



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Walgreens

2655 Frayser Boulevard
Memphis, TN 38127

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 14,550 SF Walgreens at 2655 Frayser Boulevard in Memphis, TN. This Opportunity Includes a Long Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$6,051,199
CAP	6.25%
NOI	\$378,200
PRICE PER SF	\$415.89
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2655 Frayser Boulevard Memphis, TN 38127
COUNTY	Shelby
BUILDING AREA	14,550 SF
LAND AREA	1.53 AC
BUILT	2010



HIGHLIGHTS

- Long Term 15 Year Triple Net (NNN) Lease Investment Opportunity With Zero Landlord Responsibilities
- Corporate Guaranty - Walgreen Co. (S&P: BBB), a Subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA), Operates 9,175 Stores Across 50 States and Reported Total Revenues in Excess of \$136 Billion in the 2019 Fiscal Year
- Strategically Positioned on a Signalized Corner With Dual Access Off Frayser Blvd and Range Line Rd With a Combined Traffic Count of Over 27,885 VPD
- Strong Demographics With a Population of 55,164 Residents Within a 3-Mile Radius of the Property
- Population Jumps to Over 142,957 Residents Within a 5-Mile Radius of the Property
- Adjacent to the Kroger Anchored Frayser Village Shopping Center
- Within 2-Miles of the Trezevant High School, Lucie E Campbell Elementary School and the Grandview Heights Middle School
- 5 Minutes From the Nike North America Logistics Center Which is Nike's Largest Distribution Center in the U.S. Employing Over 900 People Full-Time
- Memphis is Home to Two of the Southwest Tennessee Community College Campuses and Serves Over 9,000 Students
- Greater Memphis is the 42nd Largest Metropolitan Area in the U.S. With a Population Over 1,348,260 Residents and it is the 2nd Most Populous City in Tennessee
- Nearby Tenants Include: Dollar General, Regions Bank, McDonald's, Pizza Hut, Wendy's, Advance Auto Parts, Taco Bell, Title Max and More



LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building of Approximately 14,550 SF
LEASE COMMENCEMENT	November 1, 2010
LEASE EXPIRATION	October 31, 2035
LEASE TERM	15+ Years Remaining
RENEWAL OPTIONS	9 x 5 Years
RENT INCREASES	Percentage Rent of 2% Non-Food Sales and 0.5% Food/Prescription Sales if Total is Greater Than Base Rent
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
14,550 SF	\$378,200	\$25.99





FAMILY DOLLAR

Rainbow

ACE CASH EXPRESS

OFF BROADWAY
SHOE WAREHOUSE

SUBWAY



U-STOR
SELF-STORAGE

Advance
Auto Parts

Ace Beauty
Supply

Sing Lay
Chinese Restaurant

Range Line Rd

Maytag Laundry
Rangeline Coin



Frayser Blvd





Lucie E Campbell
Elementary

Tony's
Party Place

Drain Maintenance
& Heavy Equipment

**DOLLAR
GENERAL**

Range
Baptist
Hills
Church



Sing Lay
Chinese Restaurant



Ace Beauty
Supply

Frayser Blvd



Maytag Laundry
Rangeline Coin

Range Line Rd



Kroger **FAMILY DOLLAR** **SUBWAY** **Rainbow** **HIBBETT SPORTS** **cricket** **R&C**


LOGISTICS CENTER

DOLLAR GENERAL
FAMILY DOLLAR

FAMILY DOLLAR **AutoZone** **MAPCO**
Little Caesars **metro by T-Mobile**

DOLLAR GENERAL
metro by T-Mobile

Save a lot
FIRST TENNESSEE

O'Reilly AUTO PARTS
Kentucky Fried Chicken

Pizza hut



Chircho's **CAPTAIN D's** **TACO BELL**
BURGER KING

Advance Auto Parts **REGIONS**
Pep Boys


Walgreens

Range Line Rd

Frayser Blvd

New Allen Rd

MEMPHIS | SHELBY COUNTY | TENNESSEE

Memphis is a city located along the Mississippi River in the southwestern corner of the state of Tennessee. With an estimated 2018 population of 650,618 residents, the city is the cultural and economic center of West Tennessee and the greater Mid-South region that includes portions of neighboring Arkansas and Mississippi. Memphis is the seat of Shelby County, the most populous county in Tennessee. The city attracts new residents with its median home prices being below the national median. Approximately 315 square miles in area, Memphis is one of the most expansive cities in the United States and features a wide variety of landscapes and distinct neighborhoods.

Memphis has a large distribution presence and favorable business climate. The city's central geographic location has been strategic to its business development. Located on the Mississippi River and intersected by five major freight railroads and two Interstate Highways, I-40 and I-55, Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. Railroad construction strengthened its connection to other markets to the east and west. The city has a growing economy due to location and low tax structure and right to work status. Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Memphis is home to headquarters and hub for FedEx, Ups, USPS as well as over 350 trucking companies.

