

SINGLE TENANT

INVESTMENT OPPORTUNITY

Walgreens

OKLAHOMA CITY
OKLAHOMA





Walgreens

EXCLUSIVELY MARKETED BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a NN leased, corporate guaranteed, drive-thru equipped, Walgreens, investment property located in Oklahoma City, OK. The tenant, Walgreens Co. (NASDAQ: WBA | S&P: BBB), recently extended their lease early, emphasizing their long term commitment to the site, adding ten years to the current term creating over 10 years of fixed term remaining on the lease with no reduction in rental rate.

The lease is corporate guaranteed and is NN with minimal landlord responsibilities limited to building exterior, structure, roof and utility lines. Due to the NN structure, the property is eligible for annual federal tax deduction of up to 20% due to changes made in the federal tax over-haul of 2018 (consult with a financial advisor). The site features an abundance of parking, more than a typical Walgreens store; the parking lot has approximately 116 spaces and was recently re-paved. Additionally, the property is equipped with a drive-thru, providing ease and convenience for customers, and has consistently been a very strong performing location with above average reported sales. This Walgreens operates only two shifts per day, 7AM-10PM, and benefits from quite low property taxes, both of which result in a low overhead location for Walgreens.

The subject property is strategically located at the signalized, corner intersection of Northwest Expressway and N. Council Road, averaging 41,900 combined vehicles passing by daily. It is also situated directly in front of Walmart Supercenter and across Northwest Expressway from CVS, thus creating a specific critical location that would suggest Walgreens would be unlikely to abandon to its primary competitors in the future. There are two Walgreens pylon signs on the property, one is positioned at the corner of Northwest Expressway and N. Council Road, the other is positioned along Northwest Expressway, providing excellent visibility and frontage along both cross-streets.





INVESTMENT SUMMARY

The property is directly across N. Council Road from the newly developed INTEGRIS Community Hospital at Council Crossing. Council Crossing offers emergency care, inpatient care, and laboratory & imaging services, which increases consumer traffic to the area. Moreover, the asset is located directly adjacent to Circle K gas station and directly in front of Silver Springs Pointe shopping center. The center is anchored by Walmart Supercenter and features other tenants including Kohl's, Sam's Club, the Home Depot, GameStop, Ihop, Wendy's and more, further increasing consumer draw and promoting crossover shopping to the area.

Walgreens is ideally positioned within a dense retail corridor with a number of nearby neighborhood shopping centers surrounding the site, including Silver Springs Pointe, Council Crossings, and Rockwell Plaza. Council Crossings is directly across from the site and is anchored by Goodwill. Rockwell Plaza is located 1 mile southeast of the subject site and is anchored by Target with other tenants including PetSmart, JoAnn Fabrics, Five Below, Ross, K&G, Dollar Tree, Chili's Grill & Bar and more. Additional national/credit tenants in the surrounding trade area include TJ Maxx, Pep Boys, Aldi, CVS, Hobby Lobby and more, increasing consumer draw to the trade area. The 5-mile trade area is supported by more than 51,000 employees and 144,600 residents with a healthy average household income of \$82,000.



OFFERING SUMMARY

OFFERING

PRICING:	\$5,407,000
NET OPERATING INCOME:	\$319,000
CAP RATE:	5.90%
GUARANTY:	Corporate
TENANT:	Walgreens (S&P: BBB)
NUMBER OF LOCATIONS:	9,500+
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Building Exterior, Roof, Structure & Utility Lines

PROPERTY SPECIFICATIONS

RENTABLE AREA:	15,120 SF
LAND AREA:	2.14 Acres
PROPERTY ADDRESS:	7930 Northwest Expressway, Oklahoma City, OK 73132
YEAR BUILT:	2000
PARCEL NUMBER:	125761005
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

