

\$150,000 Commission to Buyer's Broker



Densely Populated -- 30 Miles from Chicago

Walgreens

\$5,600,000

**6.25%
CAP Rate**

Walgreens Pharmacy #7411

Chicagoland NNN

- True NNN lease with ~9 years guaranteed rent
- 30 miles South of downtown Chicago
- **Densely populated neighborhood**
- Proven location with consistent sales reports
- True hard corner location with easy access
- Double lane drive-thru
- Spaced 2+ miles from next closest Walgreens
- Full guarantee by Walgreens corporation

Olympia Fields, Illinois

Investment Summary

Price \$5,600,000

CAP Rate 6.25%

Annual Income \$350,000

Years Guaranteed 9 years NNN

	1 Mile	3 Mile	5 Mile
Population	5,556	83,646	184,415
Avg. HH Income	\$130,385	\$88,732	\$76,912

Olympia Fields is a village located just outside of Chicago. The village was founded around the prestigious Olympia Fields Country Club and has long been home to Chicago's elite. Just 24 miles south of the Loop, Olympia Fields is an extremely popular residential community saving the entire Chicagoland metro area. The Walgreens is located adjacent to Olympia Fields Country Club on Vollmer Road.

This Walgreens is located at the signalized hard corner of Kedzie Ave and Vollmer Road, right in the heart of Olympia Fields. It benefits from excellent access off both major arterials and high traffic counts of over 30,000 cars per day. Neighboring tenants in the trade area include a mix of national and regional businesses, serving the towns residents and Franciscan Helath, a 116 bed hospital which just finished a \$115mm update and expansion in 2017. The hospital is located right around the corner from the Walgreens.



John Giordani
Art Griffith

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Property Details and Lease Summary

Address 3200 Vollmer Road, Olympia Fields, IL 60461

Year Built 2003

Building Size 14,820 Square Feet

Lot Size 1.38 acres

Tenant Walgreens (NASDAQ:WBA)

Lease Start Date November 1, 2003

Lease End Date October 31, 2078

Termination Options Tenant may terminate every five (5) years as of 10/31/2028.

Prototypical Brick Storefront with Double Lane Drive-Thru



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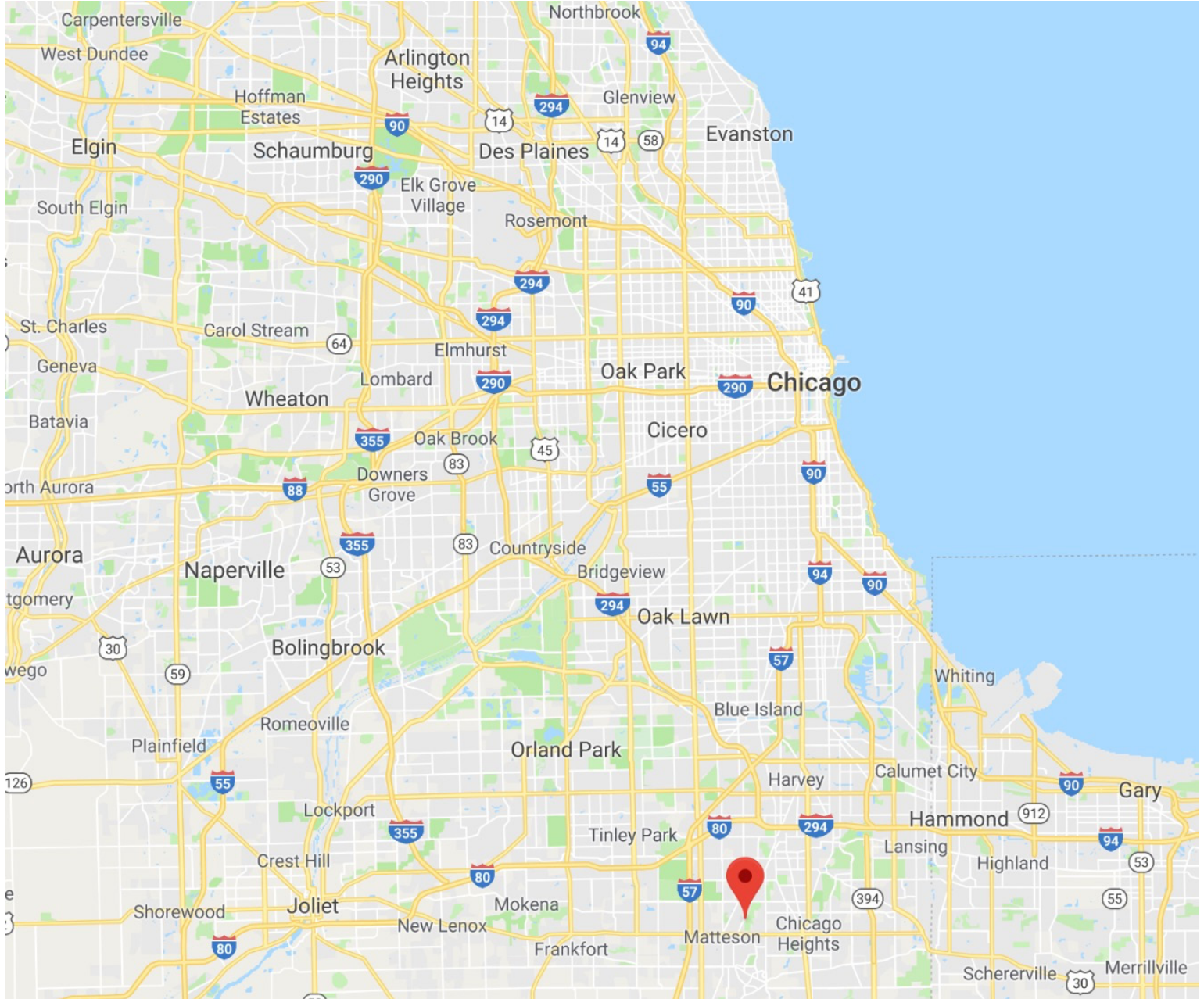
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Olympia Fields, Illinois



