

Walgreens 20250 US Highway 18 Apple Valley, California

I am a co-owner of a Dark Walgreens in Apple Valley, California.

Sale Price: \$4,800,000 6.75% Cap Rate Approx. 10 Years remaining

\$324,000 NOI NNN No Landlord responsibilities

Assumable loan: \$2,672,974 (6/01/2019 Balance) 4.53% 25/15 payable \$16,273 per month

Down Payment: Approx. \$2,127,026

Cash Flow: \$128,714.40 per year after debt service

Return: 6.05% Cash on Cash

Sublease flyer is attached. Walgreens has proposed a buyout.

The buyout is undetermined, but has been estimated at 60% of the remaining rent obligation of Walgreens. Estimate could be in the \$2,000,000 range.