LONG TERM LEASE | CORP GUARANTEED | INVESTMENT GRADE TENANT

- Walgreens (NASDAQ: WBA) corporate guaranteed lease
- Tenant recently added 10 years to their fixed term with no reduction in rental rate, indicating their commitment to the location; over 10 years remaining on the lease
- Long term lease with an investment grade tenant (S&P: BBB)
- Consistently very strong performing location with above average reported sales and low property taxes
- Site features an abundance of parking (~116 spaces) which was recently repaved and a drive-thru, providing ease and convenience for customers

NN LEASE | FEE SIMPLE OWNERSHIP | MINIMAL LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsible for building exterior, structure, roof & utility lines
- Ideal, low management investment for an out-of-state, passive investor and eligible for annual federal tax deduction(s)

SIGNALIZED CORNER INTERSECTION | TWO PYLON SIGNS | INTEGRIS HOSPITAL

- Situated at the signalized hard corner intersection of Northwest Expressway and N. Council Road, averaging 41,900 combined vehicles passing by each day
- Strategically located directly in front of Walmart Supercenter and across from CVS
- Includes 2 pylon signs, providing excellent visibility & frontage along both cross-streets
- Across N. Council Road from newly developed INTEGRIS Hospital at Council Crossing

DENSE RETAIL CORRIDOR | NEARBY NATIONAL/CREDIT TENANTS

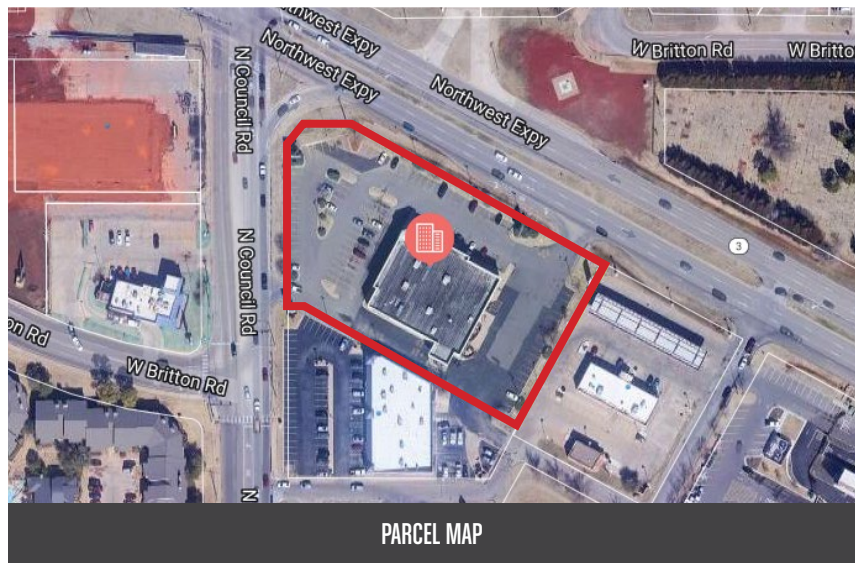
- Ideally positioned within a dense retail corridor with a number of nearby shopping centers, increasing consumer draw to the area and promoting crossover shopping
- Silver Springs Pointe features Walmart Supercenter, Kohl's, Sam's Club, the Home Depot, Wendy's, GameStop and more
- Council Crossings is anchored by Goodwill with McDonald's outparcel
- Rockwell Plaza is anchored by Target with other tenants including PetSmart, JoAnn Fabrics, Five Below, Ross, K&G, Dollar Tree, Chili's Grill & Bar and more
- Nearby national/credit tenants in the trade area include TJ Maxx, Pep Boys, Aldi, CVS, Hobby Lobby and more

DENSE POPULATION IN 5-MILE TRADE AREA | HEALTHY INCOMES

- More than 144,600 residents and 51,000 employees support the trade area
- Healthy \$82,000 average household income



PROPERTY OVERVIEW



Northwest Expressway/ State Highway 3: 1 Access Point
N. Council Road:..... 1 Access Point



Northwest Expressway/ State Highway 3: 21,900 Cars Per Day
N. Council Road:..... 20,000 Cars Per Day



There is approximately 15,120 SF of existing building area.



