

One of Longest Term Drugstores For Sale Today



Walgreens

\$6,779,000

**5.75%
CAP Rate**

Walgreens Pharmacy #15112

18 Year True NNN Lease

- True NNN lease with 18 years guaranteed rent
- **Busy, high traffic, hard corner location sees 41,000 cars per day**
- Shares the corner with CVS/Pharmacy, McDonald's, Wendy's, AutoZone, and BB&T Bank
- Closest pharmacy to Danville Regional Medical Center
- Modern prototype design with drive-thru
- Full guarantee by Walgreens corporation



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Danville, Virginia

Investment Summary

Price \$6,779,000

CAP Rate 5.75%

Annual Income \$390,000

Years Guaranteed 18 years NNN

	1 Mile	3 Mile	5 Mile
Population	6,115	24,002	46,250
Avg. HH Income	\$49,240	\$45,355	\$48,644

This modern prototype, freestanding Walgreens with drive-thru is extremely well positioned on the true hard corner of Franklin Turnpike and Piney Forest Road. The four-way signalized intersection sees **41,000 vehicles per day**. Walgreens shares the corner with CVS/Pharmacy, McDonald's, Wendy's, AutoZone, and BB&T Bank. It is the closest pharmacy to the 250 bed Danville Regional Medical Center. **This is one of the longest guaranteed lease term Walgreens available for sale in the market today. New Walgreens leases are only 15 years guaranteed.**



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Property Details and Lease Summary

Address 1500 Piney Forest Road, Danville, VA 24540

Year Built 2012

Building Size 14,550 Square Feet

Lot Size 2.06 acres

Tenant Walgreens (NASDAQ:WBA)

Lease Start Date January 2, 2013

Lease End Date January 31, 2088

Termination Options Tenant may terminate as of 1/31/2038, with at least twelve (12) months prior written notice.

Prototypical Storefront on High Traffic Corner



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Danville, Virginia

Regional Map -- About Danville, Virginia

Danville -- A Great Place to Live

Located in south-central Virginia along the North Carolina border, within a day's drive of two-thirds of the nation's population, Danville boasts historical landmarks, recreational opportunities and beautiful rolling countryside. Places Rated Almanac magazine ranked Danville the 61st most affordable place to live in the United States, with the 11th lowest housing costs and the 27th lowest crime rate, out of 351 metropolitan areas. Yahoo! Real Estate ranks Danville as a top retirement spot. Danville has a rare combination of small town charm and big city offerings.