Regional Map



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Walgreens Pharmacy #7411

Olympia Fields, Illinois

Walgreens



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 **Deerfield**Partners

Walgreens Pharmacy #7411

Olympia Fields, Illinois

Walgreens

Back sCorner Aerial for Site Orienta-



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About Walgreens Boots Alliance

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare 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 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 385,000* 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 13,200* 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 purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

* As of 31 August 2017, using publicly available information for AmerisourceBergen.

**For 12 months ending 31 August 2017, using publicly available information for AmerisourceBergen.

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Olympia Fields, Illinois



Walgreens Income Statements Trailing 5 Years

Fiscal year is September-August. All values USD millions.						
	2013	2014	2015	2016	2017	5-year trend
+ Sales/Revenue	72.22B	76.39B	103.44B	117.35B	118.21B	
+ Cost of Goods Sold (COGS) incl. D&A	51.1B	54.82B	78.26B	89.2B	90.71B	
COGS excluding D&A	49.82B	53.51B	76.52B	87.48B	89.05B	
Depreciation & Amortization Expense	1.28B	1.32B	1.74B	1.72B	1.65B	
Depreciation	994M	1.03B	1.26B	1.32B	1.27B	
Amortization of Intangibles	289M	282M	480M	396M	385M	
+ Gross Income	21.12B	21.57B	25.18B	28.16B	27.51B	
	2013	2014	2015	2016	2017	5-year trend
+ SG&A Expense	17.4B	17.78B	20.35B	21.79B	21.85B	
Research & Development	-	-	-	-	-	
Other SG&A	17.4B	17.78B	20.35B	21.79B	21.85B	
Other Operating Expense	-	-	-	-	-	
Unusual Expense	40M	709M	(750M)	963M	872M	
EBIT after Unusual Expense	3.68B	3.08B	5.58B	5.41B	4.79B	
Non Operating Income/Expense	29M	19M	20M	297M	625M	
Non-Operating Interest Income	-	-	-	-	-	
Equity in Affiliates (Pretax)	344M	617M	315M	37M	135M	
+ Interest Expense	161M	156M	608M	596M	693M	
Gross Interest Expense	168M	162M	609M	596M	693M	
Interest Capitalized	7M	6M	1M	-	-	
+ Pretax Income	3.9B	3.56B	5.31B	5.14B	4.85B	
Income Tax	1.45B	1.53B	1.06B	997M	760M	
Income Tax - Current Domestic	1.26B	1.32B	967M	1.06B	804M	
Income Tax - Current Foreign	15M	35M	128M	371M	390M	
Income Tax - Deferred Domestic	172M	180M	(39M)	(177M)	(330M)	
Income Tax - Deferred Foreign	2M	(5M)	-	(252M)	(104M)	
Income Tax Credits	-	-	-	-	-	
Equity in Affiliates	-	-	24M	44M	8M	
Other After Tax Income (Expense)	-	-	-	-	-	
Consolidated Net Income	2.45B	2.03B	4.28B	4.19B	4.1B	
Minority Interest Expense	-	99M	59M	18M	23M	
+ Net Income	2.45B	1.93B	4.22B	4.17B	4.08B	

