

Confidential Offering Memorandum



2134 BUNKER LAKE BLVD NW
ANDOVER, MN 55304

NAI Capital - South Bay
970 W. 190th St., Suite 100
Torrance, CA 90502

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**WALGREENS
ABSOLUTE NNN
LEASE**
2134 Bunker Lake Blvd.
NW
Andover, MN 55304

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INVESTMENT SUMMARY

NAI CAPITAL, INC. IS PLEASED TO EXCLUSIVELY OFFER FOR SALE THE 14,560 SF WALGREENS LOCATED AT 2134 BUNKER LAKE BLVD NW IN ANDOVER, MN. THIS OPPORTUNITY INCLUDES AN INVESTMENT-GRADE TENANT WITH AN ABSOLUTE TRIPLE NET LEASE, LOCATED IN AN AREA WITH MINIMAL COMPETITION, PROVIDING FOR A SECURE INVESTMENT.

OFFERING SUMMARY

PRICE	\$5,168,000
CAP	6.25%
NOI	\$323,000
PRICE PER SF	\$354.95
GUARANTOR	Walgreens Boots Alliance

OFFERING SUMMARY

ADDRESS	2134 Bunker Lake Blvd NW Andover, MN 55304
COUNTY	Anoka
BUILDING AREA	14,560 SF
LAND AREA	1.6 acres
BUILT	2004



HIGHLIGHTS

- 
- Investment-Grade Tenant, Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities
 - Industry-Leading Tenant (NYSE: WAG)
 - Strong Corporate Guarantee In Place With Long Term Operating History At Location – Long Term Security and Stability For The Investor
 - Walgreens Dominates the Minneapolis Market and has Minimal Competition from CVS and Zero Rite Aids in Minneapolis
 - High Growth-Affluent Area with 2019 Average Household Income (1-mile) of \$138,417
 - 75-Year Lease Term, cancelable after 25 Years and every 5-years thereafter
 - MedExpress Location – WAG selected some of their top stores to include MedExpress Urgent Care within the store as part of a New Concept
 - City of Andover, Minnesota is located in Anoka County approximately 22 miles North of Minneapolis
 - Neighboring Tenants Include: Target, Wal-mart Supercenter, Starbucks, Festival Foods, Dunkin Donuts, Andover Cinema, and Wells Fargo Bank.



LEASE SUMMARY

TENANT	Walgreens
BUILDING SIZE	Approximately 14,560 SF
LEASE COMMENCEMENT	December 18, 2004
LEASE EXPIRATION	December 31, 2079*
LEASE TERM	10.3 Years Remaining
RENEWAL OPTIONS	10 x 5-Years
RENT INCREASES	Flat
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Pharmacy/Retail
PROPERTY TAXES & INSURANCE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes – 15 Days

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
14,560 SF	\$323,000	\$22.18

*Walgreens has a 75-Year Lease Term which is cancelable after 25-years and very 5-years thereafter.

TENANT PROFILE



ANNUAL REVENUE: \$131.54B (2018)
NET INCOME: \$5.024B (2018)
S&P RATED: BBB
NET WORTH: \$20.007B (2018)

Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led health and wellbeing enterprise. The company's heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years. Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the United States 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 its 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, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchaser of prescription drugs and many other health and wellbeing products.

The company's portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No.7, Soap & Glory, Liz Earle, Sleek MakeUP and Botanics. Walgreens Boots Alliance is proud to be a force for good, leveraging many decades of experience and its international scale, to care for people and the planet through numerous social responsibility and sustainability initiatives that have an impact on the health and wellbeing of millions of people. Walgreens Boots Alliance is included in Fortune magazine's 2019 list of the World's Most Admired Companies and ranked first in the food and drugstore category. This is the 26th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.



