

Walgreens



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

WALGREENS
ABSOLUTE NNN LEASEHOLD

1227 FOREST AVE STATEN ISLAND, NY 10310

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The subject offering provides an opportunity to acquire interest in a passive leasehold Walgreens with zero Landlord responsibilities. The current lease calls for five, 5 year options to renew. The asset is well situated on a major commercial thoroughfare surrounded by national tenants including 7-Eleven and Verizon Wireless.

INVESTMENT HIGHLIGHTS

WALGREENS NNN LEASEHOLD OFFERING

S&P RATED BBB INVESTMENT GRADE CREDIT

ZERO LANDLORD OBLIGATIONS

TROPHY LOCATION WITH STRONG DEMOGRAPHICS

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

OFFERING SPECIFICATIONS

PRICE \$3,840,000

CAP RATE 7.50%

NET OPERATING INCOME \$288,000

SQUARE FOOTAGE 8,600

YEAR BUILT 2003

FINANCIAL SUMMARY

WALGREENS • ABSOLUTE NNN LEASEHOLD

1227 FOREST AVE STATEN ISLAND, NY 10310

\$3,840,000 • 7.50%

SUMMARY

TENANT NAME	WALGREENS
SQUARE FOOTAGE	8,600
LEASE ENDS	2/1/2029
ANNUAL RENT	\$288,000
OPTIONS	FIVE, 5-YEAR OPTIONS
INCREASES	RENT IS FLAT

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$288,000	7.50%

TENANT OVERVIEW



PUBLICLY TRADED
NASDAQ: WBA



9,500+ 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.