A World Class Community

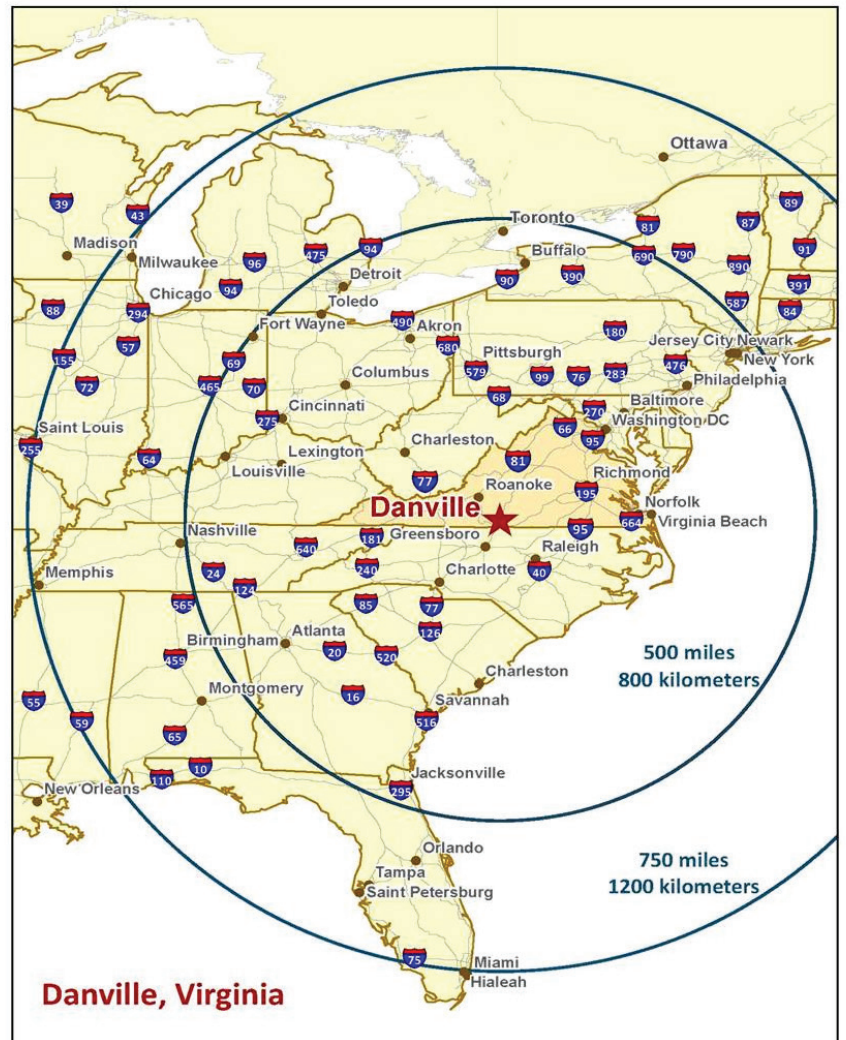
Danville is among the top 25 World Class Communities, recognized by Industry Week Magazine. Danville's high ranking compared with over 300 metropolitan communities around the country is a testament to our citizen's work ethic and our business community's dedication to productivity and business expansion. Danville was ranked #9 in Micro Cities of the future 2009/2010. In 2008, the City of Danville and Pittsylvania County received national recognition for innovative strategies. Danville truly is a World Class Community!

Nearby Airports

Lynchburg, VA -- 45 miles

Raleigh-Durham, NC -- 74 miles

Roanoke, VA -- 92 miles



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Walgreens Pharmacy #15112

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 **Deerfield**Partners

Walgreens Pharmacy #15112

Danville, Virginia

Walgreens



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Walgreens Pharmacy #15112

Danville, Virginia

Walgreens

Overhead Aerial / Site Orientation



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 **Deerfield**Partners



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.

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.

