

Walgreens

1106 CLEARLAKE ROAD | COCOA | FL



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Marcus & Millichap

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Investment Overview

Marcus & Millichap is pleased to present for sale a Walgreens Pharmacy located at 1106 Clearlake Road in Cocoa, Brevard County, Florida. The subject property consists of a single-story 15,120 square foot freestanding structure positioned on a 1.43-acre parcel with 73 +/- parking spaces and a drive-thru component. This double net (NN) leased Walgreens asset has over nine (9) years remaining on the lease base term (expiration July 2028) and features eight, five-year tenant options to extend. Walgreens recently executed an early ten-year extension in 2014 demonstrating the tenant's strong commitment to this location. The lease is corporately guaranteed by Walgreens Boots Alliance, the largest retail pharmacy, health and daily living destination across the United States and Europe with over 13,200 stores in 11 countries and an S&P credit rating of BBB.

This Walgreens has excellent visibility as it is situated at the heavily trafficked four-way signalized intersection of Clearlake Road (19,700 Vehicles Per Day (VPD)) and Dixon Boulevard (11,100 VPD) at the intersection's northeast corner. The subject property

is in an area with nearly 85,000 people living within a five-mile radius, an average annual household income exceeding \$66,000, and an expected household growth rate of nearly four percent between 2018 and 2023. Located less than one-mile north of the subject property is Eastern Florida State College which has four campuses throughout the State of Florida and boasts enrollment exceeding 15,000 students. The subject property is surrounded by a host of national and regional retailers including Harveys Supermarket, Family Dollar, Save A Lot, 7-Eleven, Advance Auto Parts, Big Lots, Tractor Supply, McDonald's, Sonic, Dollar General, Krispy Krunch Chicken, T-Mobile, and Subway, among others. This Walgreens provides qualified investors and 1031 exchange buyers the opportunity to purchase a NN long-term leased asset with minimal landlord responsibilities tenanted by one of the largest retail pharmacy chains in the United States.

Investment Highlights

- Double Net Leased Walgreens with Nine Years Remaining on the Lease Base Term, Featuring Eight, Five-Year Options
- Walgreens Executed an Early 10-Year Extension Showing Long Term Commitment to This Location
- Situated in an Area with Nearly 85,000 People Living Within a Five-Mile Radius, an Average Annual Household Income Exceeding \$66,000, and an Expected Household Growth Rate of Nearly Four Percent Between 2018 and 2023
- Situated at the Four-Way Signalized Intersection of Clearlake Road (19,700 VPD) and Dixon Boulevard Road (11,100 VPD)
- Located Less Than One-Mile from Eastern Florida State College Boasting Enrollment Exceeding 15,000 Students
- Surrounded by a Host of National and Regional Retailers Including Harveys Supermarket, Family Dollar, Save A Lot, 7-Eleven, Advance Auto Parts, Big Lots, Tractor Supply, McDonald's, and Subway, Among Others
- Lease Corporately Guaranteed by Walgreens Boots Alliance, the Largest Retail Pharmacy Globally with Over 13,200 Stores and an S&P Credit Rating of BBB

Offering Summary/Lease Overview

PRICE

\$5,056,129

Gross Leaseable Area	15,120 SF	Price Per SF	\$334
Cap Rate	6.20%	Year 1 NOI	\$313,480
Expiration	July 31, 2028	Years Remaining	9 +/- Years
Lot Size	1.43 Acres		

