38242 |
|-----------|------------------------------------|

| | |
|--------------|-------------|
| » LIST PRICE | \$3,614,286 |
|--------------|-------------|

| | |
|------------|-------|
| » CAP RATE | 7.00% |
|------------|-------|

| | |
|-------|-------------|
| » GLA | ± 15,280 SF |
|-------|-------------|

| | |
|--------------|------|
| » YEAR BUILT | 2002 |
|--------------|------|

| | |
|------------------|-----|
| » NO. OF STORIES | One |
|------------------|-----|

| | |
|---------------|--------------|
| » LANDSCAPING | Professional |
|---------------|--------------|

| | |
|------------|-----------------------|
| » LOT SIZE | ±1.70 AC (±74,052 SF) |
|------------|-----------------------|



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Annualized Operating Data

| Term | Rent | Rent PSF | Cap Rate |
|------------------------|-----------|----------|----------|
| 11/1/2018 - 10/31/2019 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2019 - 10/31/2020 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2020 - 10/31/2021 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2021 - 10/31/2022 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2022 - 10/31/2023 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2023 - 10/31/2024 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2024 - 10/31/2025 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2025 - 10/31/2026 | \$253,000 | \$16.56 | 7.00% |
| 11/1/2026 - 10/31/2027 | \$253,000 | \$16.56 | 7.00% |

Tenant Summary

| | |
|-------------------------|--------------------|
| Tenant | Walgreens |
| Guarantor | Corporate |
| Type of Ownership | Fee Simple |
| Lease Type | NNN |
| Roof and Structure | Tenant Responsible |
| Original Lease Term | 25 Years |
| Lease Commencement Date | 11/1/02 |
| Lease Expiration Date | 10/31/27 |
| Term Remaining | 8.53 Years |
| Increases | None |
| Options | 10, 5 Year |



Tenant Overview

| | |
|---------------------------------------|--|
| » Company Name Walgreen Co. | » Industry Drug Store |
| » Ownership Public | » Headquarters Deerfield, IL |
| » Year Founded 1901 | » Website www.walgreens.com |

The nation's #1 drugstore chain, Walgreens, operates close to 8,300 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

MARKETING STRATEGY

Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.