Demographics - 1 Mile Radius

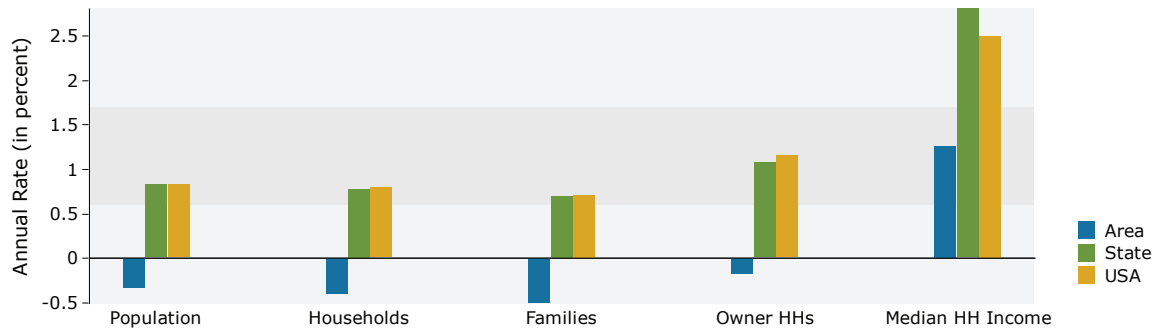


Demographic and Income Profile

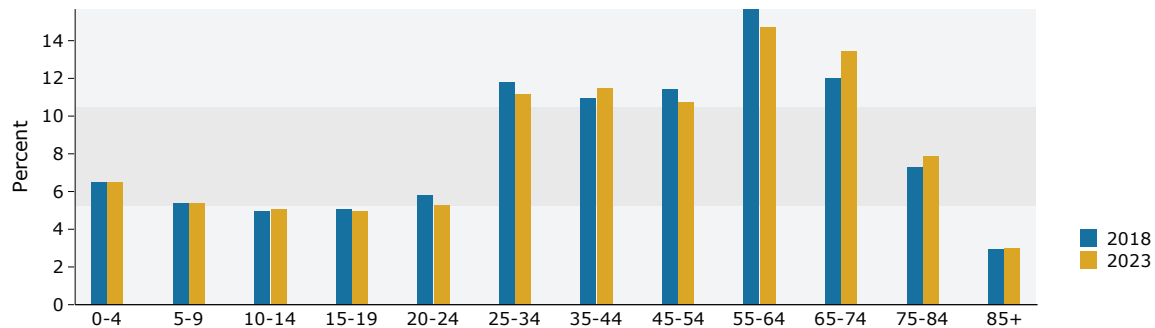
1500 Piney Forest Rd, Danville, Virginia, 24540
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.63344
Longitude: -79.39393

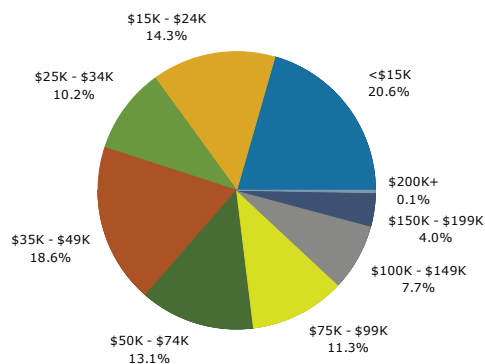
Trends 2018-2023



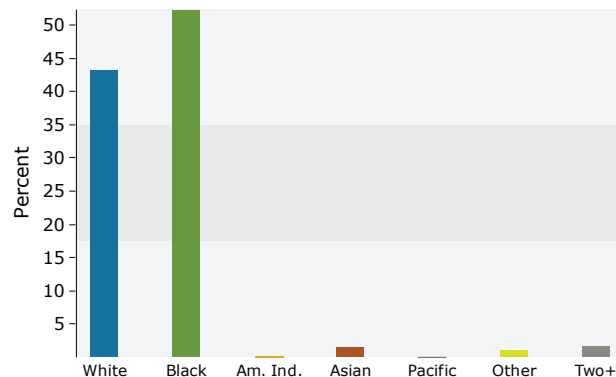
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.2%

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Demographics - 1 Mile Radius



Demographic and Income Profile

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Ring: 1 mile radius

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Summary	Census 2010		2018		2023	
Population	6,189		6,115		6,011	
Households	2,760		2,700		2,645	
Families	1,792		1,734		1,690	
Average Household Size	2.24		2.26		2.27	
Owner Occupied Housing Units	1,713		1,651		1,636	
Renter Occupied Housing Units	1,047		1,049		1,008	
Median Age	42.1		44.3		44.9	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.34%		0.83%		0.83%	
Households	-0.41%		0.78%		0.79%	
Families	-0.51%		0.70%		0.71%	
Owner HHs	-0.18%		1.08%		1.16%	
Median Household Income	1.27%		2.81%		2.50%	
			2018		2023	
Households by Income			Number	Percent	Number	Percent
<\$15,000			557	20.6%	522	19.7%
\$15,000 - \$24,999			385	14.3%	327	12.4%
\$25,000 - \$34,999			276	10.2%	259	9.8%
\$35,000 - \$49,999			503	18.6%	479	18.1%
\$50,000 - \$74,999			355	13.1%	342	12.9%
\$75,000 - \$99,999			305	11.3%	321	12.1%
\$100,000 - \$149,999			207	7.7%	253	9.6%
\$150,000 - \$199,999			109	4.0%	138	5.2%
\$200,000+			4	0.1%	4	0.2%
Median Household Income			\$37,937		\$40,403	
Average Household Income			\$49,240		\$55,860	
Per Capita Income			\$21,867		\$24,721	
			2018		2023	
Population by Age	Census 2010		Number	Percent	Number	Percent
0 - 4	433	7.0%	398	6.5%	393	6.5%
5 - 9	356	5.8%	328	5.4%	325	5.4%
10 - 14	362	5.9%	308	5.0%	308	5.1%
15 - 19	356	5.8%	313	5.1%	298	5.0%
20 - 24	365	5.9%	357	5.8%	319	5.3%
25 - 34	702	11.3%	723	11.8%	675	11.2%
35 - 44	700	11.3%	674	11.0%	693	11.5%
45 - 54	844	13.6%	696	11.4%	650	10.8%
55 - 64	918	14.8%	959	15.7%	881	14.7%
65 - 74	552	8.9%	732	12.0%	809	13.5%
75 - 84	461	7.4%	445	7.3%	477	7.9%
85+	139	2.2%	180	2.9%	183	3.0%
			2018		2023	
Race and Ethnicity	Census 2010		Number	Percent	Number	Percent
White Alone	2,937	47.5%	2,645	43.3%	2,431	40.5%
Black Alone	3,053	49.3%	3,198	52.3%	3,244	54.0%
American Indian Alone	4	0.1%	5	0.1%	6	0.1%
Asian Alone	74	1.2%	98	1.6%	114	1.9%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	43	0.7%	63	1.0%	82	1.4%
Two or More Races	78	1.3%	106	1.7%	132	2.2%
Hispanic Origin (Any Race)	85	1.4%	137	2.2%	185	3.1%