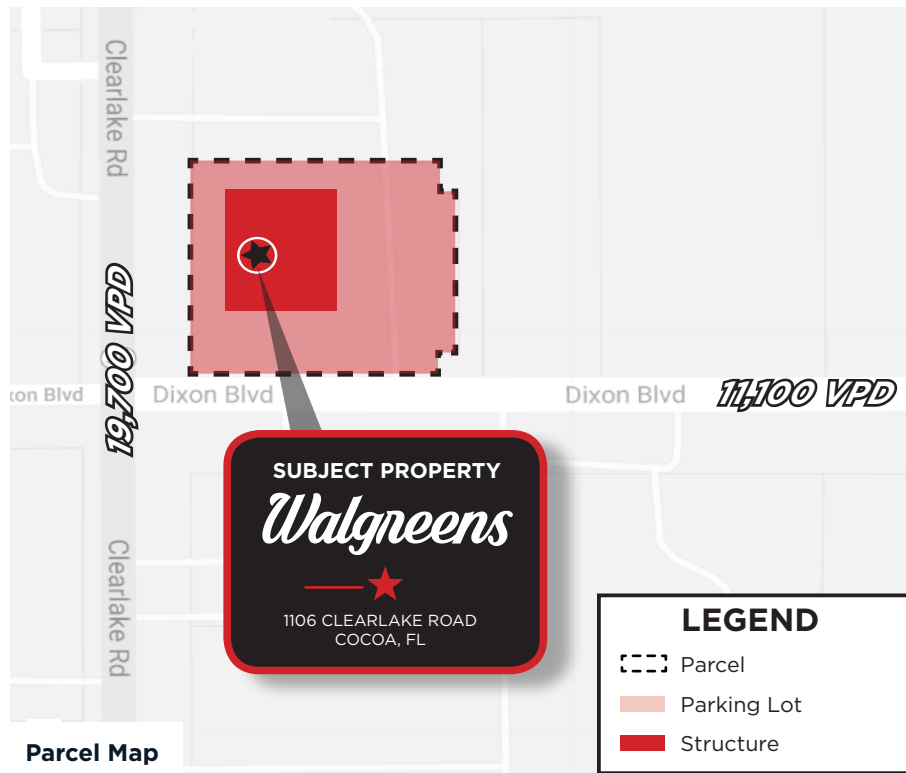
Rent Schedule

START	END DATE	PSF	ANNUAL	TERM
August 2014	July 2028	\$20.73	\$313,480	Base
August 2028	July 2033	\$20.73	\$313,480	Option 1
August 2033	July 2038	\$20.73	\$313,480	Option 2
August 2038	July 2043	\$20.73	\$313,480	Option 3
August 2043	July 2048	\$20.73	\$313,480	Option 4
August 2048	July 2053	\$20.73	\$313,480	Option 5
August 2053	July 2058	\$20.73	\$313,480	Option 6
August 2058	July 2063	\$20.73	\$313,480	Option 7
August 2063	July 2068	\$20.73	\$313,480	Option 8



Building Size	15,120 SF
Current Term Expiration	July 31, 2028
Lease Term Remaining	9+ Years
Rent / PSF	\$20.73
Monthly Rent	\$26,123
Annual Rent	\$313,480
Lease Type	NN
Options	8, 5-Year Options
Increases	Flat
Roof & Structure	Landlord Responsibility
Guarantor	Corporate Guaranty

Property Details



Owner Entity	Sahm Broadway Property LLC	Zoning	Commercial/Retail
Address	1106 Clearlake Road, Cocoa, FL	24-Hours	No
Building SF	15,120	Traffic Counts	19,700 VPD on Clearlake Road; 11,100 on Dixon Boulevard
Stories/ Lot Size	1 / 1.43 Acres	Year Built/ Parking Spaces	1998/73 +/-
Tax ID Number	24-36-29-27-0000A.0-0001.00	Frontage	260' on Clearlake Road; 250' on Dixon Boulevard
Taxes	\$32,317 (2018)		

Tenant Overview



Walgreens Boots Alliance

Tenant	Walgreens
Industry	Drug Store / Pharmacy
Parent	Walgreens Boots Alliance
Public/Private	Public
Ticker Symbol	NYSE: WBA
Net Revenue (FY 2017)	\$118.21 Billion
Operating Income (FY 2017)	\$5.557 Billion
Net Income (FY 2017)	\$4.078 Billion
Credit Rating / Rating Agency	BBB/S&P Baa2/Moody's
Number of Stores	18,500+
Headquarters	Deerfield, IL
Website	www.walgreens.com
Year Founded	1901
Fortune 500 Rank (2017)	#17

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 415,000 people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks.

\$ in millions (except EPS & % change)		FY18	Reported currency Δ vs. FY17	Constant currency ⁴ Δ vs. FY17
Sales		\$131,537	+ 11.3%	+ 10.0%
Operating income:	GAAP	\$6,414	+ 15.4%	
	Adjusted¹	\$7,804	+ 3.5%	+ 2.9%
Net earnings²:	GAAP	\$5,024	+ 23.2%	
	Adjusted¹	\$5,985	+ 8.8%	+ 8.0%
EPS²:	GAAP	\$5.05	+ 33.6%	
	Adjusted¹	\$6.02	+ 18.0%	+ 17.1%



