

Walgreens



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

WALGREENS
ABSOLUTE NNN LEASED OFFERING

2237 WEST 9 MILE RD PENSACOLA, FL

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

SC LICENSE **#104250**

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

DRE **#01385529**

CLINT CONWAY

OPTIMUS REALTY

PHONE **941.916.5247**

EMAIL **triplenetinvest@gmail.com**

FL LIC **#CQ1053450**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW



INVESTMENT OVERVIEW



The subject property is a net leased Walgreens in Pensacola, Florida. The new 15 year absolute NNN lease calls for zero landlord obligations. The tenant has twelve, 5 year options to renew with rare 5% increases every 5 years and at each option period. The property is well-situated on a major retail corridor surrounded by national retailers including Walmart Neighborhood Market, Publix, Starbucks, Wendy’s, Jersey Mike’s, and many others. This location is heavily trafficked and there are 20,667 VPD along West Nine Mile Road.

INVESTMENT HIGHLIGHTS

WALGREENS ABSOLUTE NNN LEASED OFFERING
100% FEE SIMPLE INTEREST
ZERO LANDLORD OBLIGATIONS
SCHEDULED INCREASES IN RENT
INCOME TAX FREE STATE
WELL SITUATED ON A MAJOR COMMERCIAL THOROUGHFARE
HEAVY TRAFFIC COUNTS OF 20,000 VPD
S&P RATED BBB INVESTMENT GRADE CREDIT

OFFERING SPECIFICATIONS

PRICE	\$7,800,000
CAP RATE	4.75%
NET OPERATING INCOME	\$370,500
SQUARE FOOTAGE	14,820
LOT SIZE	2.19 AC
YEAR BUILT	2006

FINANCIAL SUMMARY

WALGREENS • ABSOLUTE NNN LEASED OFFERING

2237 WEST 9 MILE RD PENSACOLA, FL

\$7,800,000 • 4.75%

SUMMARY

TENANT NAME	WALGREENS
SQUARE FOOTAGE	14,820
LEASE STARTS	3/1/2020
LEASE ENDS	2/28/2035
ANNUAL RENT	\$370,500
OPTIONS	TWELVE, 5-YEAR OPTIONS
INCREASES	5% EVERY 5 YEARS AND IN OPTIONS

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$370,500	4.75%
YEARS 6-10	\$389,025	4.99%
YEARS 11-15	\$408,476	5.24%

TENANT OVERVIEW



PUBLICLY TRADED
NASDAQ: WBA



9,560 LOCATIONS



415,000+ EMPLOYEES

WALGREENS

Walgreen Company or simply Walgreens is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2018, the company operated 9,560 stores in all 50 states, the District of Columbia and the US territories of Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

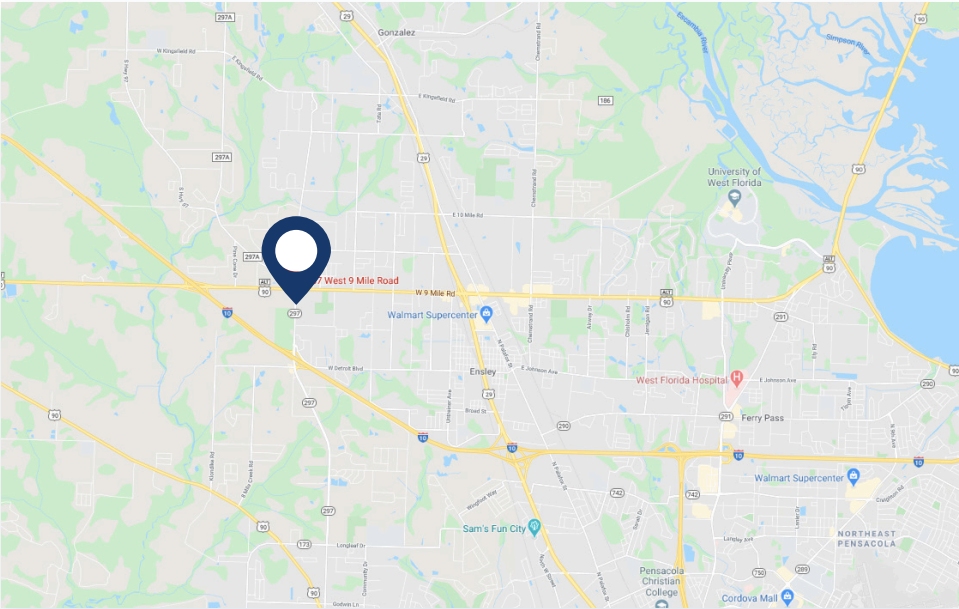
In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. Walgreens is rated BBB by S&P Investment Grade Credit

A typical Walgreens store is about 14,500 square feet with 11,000 square feet of sales area. They offer nearly 25,000 items for sale and typically staff between 25 and 30 people per store. On average, one store pulls in \$8.5 million in annual sales. Most stores include a pharmacy, photo lab, cosmetics counter, and a general merchandise area. Select stores in metropolitan Chicago, Florida, Atlanta, Kansas City, Nashville, Las Vegas, and St. Louis now include Walgreens TakeCare Health Clinics where certified (primarily nurse practitioners, and in some states, registered pharmacist) staff diagnose, treat, and prescribe for common illnesses and can also issue vaccinations and physicals in select locations. These clinics are open 7 days a week; including evenings and weekends with no appointments necessary and with acceptance of most major insurance plans. If a patient uses the TakeCare Clinic, their prescription is automatically processed through Walgreens' Intercom Plus Pharmacy System as a waiting prescription, so in most stores, the prescription is ready to be picked up in 15 to 20 minutes.

