

ATLANTA MSA INVESTMENT OFFERING

Walgreens

2705 BUFORD HIGHWAY | DULUTH, GA 30096



REPRESENTATIVE IMAGE



PRESENTED BY:

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REPRESENTATIVE IMAGE

Offering Summary

LIST PRICE	\$2,800,000
CAP RATE	6.50%
PRICE PER SF	\$184.69
LEASE TERM REMAINING	10 Years
OPTIONS	Six 5-Year Options
LEASE TYPE	Double Net, Landlord Responsible For Roof and Structure
ANNUAL RENT (NOI)	\$182,000
MONTHLY RENT	\$15,166
BUILDING SIZE (SF)	±15,160
LOT SIZE (SF)	±96,703
YEAR BUILT	2001

Investment Highlights

STABLE INCOME

Income guaranteed by Walgreens corporation which has an investment grade credit rating of BBB (S&P) and is a top 20 Fortune 500 Company with over 9,500 locations.

RECENTLY EXERCISED OPTIONS

Walgreens recently exercised two consecutive options showing commitment to this location. This lease has ten (10) years remaining and is on a double net basis with landlord responsible for roof and structure.

TOP TEN ATLANTA MSA LOCATION

The subject property is located in a suburb thirty-one miles southeast of downtown Atlanta, Georgia and is part of the Atlanta Metropolitan Statistical Area. This MSA is the largest in the state of Georgia and the ninth largest in the United States with over 6.5 million residents.

AVERAGE HH INCOME OF \$101,656 AND ±205,000 RESIDENTS IN 5 MILE RADIUS

Located in an area with approximately 205,000 residents and an affluent average household income of \$101,656 within a 5-mile radius.

LIMITED DRUGSTORE COMPETITION, ONLY DRUGSTORE IN 2-MILE RADIUS

This location is the only national standalone drugstore within a 2 mile radius. The nearest Walgreens is 2.4 miles southwest, the nearest CVS is 2.16 miles south west and the nearest Rite Aid is 3.14 miles southeast.

SOLID REAL ESTATE FUNDAMENTALS

This location has a very modest rent per square foot of \$12.00 and \$184.69 price per square foot.

SURROUNDED BY RESIDENTIAL NEIGHBORHOODS

The property is located within a block of two residential neighborhoods which are Riverbrook (600 single family homes) and Cresswell (150 single family homes).

TRAFFIC COUNT INTERSECTION WITH ±37,000 VEHICLES PER DAY

The property is located at the signalized intersection of Buford Highway and Old Peachtree Road with combined traffic counts of over 37,000 vehicles per day. Interstate 85 is located 4 miles northwest of the subject property with traffic counts of approximately 160,000 vehicles per day.



Lease Summary

ADDRESS	2705 Buford Highway Duluth, GA 30096
TENANT	Walgreens
LEASE COMMENCEMENT	March 31, 2001
LEASE EXPIRATION	March 31, 2031
TERM REMAINING	10 Years
LEASE TYPE	Double Net
ANNUAL RENT	\$182,000
MONTHLY RENT	\$15,166
RENT PER SQUARE FOOT	\$12.00
OPTIONS	Six 5-year options
LANDLORD RESPONSIBILITIES	Roof and Structure