Data Note: Income is expressed in current dollars

Demographics - 3 Mile Radius

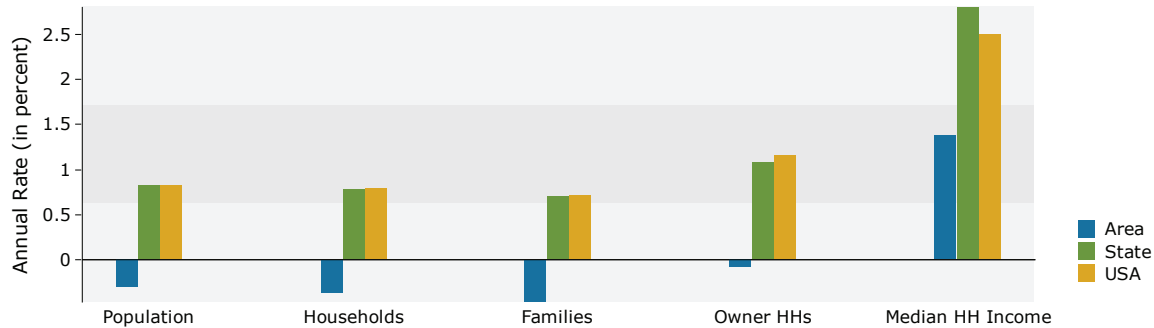


Demographic and Income Profile

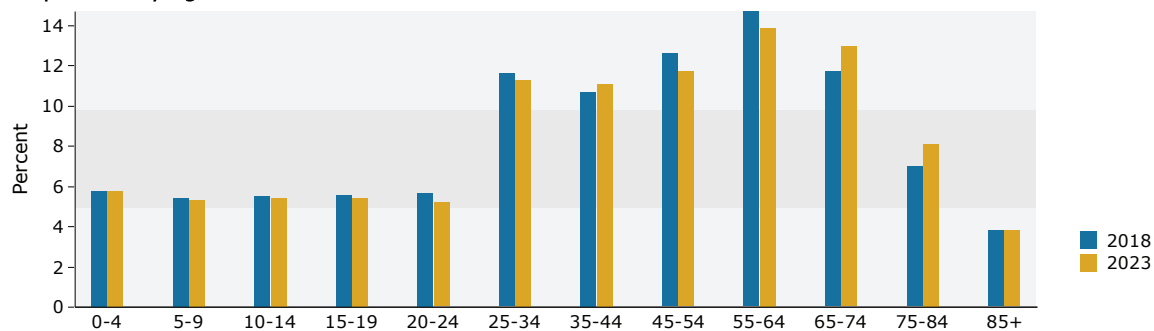
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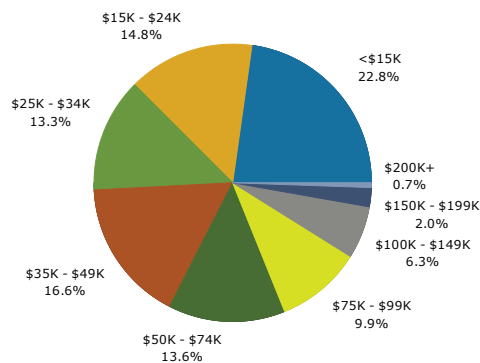
Trends 2018-2023