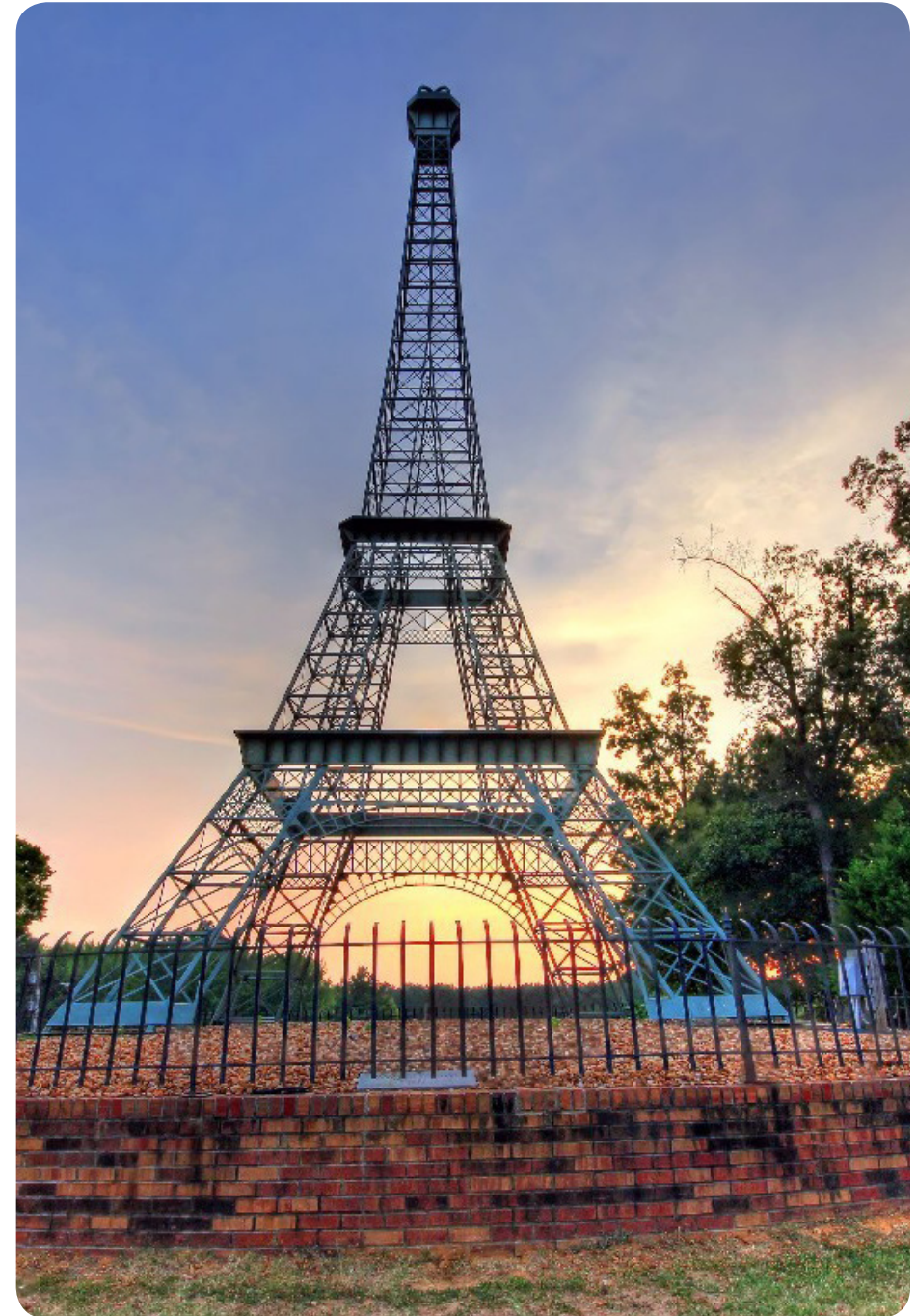
Area Overview

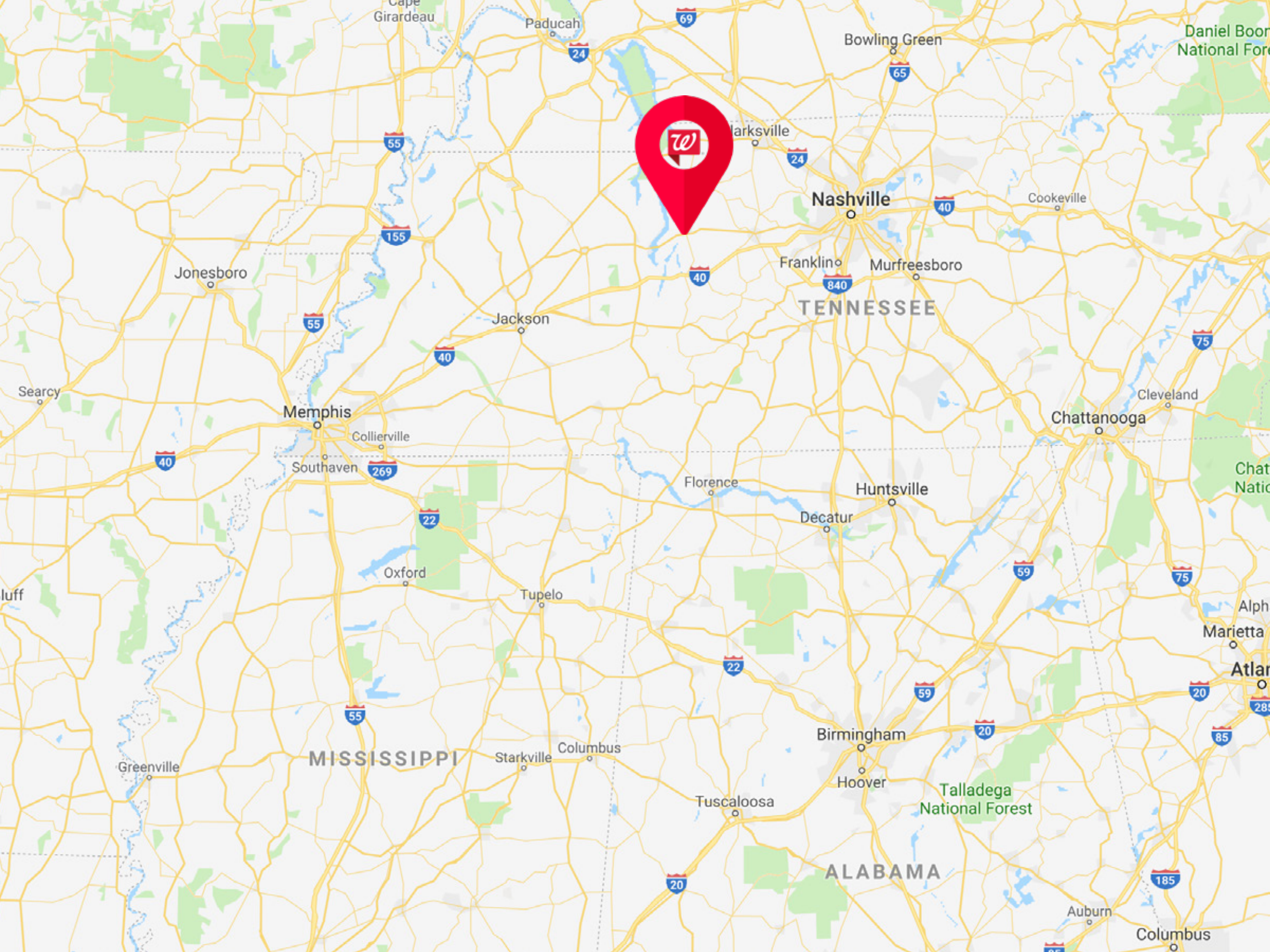
PARIS, TN

Paris is located approximately 60 miles northeast of Jackson, 60 miles west of Clarksville, and 80 miles east of Nashville. It is located in Henry County. The area attracts people from four Tennessee counties and borders the Kentucky state line. The city has the largest tourist base with Historic Downtown Paris, Paris Landing State Park and Land Between the Lakes National Recreation Center on Kentucky Lake drawing 1.25 million visitors a year. Paris also has one of the largest medical communities in West Tennessee with people coming from the surrounding trade area.

Demographics

| POPULATION | 1 - MILE | 3 - MILE | 5 - MILE |
|--------------------------|----------|----------|----------|
| 2010 Census | 1,837 | 12,100 | 16,815 |
| 2019 Estimate | 1,894 | 12,121 | 16,942 |
| 2024 Projection | 1,950 | 12,355 | 17,316 |
| Growth 2010-2019 | 3.10% | 0.17% | 0.76% |
| Growth 2019-2024 | 2.96% | 1.93% | 2.21% |
| HOUSEHOLDS | 1 - MILE | 3 - MILE | 5 - MILE |
| 2010 Census | 816 | 5,168 | 7,042 |
| 2019 Estimate | 848 | 5,191 | 7,087 |
| 2024 Projection | 877 | 5,300 | 7,242 |
| Growth 2010-2019 | 3.92% | 0.45% | 0.64% |
| Growth 2019-2024 | 3.42% | 2.10% | 2.19% |
| INCOME | 1 - MILE | 3 - MILE | 5 - MILE |
| Average Household Income | \$59,772 | \$56,554 | \$59,693 |





Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **102 Memorial Dr | Paris, TN 38242** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

WALGREENS

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**EXCLUSIVELY LISTED BY
TYLER GROTH CALVIN SHORT**

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