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Walgreens Boots Alliance -- Segment Structure



Walgreens Boots Alliance -- Retail Pharmacy USA Division

Our Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form one of the largest drugstore chains in the U.S., operating 8,100* drugstores in 50* states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. As of August 2017, approximately 76 percent of the population of the U.S. lives within five miles of a Walgreens or Duane Reade.

We sell prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. We offer our products and services through drugstores, as well as through mail, telephone and online. We also provide specialty pharmacy and respiratory services, and operate retail clinics.

Our services help improve health outcomes for patients and manage costs for payers including employers, managed care organizations, health systems, pharmacy benefit managers and the public sector. Our stores sell branded and own brand general merchandise. In addition, Walgreens has approximately 400 in-store clinic locations throughout the U.S., some of which are operated by the Company and some of which are operated by health system partners.

Prescription drugs account for 69 percent† of sales, while retail products are 31 percent.

Overall, we filled approximately 764 million† prescriptions in fiscal 2017. Adjusted to 30-day equivalents, we filled approximately 990 million† prescriptions in fiscal 2017. Third party sales, where reimbursement is received from managed care organizations, government and private insurance, were approximately 98 percent† of prescription sales.

We utilize our extensive retail network as a channel to provide affordable quality health and wellness services to our customers and patients, as illustrated by our ability to play a significant role in providing flu vaccines and other immunizations.

We have more than 78,000* healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals. Through them we expect to continue to play a growing role in government and employer efforts to control escalating healthcare costs.

Our loyalty program, Balance® Rewards, is designed to reward our most valuable customers and encourage shopping in stores and online and allows customers the opportunity to earn points for purchasing select merchandise in addition to receiving special pricing on select products when shopping with a rewards card. Customers have the ability to instantly redeem rewards at our stores or through Walgreens.com. We had 88 million Balance® Rewards active members as of August 2017.

The Division's strategy is designed to further transform our traditional drugstore by offering ultimate convenience, driving the best customer loyalty and delivering extraordinary customer and patient care. We seek to expand our product and service offerings across new channels and markets where, in addition to our stores, customers and patients can utilize our health system pharmacies, Walgreens.com, mobile applications and social media sites.

Walgreens Drugstores Nationwide by State

Total Drugstores - 8,100

Through August 31, 2017

Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

Alabama	113	Maine	14	Oklahoma	115
Alaska	12	Maryland	85	Oregon	76
Arizona	241	Massachusetts	161	Pennsylvania	123
Arkansas	80	Michigan	227	Rhode Island	25
California	622	Minnesota	153	South Carolina	113
Colorado	162	Mississippi	75	South Dakota	14
Connecticut	93	Missouri	211	Tennessee	252
Delaware	64	Montana	13	Texas	704
Florida	824	Nebraska	57	Utah	48
Georgia	201	Nevada	82	Vermont	3
Hawaii	19	New Hampshire	31	Virginia	139
Idaho	38	New Jersey	198	Washington	135
Illinois	592	New Mexico	74	West Virginia	15
Indiana	190	New York	432	Wisconsin	225
Iowa	71	North Carolina	265	Wyoming	10
Kansas	71	North Dakota	1	Puerto Rico	120
Kentucky	95	Ohio	249	Washington D.C.	9
Louisiana	157			U.S. Virgin Islands	1
					Total 8,100

Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

Olympia Fields, Illinois



Demographics - 1 Mile Radius

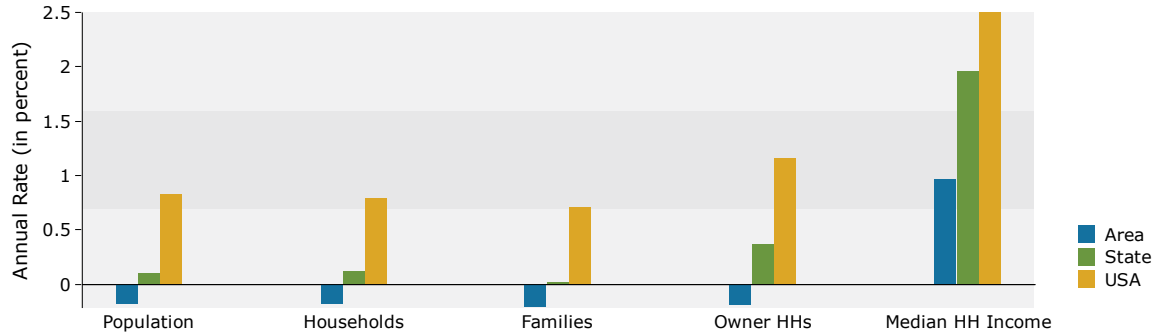


Demographic and Income Profile

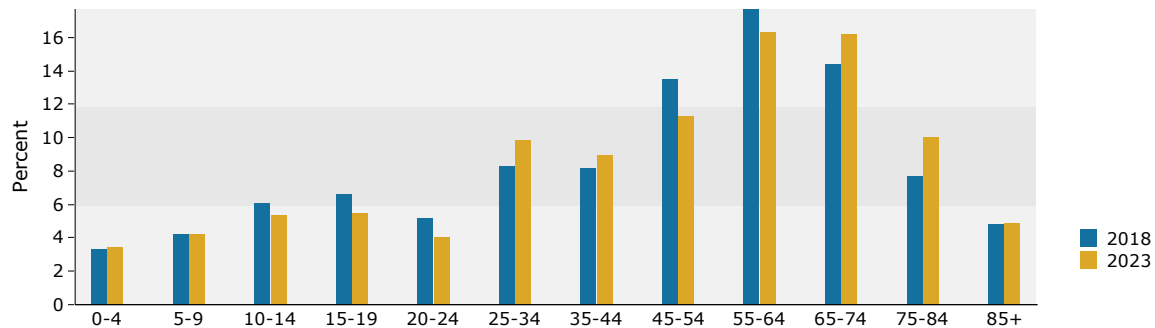
3200 Vollmer Rd, Olympia Fields, Illinois, 60461
Ring: 1 mile radius

Prepared by Esri
Latitude: 41.52798
Longitude: -87.69440

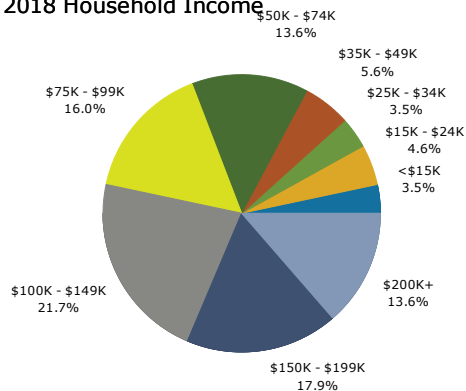
Trends 2018-2023



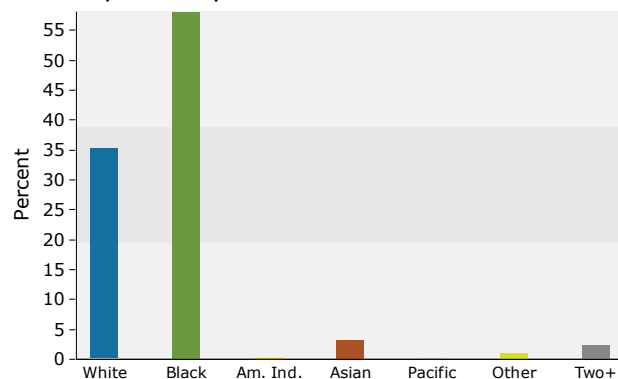
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.9%