There are approximately 116 parking spaces on the owned parcel.
The parking ratio is approximately 7.67 stalls per 1,000 SF of leasable area.



Built in 2000



Parcel Number: 125761005 Acres: 2.14 Square Feet: 93,402 SF



PUD - Planned Unit Development





TJ-maxx
Family Leisure
12.12
NAME BRAND CLOTHING

HONDA
NISSAN
CHEVROLET

TOYOTA

Sundance Airport

**COUNCIL CROSSINGS
SHOPPING CENTER**

INTRUST
Bank

TACO BELL

**DISCOUNT
TIRE**

True Sky
CREDIT UNION

goodwill

INTEGRIS
Community Hospital

SONIC
America's Drive-In

Arby's

McDonald's

CVS pharmacy

**20,000
CARS PER DAY**

BURGER KING

N. Council Rd.

Walgreens

**21,900
CARS PER DAY**

Northwest Expy / State Highway 3

K



ROCKWELL PLAZA SHOPPING CENTER



EZ PAWN
petco

BEST BUY
THE HOME DEPOT

HOBBY LOBBY
Tuesday Morning
SKECHERS
Party City

JO-ANN
fabric and craft stores
DRESS FOR LESS
PET SMART
five BELOW
dressbarn

TARGET

Walmart
Neighborhood Market

Walgreens

ALDI
ACE Hardware
at&t

Pepp Boys
Official Service Centers

T-Mobile

Ford

BUICK GMC

IHOP

Wendy's

Pizza Hut

K

KIA

PANDA EXPRESS

Great Clips
IT'S GONNA BE GREAT
Sport Clips
HAIRCUTS
GameStop
SALLY
BEAUTY SUPPLY

THE HOME DEPOT

Office DEPOT

SAM'S CLUB

KOHL'S
expect great things

TBS 50

Walmart
Supercenter

SILVER SPRINGS POINTE

Cajun

BURGER KING

INTEGRIS
Community Hospital

N. Council Rd.

21,900
CARS PER DAY



20,000
CARS PER DAY



21,900
CARS PER DAY

Northwest Expy / State Highway 3

N. Council Rd.

COUNCIL CROSSINGS
SHOPPING CENTER

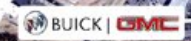


Wiley Post School

SILVER SPRINGS POINT

Northridge
Elementary School

20,000
CARS PER DAY



ROCKWELL PLAZA SHOPPING CENTER



INTEGRIS
Community Hospital



W. BRITTON RD. - 7,100 VPD

N. COUNCIL RD. - 20,000 VPD



PYLON SIGN

Walgreens

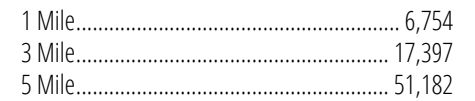
3 NW. EXPRESSWAY - 21,900 VPD

PYLON SIGN

Cajun's
CORNER

CONOCO





AREA OVERVIEW

Oklahoma City, Oklahoma

The City of Oklahoma City is the largest city in Oklahoma with a population of 673,590 as of July 1, 2018. Oklahoma City ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Oklahoma. Oklahoma means “Land of the Red People” in the Choctaw Language. Oklahoma City is located at the crossroads of Interstate 35, Interstate 40 and Interstate 44. With more than 2,400 miles of four-lane roads, it is located in the central part of the state on the North Canadian River.

The economy of Oklahoma City has diversified to include the sectors of information technology, services, health services and administration. It is headquarters to two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy Corporation, as well as home to Love’s Travel Stops & Country Stores, which is ranked thirteenth on Forbes’ list of private companies. Oklahoma City features one of the top livestock markets in the world, while its oil, natural gas, and petroleum resources are also major components of the city’s growing economy. Tinker Air Force Base, one of the world’s largest air depots is a major city employer. OKC is home to several colleges and universities, including the city’s flagship university, Oklahoma City University as well as Oklahoma State University and University of Oklahoma, among others.