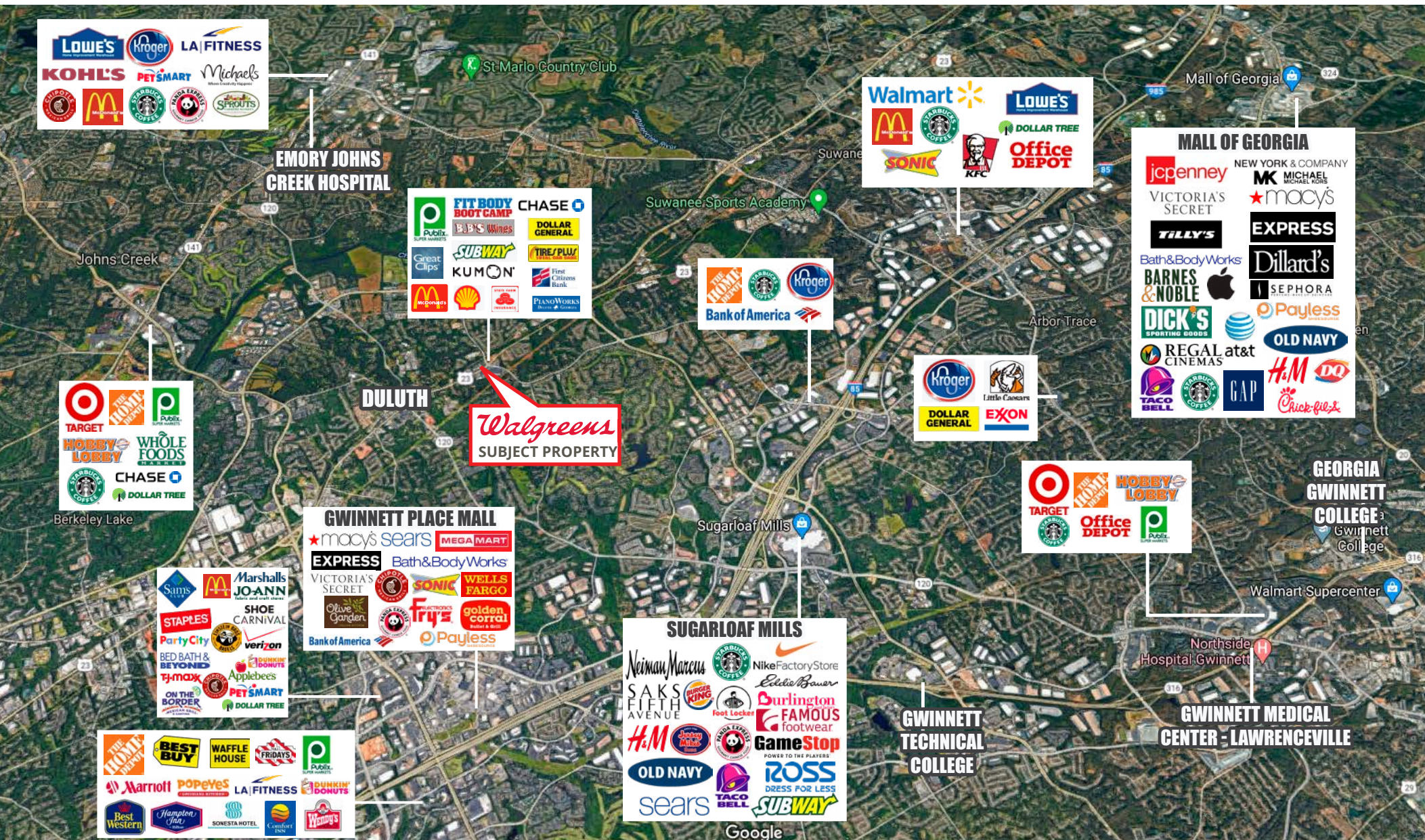
Building Photos



Building Photos



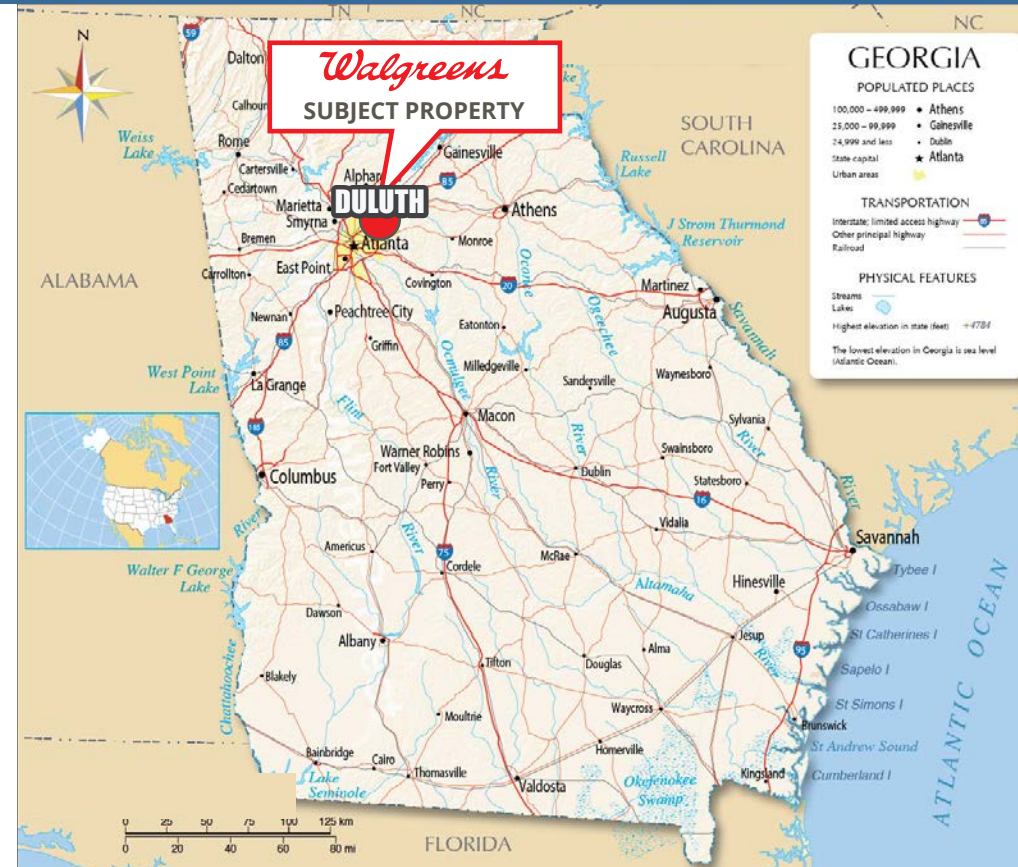
Location Aerial



Location Overview and Demographics

Duluth is a city in Gwinnett County approximately 26 miles northeast of Atlanta and is part of the Atlanta MSA, the 9th largest MSA in the United States with approximately 6,500,000 residents. The area has an approximate GDP of \$304 billion, the eighth largest economy in the country. Some of the areas draws and amenities include:

- **GWINNETT PLACE MALL** is located just 4.8 miles south of the subject property and is comprised of 1.3 million square feet of retail space.
- **EMORY JOHNS CREEK HOSPITAL** is located about 6 miles northwest of the subject property and has 110 beds. This all private room community hospital has a medical staff of 600 doctors in 43 specialties and a 30-bed emergency room.
- **GEORGIA GWINNETT COLLEGE** - This 260-acre, 4-year college is part of the University System of Georgia and hosts $\pm 12,000$ students and is located ± 9 miles southeast of the property.
- **GWINNETT MEDICAL CENTER** - This 353-bed acute care hospital is part of a network of non-profit hospitals and is located ± 9 miles southeast of the property. These include the Lawrenceville, Duluth, Hamilton Mill, Johns Creek and metro Atlanta area. With over 5,300 employees and 800 affiliated doctors, they care for approximately 400,000 patients annually.



Total Population

1 MILE	5,066
3 MILES	69,790
5 MILES	221,765



Average Household Income

1 MILE	\$109,060
3 MILES	\$103,812
5 MILES	\$101,656



Total Households

1 MILE	1,676
3 MILES	23,831
5 MILES	73,578



Average Age

1 MILE	38.50
3 MILES	37.00
5 MILES	35.60



Traffic Counts Vehicles/Day

BUFORD HWY	24,200
DULUTH HWY	16,700
I-85	144,000

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.

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