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Olympia Fields, Illinois



Demographics - 1 Mile Radius



Demographic and Income Profile

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Ring: 1 mile radius

Prepared by Esri
Latitude: 41.52798
Longitude: -87.69440

Summary	Census 2010		2018		2023	
Population	5,636		5,556		5,503	
Households	2,245		2,228		2,207	
Families	1,608		1,582		1,565	
Average Household Size	2.50		2.48		2.48	
Owner Occupied Housing Units	1,944		1,892		1,873	
Renter Occupied Housing Units	301		335		334	
Median Age	48.6		51.4		53.1	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.19%		0.10%		0.83%	
Households	-0.19%		0.12%		0.79%	
Families	-0.22%		0.01%		0.71%	
Owner HHs	-0.20%		0.37%		1.16%	
Median Household Income	0.97%		1.96%		2.50%	
			2018		2023	
Households by Income			Number	Percent	Number	Percent
<\$15,000			77	3.5%	73	3.3%
\$15,000 - \$24,999			102	4.6%	89	4.0%
\$25,000 - \$34,999			79	3.5%	71	3.2%
\$35,000 - \$49,999			125	5.6%	116	5.3%
\$50,000 - \$74,999			302	13.6%	276	12.5%
\$75,000 - \$99,999			357	16.0%	342	15.5%
\$100,000 - \$149,999			483	21.7%	480	21.7%
\$150,000 - \$199,999			399	17.9%	422	19.1%
\$200,000+			303	13.6%	338	15.3%
Median Household Income			\$104,938		\$110,141	
Average Household Income			\$130,385		\$142,120	
Per Capita Income			\$51,492		\$56,094	
			2018		2023	
Population by Age	Census 2010		Number	Percent	Number	Percent
0 - 4	193	3.4%	184	3.3%	185	3.4%
5 - 9	295	5.2%	236	4.2%	229	4.2%
10 - 14	423	7.5%	341	6.1%	299	5.4%
15 - 19	452	8.0%	364	6.6%	304	5.5%
20 - 24	236	4.2%	290	5.2%	218	4.0%
25 - 34	342	6.1%	462	8.3%	541	9.8%
35 - 44	563	10.0%	454	8.2%	494	9.0%
45 - 54	950	16.9%	752	13.5%	624	11.3%
55 - 64	930	16.5%	981	17.7%	899	16.3%
65 - 74	584	10.4%	798	14.4%	892	16.2%
75 - 84	434	7.7%	429	7.7%	548	10.0%
85+	234	4.2%	264	4.8%	272	4.9%
			2018		2023	
Race and Ethnicity	Census 2010		Number	Percent	Number	Percent
White Alone	1,938	34.4%	1,955	35.2%	1,981	36.0%
Black Alone	3,404	60.4%	3,229	58.1%	3,090	56.2%
American Indian Alone	5	0.1%	5	0.1%	5	0.1%
Asian Alone	135	2.4%	176	3.2%	213	3.9%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	45	0.8%	53	1.0%	58	1.1%
Two or More Races	107	1.9%	135	2.4%	154	2.8%
Hispanic Origin (Any Race)	134	2.4%	163	2.9%	191	3.5%