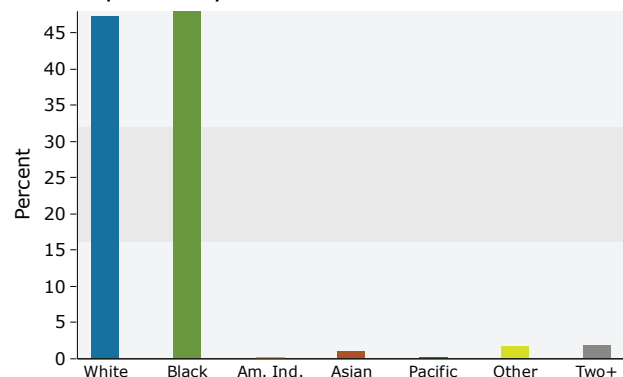
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.6%

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Danville, Virginia



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	24,084		24,002		23,616	
Households	10,306		10,162		9,970	
Families	6,463		6,293		6,144	
Average Household Size	2.27		2.29		2.30	
Owner Occupied Housing Units	6,008		5,816		5,789	
Renter Occupied Housing Units	4,298		4,346		4,181	
Median Age	42.6		44.7		45.4	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.32%		0.83%		0.83%	
Households	-0.38%		0.78%		0.79%	
Families	-0.48%		0.70%		0.71%	
Owner HHs	-0.09%		1.08%		1.16%	
Median Household Income	1.38%		2.81%		2.50%	
			2018		2023	
Households by Income			Number	Percent	Number	Percent
<\$15,000			2,318	22.8%	2,184	21.9%
\$15,000 - \$24,999			1,505	14.8%	1,289	12.9%
\$25,000 - \$34,999			1,353	13.3%	1,287	12.9%
\$35,000 - \$49,999			1,683	16.6%	1,631	16.4%
\$50,000 - \$74,999			1,386	13.6%	1,336	13.4%
\$75,000 - \$99,999			1,004	9.9%	1,081	10.8%
\$100,000 - \$149,999			644	6.3%	826	8.3%
\$150,000 - \$199,999			200	2.0%	265	2.7%
\$200,000+			69	0.7%	71	0.7%
Median Household Income			\$34,086		\$36,499	
Average Household Income			\$45,355		\$51,332	
Per Capita Income			\$19,541		\$22,015	
			2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,509	6.3%	1,394	5.8%	1,359	5.8%
5 - 9	1,471	6.1%	1,297	5.4%	1,254	5.3%
10 - 14	1,481	6.1%	1,316	5.5%	1,280	5.4%
15 - 19	1,535	6.4%	1,341	5.6%	1,286	5.4%
20 - 24	1,377	5.7%	1,376	5.7%	1,227	5.2%
25 - 34	2,554	10.6%	2,788	11.6%	2,664	11.3%
35 - 44	2,809	11.7%	2,564	10.7%	2,631	11.1%
45 - 54	3,545	14.7%	3,020	12.6%	2,765	11.7%
55 - 64	3,229	13.4%	3,519	14.7%	3,280	13.9%
65 - 74	2,126	8.8%	2,800	11.7%	3,065	13.0%
75 - 84	1,657	6.9%	1,676	7.0%	1,906	8.1%
85+	791	3.3%	911	3.8%	901	3.8%
			2018		2023	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	12,110	50.3%	11,348	47.3%	10,683	45.2%
Black Alone	11,179	46.4%	11,521	48.0%	11,516	48.8%
American Indian Alone	32	0.1%	49	0.2%	59	0.2%
Asian Alone	173	0.7%	236	1.0%	282	1.2%
Pacific Islander Alone	14	0.1%	19	0.1%	21	0.1%
Some Other Race Alone	265	1.1%	398	1.7%	523	2.2%
Two or More Races	310	1.3%	431	1.8%	533	2.3%
Hispanic Origin (Any Race)	566	2.4%	856	3.6%	1,107	4.7%

