

Property & Lease Overview

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|----------------------------------|------------------------------------|
| Price | \$8,000,000 |
| Cap Rate | 5.75% |
| Tenant (Guarantor) | Walgreen Eastern Co. (Walgreen Co) |
| Property Address | 145 W Littleton St., Westford, MA |
| Building Size | 14,941 SF |
| Parcel Size | 9.81 acres |
| Unit 1 Common Area | 1.04 acres |
| Ownership Interest | Condo |
| Year Built | 2005 |
| Primary Term Expiration | 12/31/2031 |
| Lease Structure | NNN |
| Landlord Responsibilities | None |
| NOI / PSF | \$460,000 / \$31.04 |
| Rental Increases | None |
| Termination Options | Every 5 years continuing 50 years |
| Lease Expiration* | 12/31/2081 |
| Parking Spaces | Shared (42 on Unit 1 Common Area) |
| 2019 Sales | \$2,762,233 |

*No remaining termination options after this date