COMPANY TYPE
NYSE: WBA



FOUNDED
1901



OF LOCATIONS
18,500+



HEADQUARTERS
DEERFIELD, IL

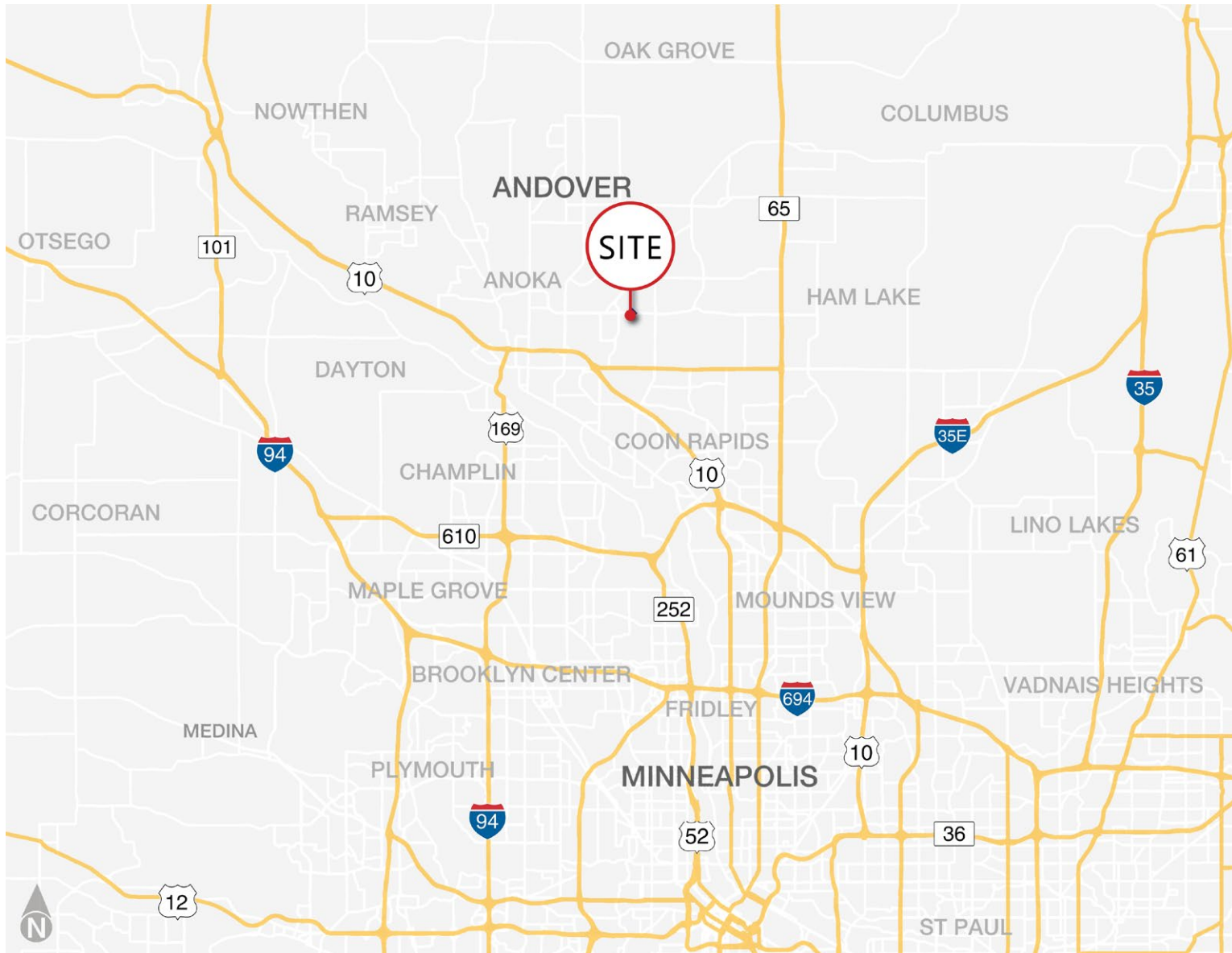


WEBSITE
WALGREENS.COM

RETAIL MAP



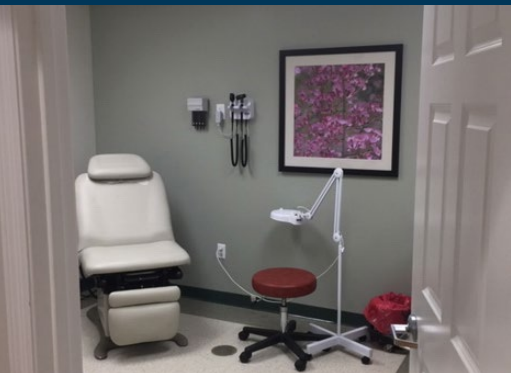
LOCATION MAP



PROPERTY DESCRIPTION
AERIAL MAP



PROPERTY PHOTOGRAPHS



DEMOGRAPHICS OVERVIEW

Population

	1 Mile	3 Mile	5 Mile
2019 Male Population	4,053	28,210	76,827
2019 Female Population	3,990	28,673	77,989
% 2019 Male Population	50.4%	49.6%	49.6%
% 2019 Female Population	49.6%	50.4%	50.4%
2019 Total Population: Adult	5,376	38,386	106,242
2019 Total Daytime Population	8,043	56,882	154,816
2019 Total Businesses	244	1,301	3,917

Race

	1 Mile	3 Mile	5 Mile
2019 White	7,045	48,660	130,979
2019 Black or African American	344	3,238	9,669
2019 American Indian or Alaska Native	27	297	915
2019 Asian	327	2,340	6,608
2019 Hawaiian or Pacific Islander	-	10	31
2019 Other Race	62	647	1,813
2019 Two or More Races	236	1,127	3,420
2019 Hispanic	262	1,961	5,700
2019 Not Hispanic	7,781	54,921	149,116

Income

	1 Mile	3 Mile	5 Mile
2019 Household Income: Average	\$138,417	\$112,798	\$100,063
2019 Household Income: Median	\$111,197	\$92,368	\$84,641
2019 Per Capita Income	\$46,672	\$39,967	\$36,863

Households

	1 Mile	3 Mile	5 Mile
2019 Estimated Households	2,711	20,131	56,916
2024 Projected Households	2,819	20,968	59,276
2010 Census Households	2,558	19,272	53,654
2000 Census Households	2,108	17,201	49,395