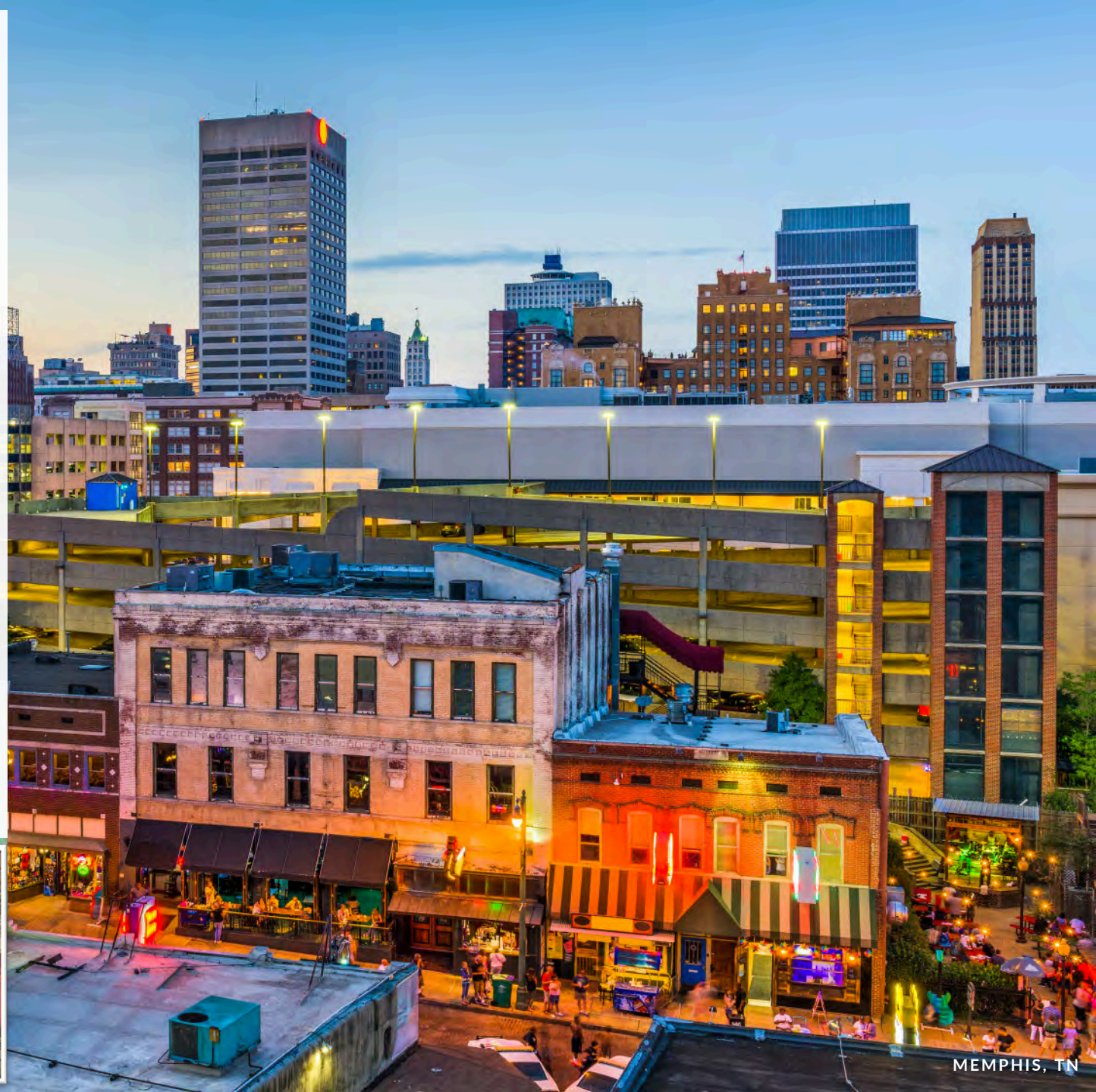
Memphis is known as the home of the blues and birthplace of rock-n-roll, with its iconic Beale Street entertainment, star-studded Sun Studios artists, and Elvis's larger-than-life Graceland estate. Foodies will want to plan on sampling as much of the famous Memphis BBQ as they can in between visiting attractions like the Rock 'n' Soul Museum and STAX Museum of American Soul, and watching the Peabody Ducks make their march down the red carpet at the Peabody Hotel, as they have done for nearly 100 years. Equally important as its musical fame, Memphis is known for its rich history, especially its connection with slavery and the Civil Rights movement. Highlights of the city's involvement in African American history. With over 60 unique attractions in every corner of the city, Memphis is the perfect destination for your family, business or romantic getaway.