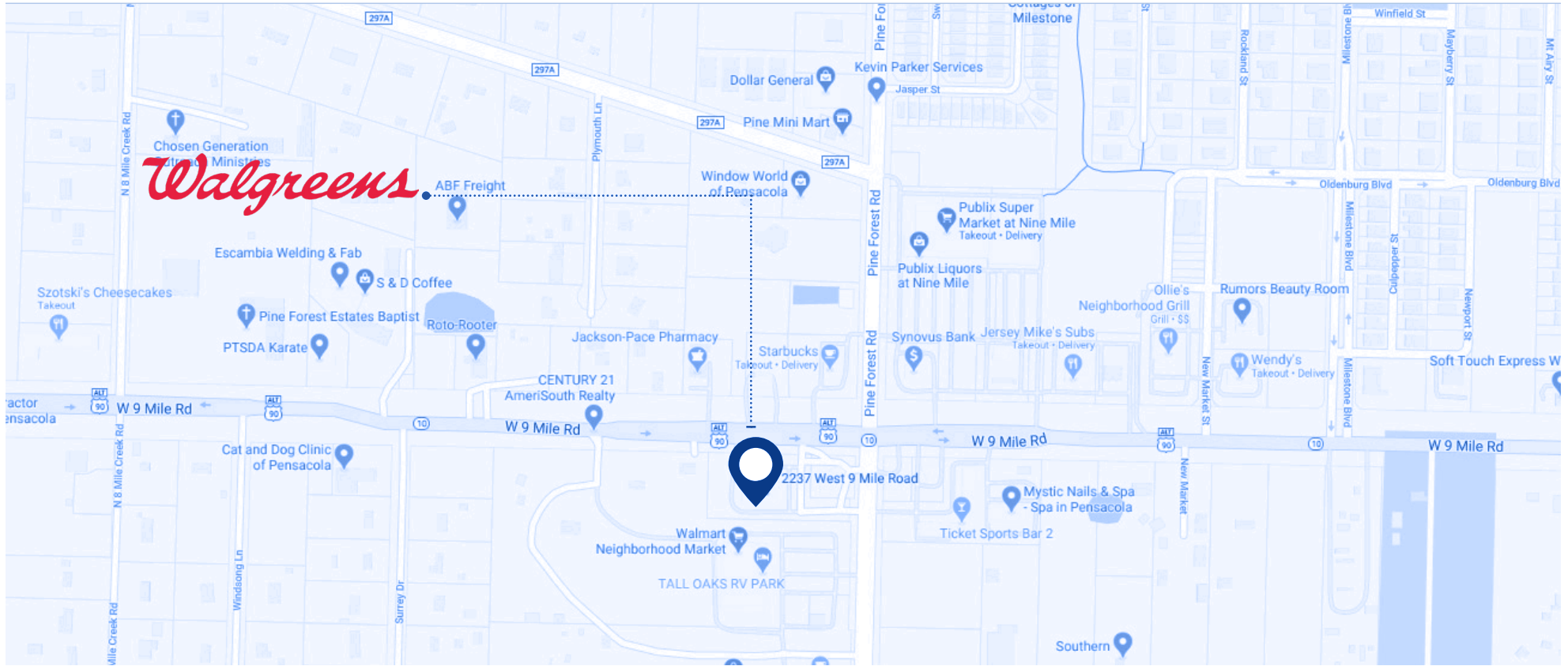
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	29,191	79,434	249,679
TOTAL HOUSEHOLDS	11,467	30,789	97,996
AVERAGE HOUSEHOLD INCOME	\$77,113	\$75,072	\$64,858
AVERAGE AGE	41.00	39.70	38.80

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	29,191	79,434	249,679
TOTAL HOUSEHOLDS	11,467	30,789	97,996
PERSONS PER HOUSEHOLD	2.50	2.50	2.40
AVERAGE HOUSEHOLD INCOME	\$77,113	\$75,072	\$64,858
AVERAGE HOUSE VALUE	\$160,240	\$155,882	\$140,896
AVERAGE AGE	41.00	39.70	38.80
WHITE	22,023	57,549	164,685
BLACK	5,232	15,885	65,175
AM. INDIAN & ALASKAN	312	778	2,176
ASIAN	718	2,582	8,859
HAWAIIAN & PACIFIC ISLAND	24	66	405
OTHER	883	2,575	8,379

PENSACOLA, FLORIDA

Pensacola is the westernmost city in the Florida Panhandle, and the county seat of Escambia County, Florida. As of 2019, the population was estimated to be 52,975. Pensacola is the principal city of the Pensacola Metropolitan Area, which had an estimated 494,883 residents as of 2018. Pensacola is one of the largest metropolitan areas in the Gulf Coast region, the largest between New Orleans and Tampa.

Pensacola is home to a number of annual festivals, events, historic tours, and landmarks. The Pensacola Seafood Festival and the Pensacola Crawfish Festival have been held for nearly 30 years in the city's historic downtown. The Great Gulfcoast Arts Festival is held annually in November in Seville Square, and often draws more than 200 regional and international artists. The Children's Art Festival, also held in Seville Square, displays art by local schoolchildren. Pensacon is a comic convention held each February, with nearly 25,000 attendees from around the world.



PENSACOLA, FLORIDA



The Kase Group

**OFFERING
MEMORANDUM**

WALGREENS
ABSOLUTE NNN LEASED OFFERING

2237 WEST 9 MILE RD PENSACOLA, FL

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

SC LICENSE #104250

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

DRE #01385529

CLINT CONWAY

OPTIMUS REALTY PARTNERS

PHONE 941.916.5247

EMAIL triplenetinvest@gmail.com

FL LIC #CQ1053450