Talent



Partnerships



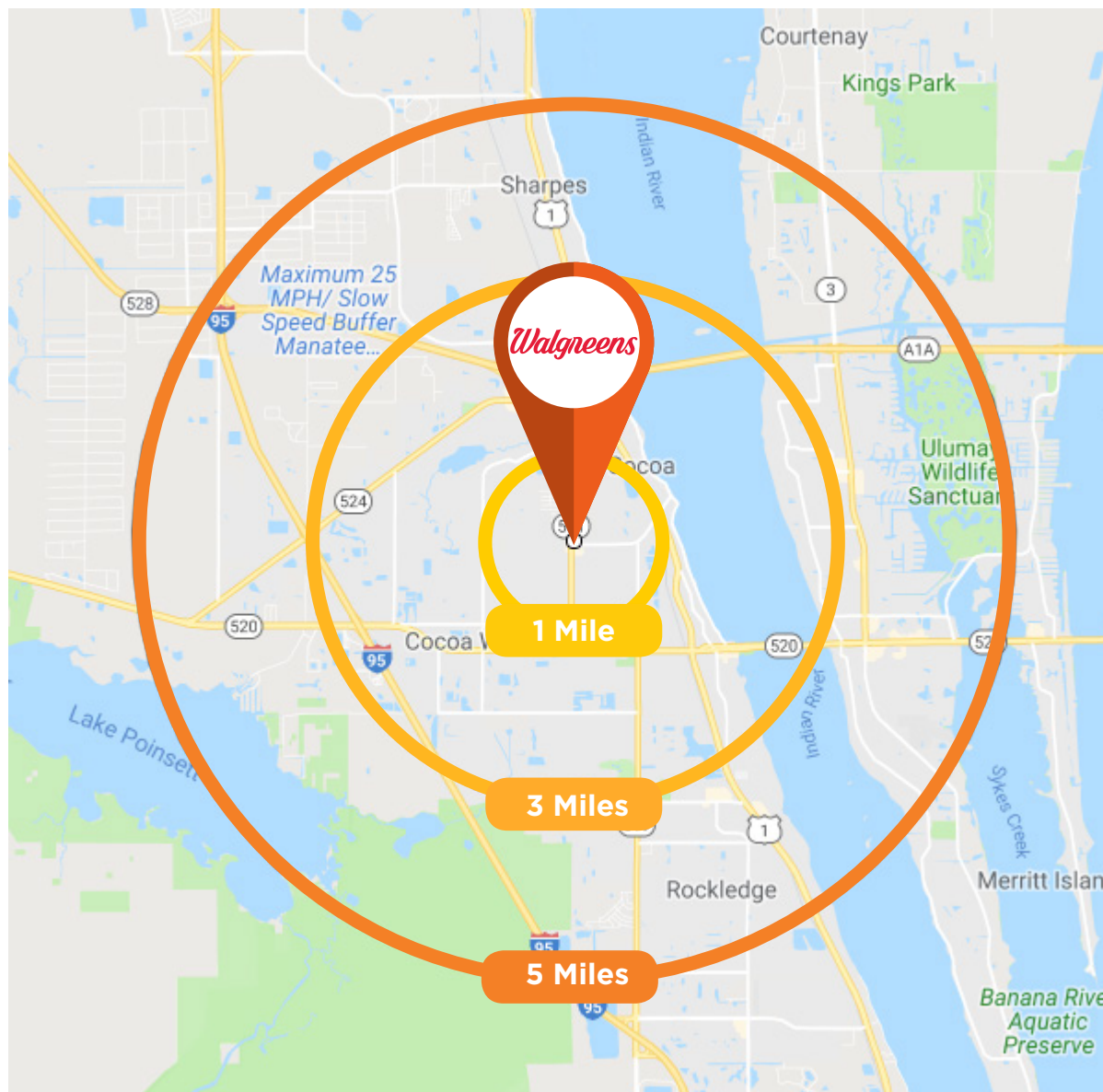
Digitalization

More company information is available at www.walgreensbootsalliance.com

Retail Map



Demographic Overview



Walgreens

1106 Clearlake Road | Cocoa | FL

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Projection	9,714	35,946	83,941
2018 Estimate	9,830	36,122	81,847
2010 Census	9,344	34,853	75,769
2000 Census	9,317	34,420	78,105
INCOME			
Average	\$36,434	\$52,296	\$66,671
Median	\$25,249	\$37,307	\$48,429
Per Capita	\$14,758	\$21,526	\$28,108
HOUSEHOLD			
2023 Projection	3,993	14,941	35,397
2018 Estimate	3,982	14,793	34,100
2010 Census	3,767	14,084	32,448
2000 Census	3,856	14,230	31,048

















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