Age

	1 Mile	3 Mile	5 Mile
Median Age	38.0	38.3	38.7
Age 19 Years or Less	2,236	15,286	39,498
Age 20 to 64 Years	4,835	33,603	92,267
Age 65 Years or Over	973	7,994	23,052
2019 Total population: 10 to 14 years	602	4,240	10,470
2019 Total population: 15 to 19 years	600	3,869	10,093
2019 Total population: 20 to 24 years	431	3,211	9,076
2019 Total population: 25 to 29 years	441	3,385	10,046
2019 Total population: 30 to 34 years	514	3,575	10,403
2019 Total population: 35 to 39 years	556	3,941	10,649
2019 Total population: 40 to 44 years	533	3,774	9,530
2019 Total population: 45 to 49 years	612	4,003	10,311
2019 Total population: 50 to 54 years	616	4,093	10,731
2019 Total population: 55 to 59 years	633	4,195	11,357
2019 Total population: 60 to 64 years	499	3,426	10,163
2019 Total population: 65 to 69 years	390	2,704	7,901
2019 Total population: 70 to 74 years	266	2,111	5,949
2019 Total population: 75 to 79 years	144	1,369	4,003
2019 Total population: 80 to 84 years	89	908	2,505
2019 Total population: 85 years and over	83	901	2,694
% 2019 Total population: Under 5 years	5.9%	5.9%	6.0%
% 2019 Total population: 5 to 9 years	6.9%	6.7%	6.2%
% 2019 Total population: 10 to 14 years	7.5%	7.5%	6.8%
% 2019 Total population: 15 to 19 years	7.5%	6.8%	6.5%
% 2019 Total population: 20 to 24 years	5.4%	5.6%	5.9%
% 2019 Total population: 25 to 29 years	5.5%	6.0%	6.5%
% 2019 Total population: 30 to 34 years	6.4%	6.3%	6.7%
% 2019 Total population: 35 to 39 years	6.9%	6.9%	6.9%
% 2019 Total population: 40 to 44 years	6.6%	6.6%	6.2%
% 2019 Total population: 45 to 49 years	7.6%	7.0%	6.7%
% 2019 Total population: 50 to 54 years	7.7%	7.2%	6.9%
% 2019 Total population: 55 to 59 years	7.9%	7.4%	7.3%
% 2019 Total population: 60 to 64 years	6.2%	6.0%	6.6%
% 2019 Total population: 65 to 69 years	4.9%	4.8%	5.1%
% 2019 Total population: 70 to 74 years	3.3%	3.7%	3.8%
% 2019 Total population: 75 to 79 years	1.8%	2.4%	2.6%
% 2019 Total population: 80 to 84 years	1.1%	1.6%	1.6%
% 2019 Total population: 85 years and over	1.0%	1.6%	1.7%

ANDOVER, MN | CITY SUMMARY

Andover is a city situated less than 23 miles north of Minneapolis in Anoka County. Established in 1972, Andover provides a high quality of life for residents with quiet neighborhoods, recreational opportunities, quality schools and proximity to the economic and cultural opportunities available in the Minneapolis-Saint Paul metropolitan area, of which Andover is a part. Andover's estimated population of 33,000 is considered affluent and highly educated for the state and the nation. In 2019, the average household income was \$139,235 and more than 36% had earned a college degree.

The economy of Andover primarily features local retailers, service providers, and municipal agencies. In 2018, the largest employers included the local school district, Walmart, a healthcare clinic and the Anoka County Sheriff's Office. The city is encouraging economic development in its commercial corridor centered around Bunker Lake Boulevard.

While much of the economy revolves around the local community, the city is also part of the larger economy of the Twin Cities of Minneapolis and Saint Paul. The Twin Cities' economy is an anchor point in the Midwest—second only to Chicago—and is based on finance, tech, industry, commerce, health care, and logistics. It is the 15th largest economy by gross domestic product in the nation according to data from the Bureau of Economic Analysis, with a GDP of \$260,106 million. Several Fortune 500 companies are headquartered in the Twin Cities MSA including UnitedHealth Group, Target, Best Buy, 3M, CHS, U.S. Bancorp, C.H. Robinson, General Mills, Supervalu, Land O'Lakes, and more.

Andover's 35 square miles encompasses ample outdoor recreation space including a recreational lake, woodlands, meadows and nature preserves. There are more than 400 acres of community and neighborhood parks that offer hiking, biking, skiing, golfing, camping and other outdoor activities. Additionally, Andover has easy access to the endless amenities of Minneapolis, Saint Paul and Bloomington, including Mall of America, the largest mall in the country and the twelfth largest in the world.



CITY SUMMARY

ANDOVER

ANOKA COUNTY, MN



ANDOVER



POPULATION
33,000



**AVERAGE HH
INCOME**
\$139,235



SIZE
35
SQ MILES

MINNEAPOLIS



POPULATION
422,326



GDP
15TH
LARGEST IN THE
NATION

**FORTUNE
500**

COMPANIES
16



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