Data Note: Income is expressed in current dollars

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Olympia Fields, Illinois



Demographics - 3 Mile Radius

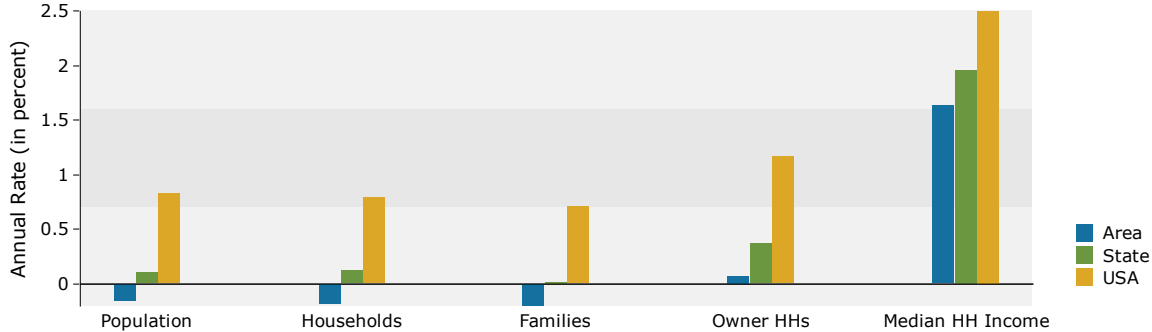


Demographic and Income Profile

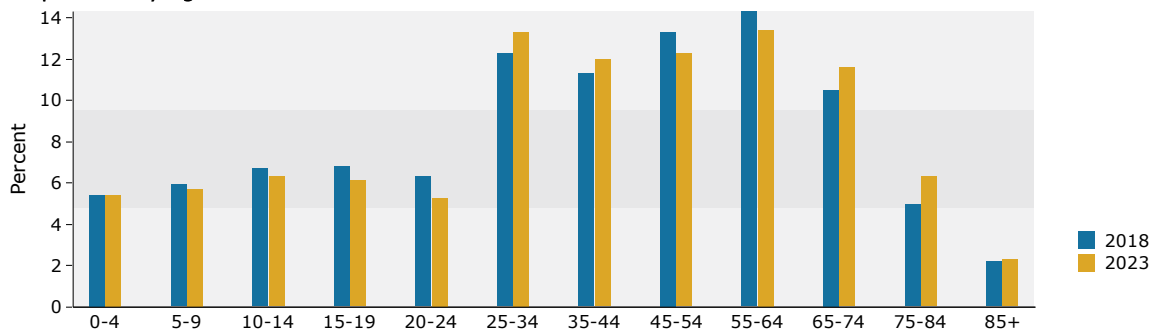
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Ring: 3 mile radius

Prepared by Esri
Latitude: 41.52798
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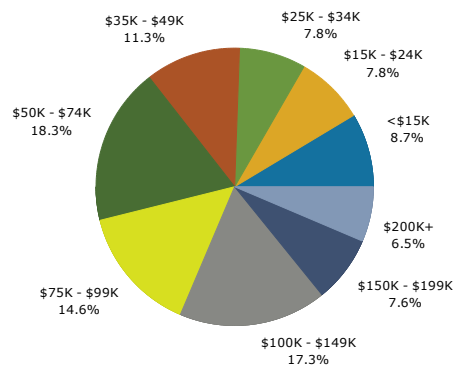
Trends 2018-2023



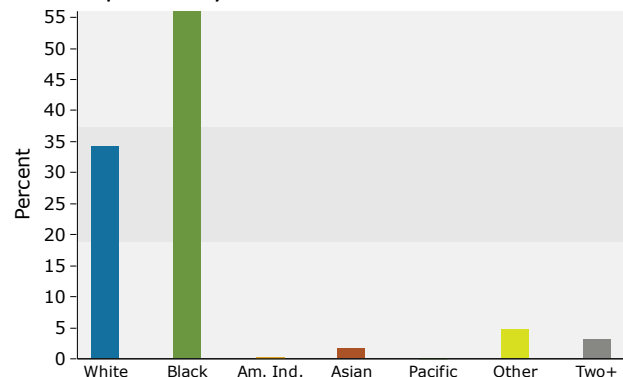
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 10.5%

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Olympia Fields, Illinois



Demographics - 3 Mile Radius



Demographic and Income Profile

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Ring: 3 mile radius

Prepared by Esri
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Summary	Census 2010		2018		2023	
Population	84,590		83,646		82,991	
Households	30,357		30,017		29,734	
Families	21,857		21,469		21,243	
Average Household Size	2.74		2.74		2.75	
Owner Occupied Housing Units	24,129		23,441		23,520	
Renter Occupied Housing Units	6,228		6,577		6,214	
Median Age	39.1		40.9		41.4	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.16%		0.10%		0.83%	
Households	-0.19%		0.12%		0.79%	
Families	-0.21%		0.01%		0.71%	
Owner HHs	0.07%		0.37%		1.16%	
Median Household Income	1.63%		1.96%		2.50%	
Households by Income			2018		2023	
			Number	Percent	Number	Percent
<\$15,000			2,626	8.7%	2,482	8.3%
\$15,000 - \$24,999			2,354	7.8%	2,132	7.2%
\$25,000 - \$34,999			2,342	7.8%	2,155	7.2%
\$35,000 - \$49,999			3,386	11.3%	3,196	10.7%
\$50,000 - \$74,999			5,499	18.3%	5,118	17.2%
\$75,000 - \$99,999			4,374	14.6%	4,302	14.5%
\$100,000 - \$149,999			5,208	17.4%	5,461	18.4%
\$150,000 - \$199,999			2,280	7.6%	2,550	8.6%
\$200,000+			1,949	6.5%	2,338	7.9%
Median Household Income			\$67,820		\$73,529	
Average Household Income			\$88,732		\$98,197	
Per Capita Income			\$32,601		\$35,961	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,851	5.7%	4,539	5.4%	4,497	5.4%
5 - 9	5,788	6.8%	4,938	5.9%	4,716	5.7%
10 - 14	6,873	8.1%	5,587	6.7%	5,191	6.3%
15 - 19	7,118	8.4%	5,682	6.8%	5,103	6.1%
20 - 24	4,541	5.4%	5,261	6.3%	4,391	5.3%
25 - 34	8,762	10.4%	10,287	12.3%	11,062	13.3%
35 - 44	10,881	12.9%	9,470	11.3%	9,988	12.0%
45 - 54	13,114	15.5%	11,160	13.3%	10,195	12.3%
55 - 64	11,171	13.2%	11,935	14.3%	11,126	13.4%
65 - 74	6,172	7.3%	8,745	10.5%	9,630	11.6%
75 - 84	3,764	4.4%	4,189	5.0%	5,197	6.3%
85+	1,556	1.8%	1,854	2.2%	1,894	2.3%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,245	33.4%	28,577	34.2%	28,889	34.8%
Black Alone	49,540	58.6%	46,825	56.0%	44,763	53.9%
American Indian Alone	204	0.2%	209	0.2%	220	0.3%
Asian Alone	1,048	1.2%	1,360	1.6%	1,634	2.0%
Pacific Islander Alone	27	0.0%	30	0.0%	29	0.0%
Some Other Race Alone	3,419	4.0%	4,035	4.8%	4,505	5.4%
Two or More Races	2,107	2.5%	2,611	3.1%	2,952	3.6%
Hispanic Origin (Any Race)	7,448	8.8%	8,805	10.5%	9,966	12.0%