The Oklahoma City Zoo and Botanical Garden is home to numerous natural habitats, WPA era architecture and landscaping, and hosts major touring concerts during the summer at its amphitheater. Oklahoma City also has two amusement parks, Frontier City theme park and White Water Bay Water Park. Frontier City is an ‘Old West’-themed amusement park.

The city is home to several colleges and universities. Oklahoma City University, formerly known as Epworth University, was founded by the United Methodist Church on September 1, 1904 and is renowned for its performing arts, science, mass communications, business, law, and athletic programs. OCU has its main campus in the north-central section of the city, near the city’s china town area.

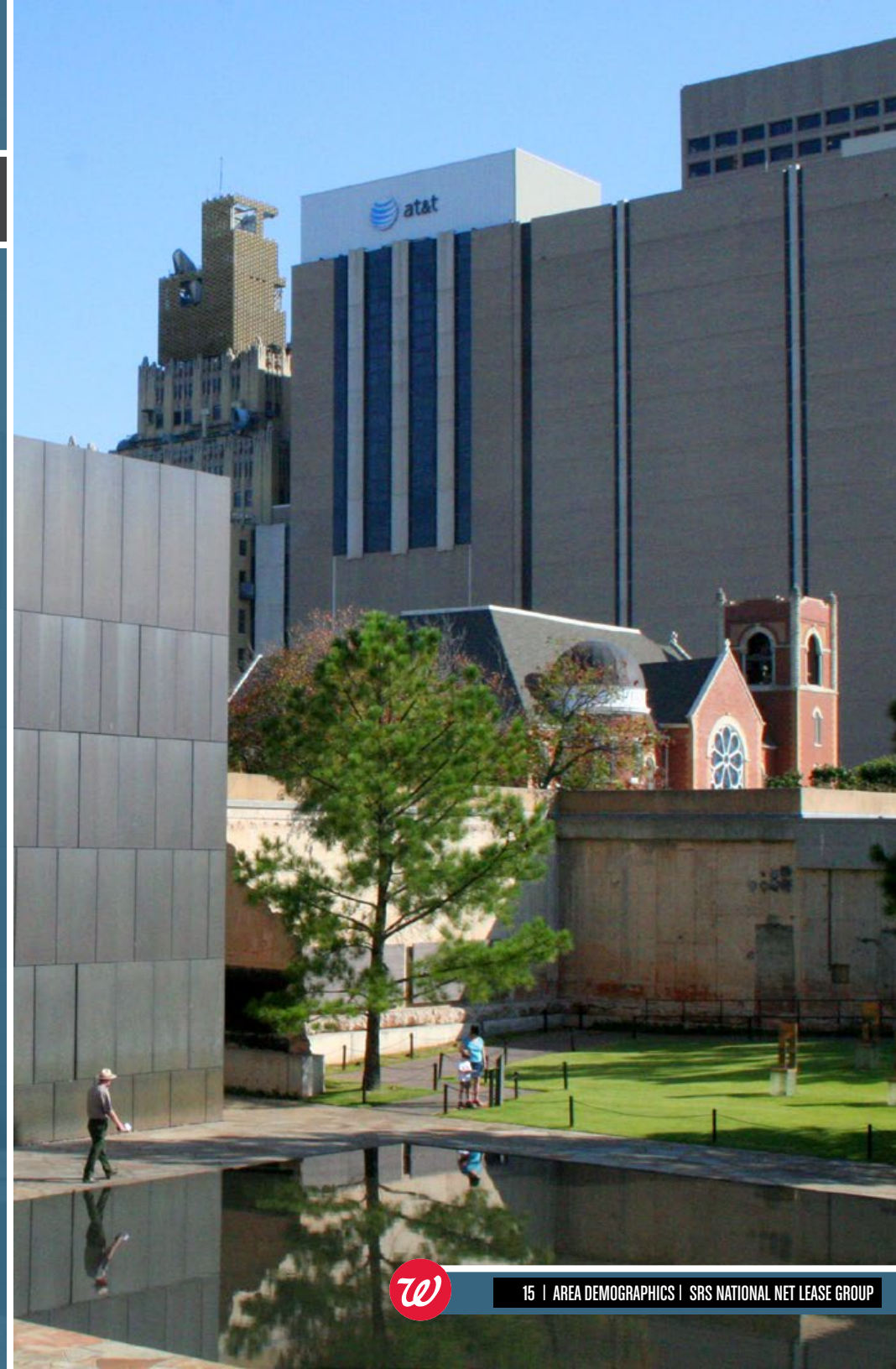
Oklahoma City is served by two primary airports, Will Rogers World Airport and the much smaller Wiley Post Airport. Will Rogers World Airport is the state’s busiest commercial airport, with over 3.6 million passengers annually. Tinker Air Force Base, in southeast Oklahoma City, is the largest military air depot in the nation; a major maintenance and deployment facility for the Navy and the Air Force, and the second largest military institution in the state (after Fort Sill in Lawton).