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Demographics - 5 Mile Radius

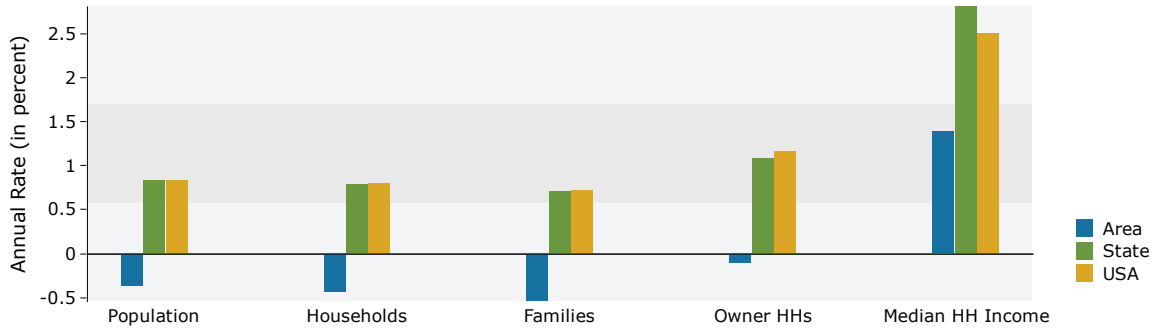


Demographic and Income Profile

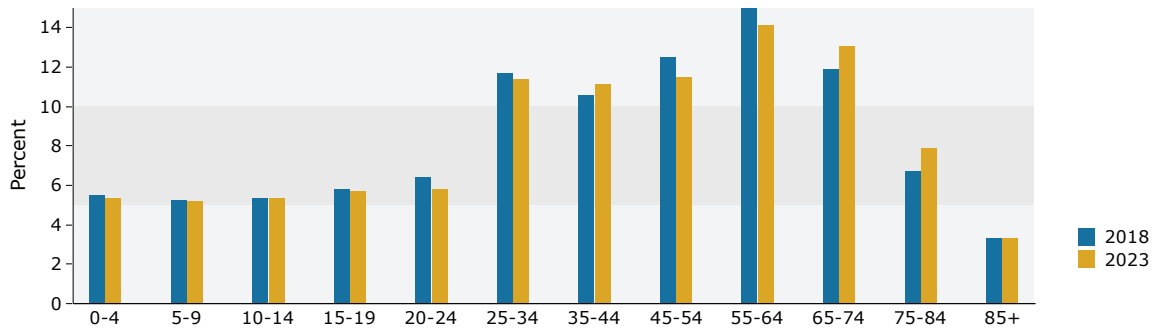
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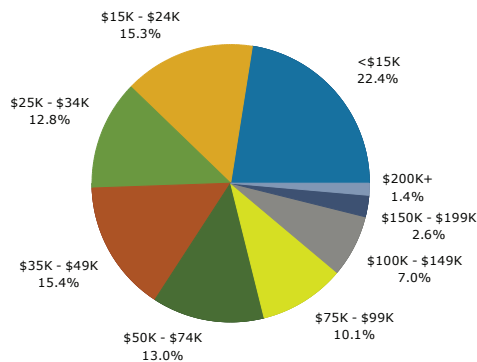
Trends 2018-2023