Data Note: Income is expressed in current dollars

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Olympia Fields, Illinois



Demographics - 5 Mile Radius

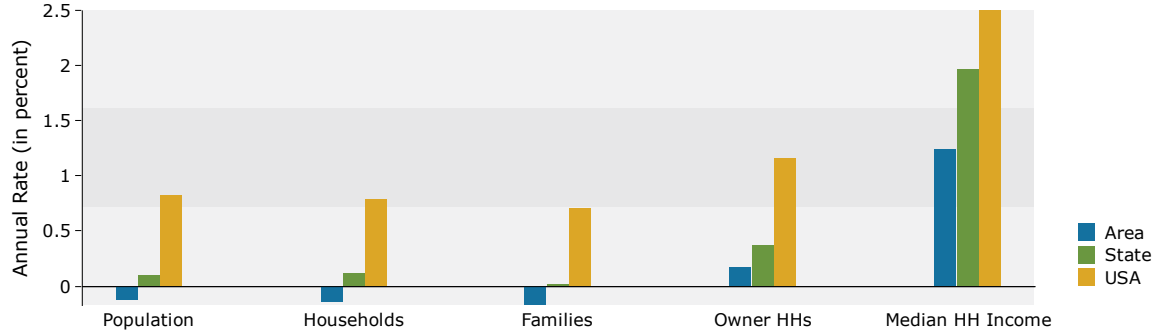


Demographic and Income Profile

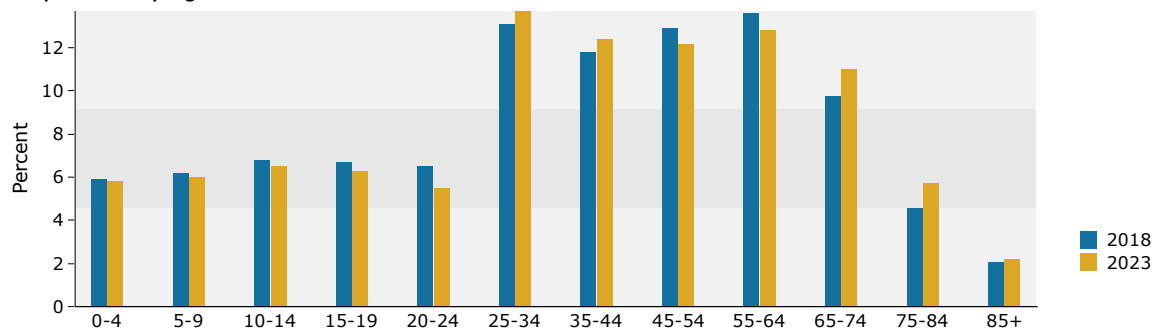
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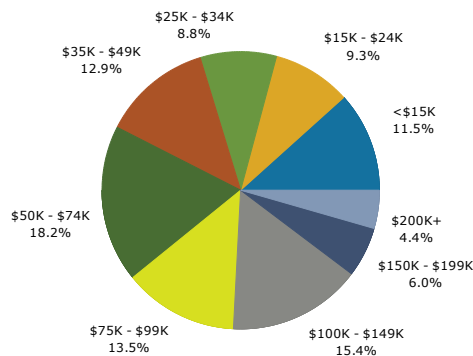
Trends 2018-2023