Oklahoma City and the surrounding metropolitan area are home to a number of health care facilities and specialty hospitals. In Oklahoma City’s MidTown district near downtown resides the state’s oldest and largest single site hospital, St. Anthony Hospital and Physicians Medical Center.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	13,773	68,920	144,603
2023 Projected Population	14,358	73,215	154,771
2010 Census Population	13,093	62,198	126,597
Projected Annual Growth 2018 to 2023	0.84%	1.22%	1.37%
Historical Annual Growth 2010 to 2018	0.62%	1.25%	1.62%
2018 Estimated Households	6,029	27,956	60,411
2023 Projected Households	6,262	29,569	64,284
2010 Census Households	5,776	25,530	53,815
Projected Annual Growth 2018 to 2023	0.76%	1.13%	1.25%
Historical Annual Growth 2010 to 2018	0.52%	1.11%	1.41%
2018 Estimated White	68.13%	67.64%	74.08%
2018 Estimated Black or African American	15.45%	15.70%	11.16%
2018 Estimated Asian or Pacific Islander	6.75%	6.94%	5.14%
2018 Estimated American Indian or Native Alaskan	2.39%	2.48%	2.62%
2018 Estimated Other Races	3.88%	3.49%	4.92%
2018 Estimated Hispanic	9.28%	9.16%	10.92%
2018 Estimated Average Household Income	\$71,901	\$83,385	\$82,231
2018 Estimated Median Household Income	\$57,992	\$66,186	\$61,021
2018 Estimated Per Capita Income	\$31,461	\$33,916	\$34,698
2018 Estimated Total Businesses	397	1,624	4,334
2018 Estimated Total Employees	6,754	17,397	51,182



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Walgreens Co.	15,120	8/26/2000	8/31/2030	Current	-	\$26,583	\$1.76	\$319,000	\$21.10	NN	6 (5-Year)

(Corporate Guaranty)

Note: LL responsible for building exterior, structure, roof & utility lines

FINANCIAL INFORMATION

Price:\$5,407,000
 Net Operating Income:\$319,000
 Cap Rate:5.90%
 Lease Type: NN

PROPERTY SPECIFICATIONS

Year Built:2000
 Rentable Area: 15,120 SF
 Land Area: 2.14 Acres
 Address: 7930 Northwest Expressway, Oklahoma City, OK 73132

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





BRAND PROFILE

WALGREENS

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. As of August 31, 2018, Walgreens operates 9,560 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com. Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

Company Type:	.....	Subsidiary
Parent:	.....	Walgreens Boots Alliance
2018 Employees:	.....	244,000
2018 Revenue:	.....	\$131.54 Billion
2018 Net income:	.....	\$5.02 Billion
2018 Assets:	.....	\$68.12 Billion
2018 Equity:	.....	\$26.01 Billion
Credit Rating:	.....	S&P: BBB

Walgreens





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.