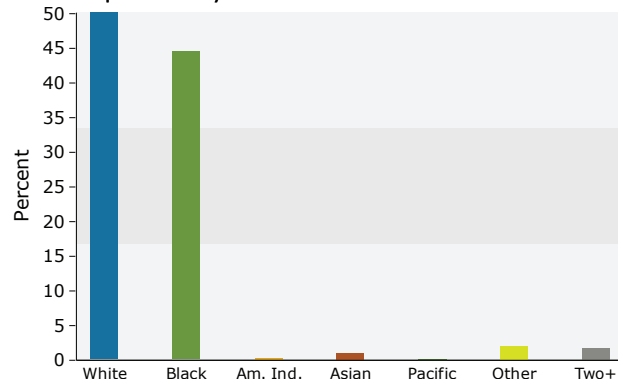
Population by Age



2018 Household Income



2018 Population by Race



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Longitude: -79.39393

Summary	Census 2010		2018		2023		
Population	46,843		46,250		45,383		
Households	20,071		19,627		19,201		
Families	12,405		11,968		11,643		
Average Household Size	2.26		2.27		2.28		
Owner Occupied Housing Units	11,692		11,223		11,161		
Renter Occupied Housing Units	8,379		8,404		8,040		
Median Age	42.4		44.3		45.0		
Trends: 2018 - 2023 Annual Rate	Area		State		National		
Population	-0.38%		0.83%		0.83%		
Households	-0.44%		0.78%		0.79%		
Families	-0.55%		0.70%		0.71%		
Owner HHS	-0.11%		1.08%		1.16%		
Median Household Income	1.39%		2.81%		2.50%		
Households by Income				2018		2023	
				Number	Percent	Number	Percent
	<\$15,000			4,390	22.4%	4,106	21.4%
	\$15,000 - \$24,999			2,998	15.3%	2,587	13.5%
	\$25,000 - \$34,999			2,519	12.8%	2,392	12.5%
	\$35,000 - \$49,999			3,030	15.4%	2,913	15.2%
	\$50,000 - \$74,999			2,548	13.0%	2,424	12.6%
	\$75,000 - \$99,999			1,977	10.1%	2,104	11.0%
	\$100,000 - \$149,999			1,376	7.0%	1,744	9.1%
	\$150,000 - \$199,999			518	2.6%	673	3.5%
	\$200,000+			271	1.4%	259	1.3%
	Median Household Income			\$34,514		\$36,978	
Average Household Income			\$48,644		\$54,854		
Per Capita Income			\$20,932		\$23,494		
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	2,802	6.0%	2,548	5.5%	2,473	5.4%
	5 - 9	2,751	5.9%	2,465	5.3%	2,368	5.2%
	10 - 14	2,866	6.1%	2,516	5.4%	2,446	5.4%
	15 - 19	3,116	6.7%	2,679	5.8%	2,586	5.7%
	20 - 24	2,956	6.3%	2,944	6.4%	2,627	5.8%
	25 - 34	4,977	10.6%	5,415	11.7%	5,156	11.4%
	35 - 44	5,422	11.6%	4,883	10.6%	5,058	11.1%
	45 - 54	6,929	14.8%	5,781	12.5%	5,239	11.5%
	55 - 64	6,557	14.0%	6,930	15.0%	6,393	14.1%
	65 - 74	4,129	8.8%	5,483	11.9%	5,952	13.1%
	75 - 84	3,011	6.4%	3,078	6.7%	3,590	7.9%
	85+	1,328	2.8%	1,528	3.3%	1,496	3.3%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		24,840	53.0%	23,214	50.2%	21,833	48.1%
Black Alone		20,346	43.4%	20,635	44.6%	20,503	45.2%
American Indian Alone		83	0.2%	131	0.3%	160	0.4%
Asian Alone		352	0.8%	477	1.0%	574	1.3%
Pacific Islander Alone		28	0.1%	35	0.1%	40	0.1%
Some Other Race Alone		596	1.3%	917	2.0%	1,226	2.7%
Two or More Races		598	1.3%	841	1.8%	1,046	2.3%
Hispanic Origin (Any Race)		1,193	2.5%	1,822	3.9%	2,386	5.3%

Data Note: Income is expressed in current dollars

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