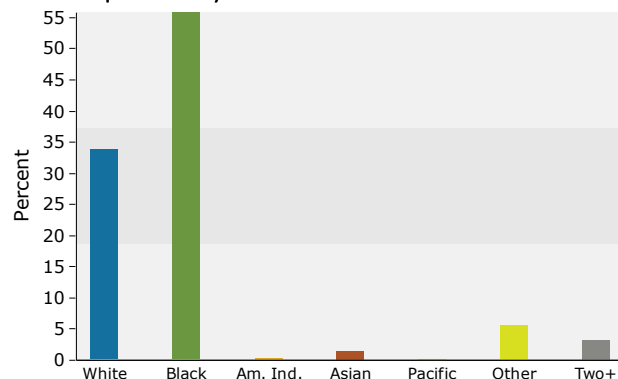
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 12.6%

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Ring: 5 mile radius

Prepared by Esri
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Summary	Census 2010		2018		2023	
Population	186,708		184,415		183,259	
Households	67,705		66,975		66,487	
Families	47,431		46,559		46,147	
Average Household Size	2.72		2.72		2.72	
Owner Occupied Housing Units	50,488		48,764		49,171	
Renter Occupied Housing Units	17,217		18,211		17,315	
Median Age	37.4		39.0		39.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.13%		0.10%		0.83%	
Households	-0.15%		0.12%		0.79%	
Families	-0.18%		0.01%		0.71%	
Owner HHs	0.17%		0.37%		1.16%	
Median Household Income	1.24%		1.96%		2.50%	
Households by Income			2018		2023	
			Number	Percent	Number	Percent
<\$15,000			7,734	11.5%	7,414	11.2%
\$15,000 - \$24,999			6,237	9.3%	5,689	8.6%
\$25,000 - \$34,999			5,908	8.8%	5,514	8.3%
\$35,000 - \$49,999			8,617	12.9%	8,228	12.4%
\$50,000 - \$74,999			12,168	18.2%	11,430	17.2%
\$75,000 - \$99,999			9,030	13.5%	8,964	13.5%
\$100,000 - \$149,999			10,321	15.4%	11,005	16.6%
\$150,000 - \$199,999			4,044	6.0%	4,656	7.0%
\$200,000+			2,916	4.4%	3,587	5.4%
Median Household Income			\$57,987		\$61,674	
Average Household Income			\$76,912		\$85,128	
Per Capita Income			\$28,423		\$31,382	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,599	6.2%	10,813	5.9%	10,644	5.8%
5 - 9	12,941	6.9%	11,468	6.2%	10,969	6.0%
10 - 14	15,133	8.1%	12,518	6.8%	11,956	6.5%
15 - 19	15,604	8.4%	12,388	6.7%	11,464	6.3%
20 - 24	10,739	5.8%	11,953	6.5%	10,034	5.5%
25 - 34	21,502	11.5%	24,222	13.1%	25,146	13.7%
35 - 44	24,266	13.0%	21,741	11.8%	22,722	12.4%
45 - 54	27,743	14.9%	23,865	12.9%	22,327	12.2%
55 - 64	23,206	12.4%	25,002	13.6%	23,463	12.8%
65 - 74	12,896	6.9%	18,147	9.8%	20,093	11.0%
75 - 84	7,732	4.1%	8,445	4.6%	10,495	5.7%
85+	3,349	1.8%	3,854	2.1%	3,943	2.2%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,367	33.4%	62,282	33.8%	62,620	34.2%
Black Alone	108,085	57.9%	102,845	55.8%	99,035	54.0%
American Indian Alone	522	0.3%	534	0.3%	563	0.3%
Asian Alone	2,062	1.1%	2,656	1.4%	3,177	1.7%
Pacific Islander Alone	68	0.0%	72	0.0%	70	0.0%
Some Other Race Alone	8,854	4.7%	10,211	5.5%	11,233	6.1%
Two or More Races	4,749	2.5%	5,814	3.2%	6,561	3.6%
Hispanic Origin (Any Race)	20,179	10.8%	23,233	12.6%	25,865	14.1%

Data Note: Income is expressed in current dollars

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