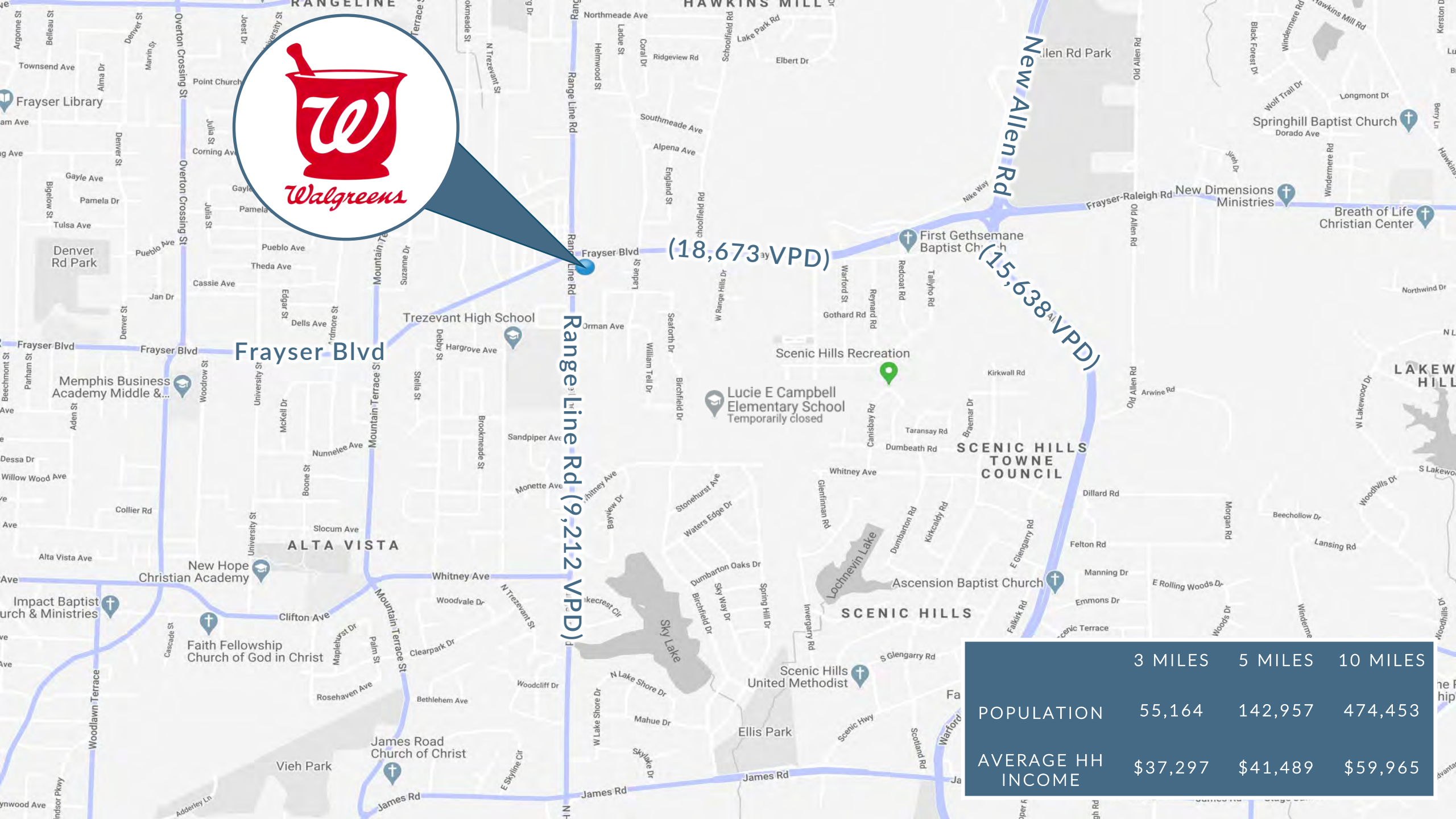
GRACELAND ESTATE



PEABODY DUCKS AT PEABODY HOTEL



MEMPHIS, TN



	3 MILES	5 MILES	10 MILES
POPULATION	55,164	142,957	474,453
AVERAGE HH INCOME	\$37,297	\$41,489	\$59,965



TENANT PROFILE

Walgreens Boots Alliance (NASDAQ: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, its convenient retail locations, digital platforms and health and beauty products. The company has more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling.

Including equity method investments, WBA has a presence in more than 25 countries, employs more than 440,000 people and has more than 18,750 stores.

WBA's purpose is to help people across the world lead healthier and happier lives. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. The company's businesses have been recognized for their Corporate Social Responsibility. Walgreens was named to FORTUNE* magazine's 2019 Companies that Change the World list and Boots UK was recognized as Responsible Business of the Year 2019-2020 by Business in the Community.

WBA is included in FORTUNE's 2019 list of the World's Most Admired Companies, ranked first in the food and drugstore category. This is the 26th consecutive year that WBA or its predecessor company, Walgreen Co., has been named to the list.

More company information is available at www.walgreensbootsalliance.com.



COMPANY TYPE
NYSE: WBA



FOUNDED
1901



OF LOCATIONS
18,750+



HEADQUARTERS
Deerfield, IL



WEBSITE
walgreens.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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