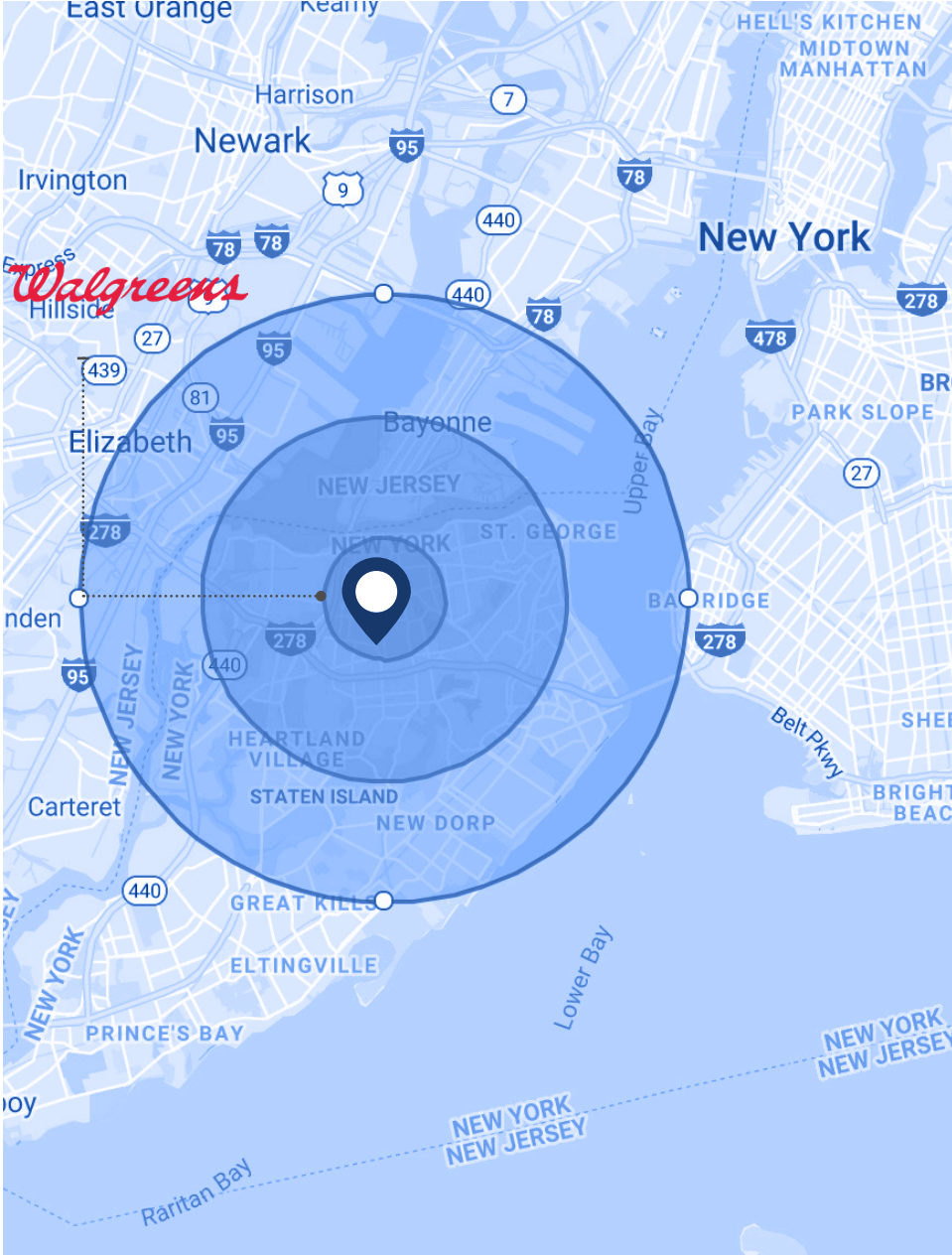
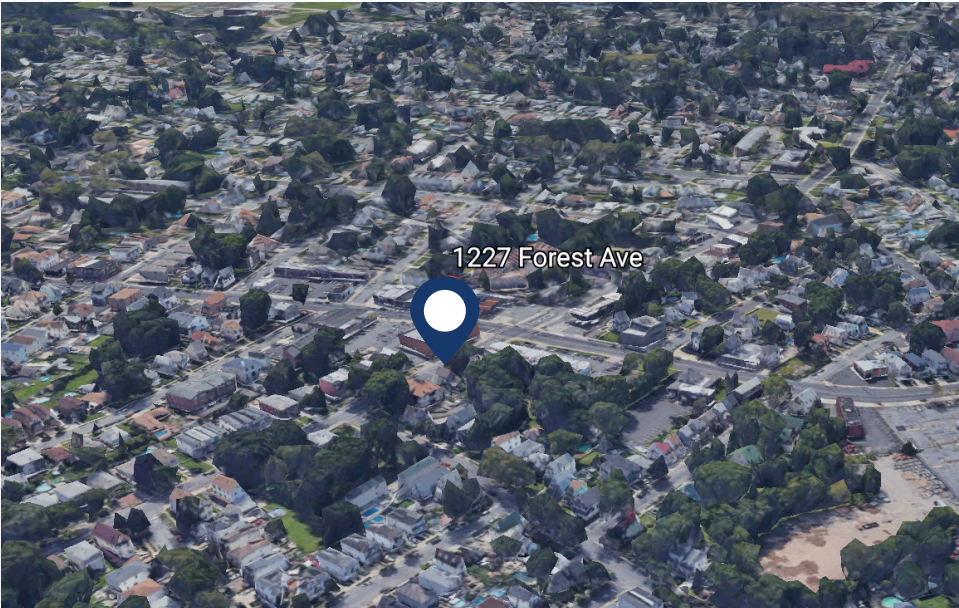
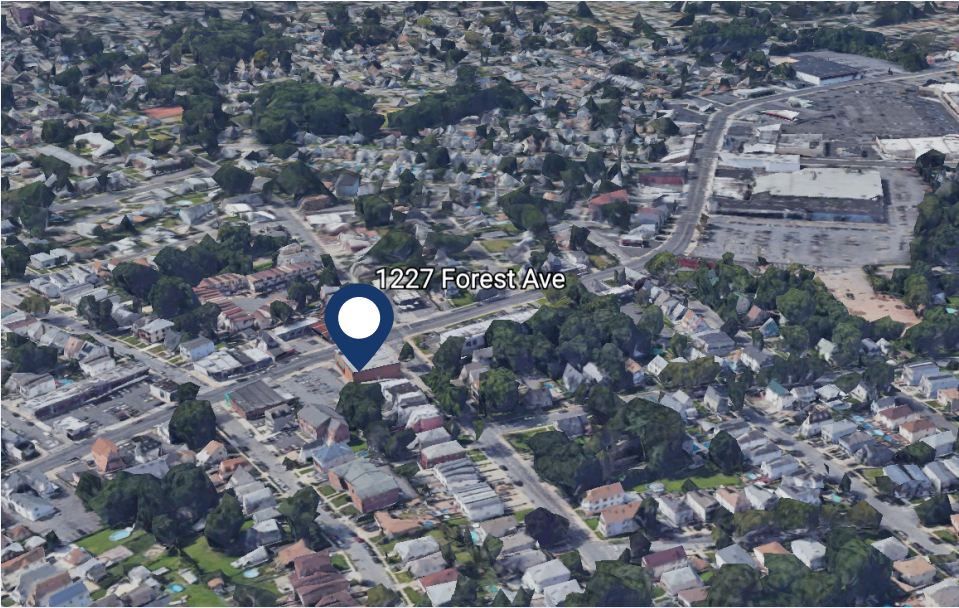
In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became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

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.

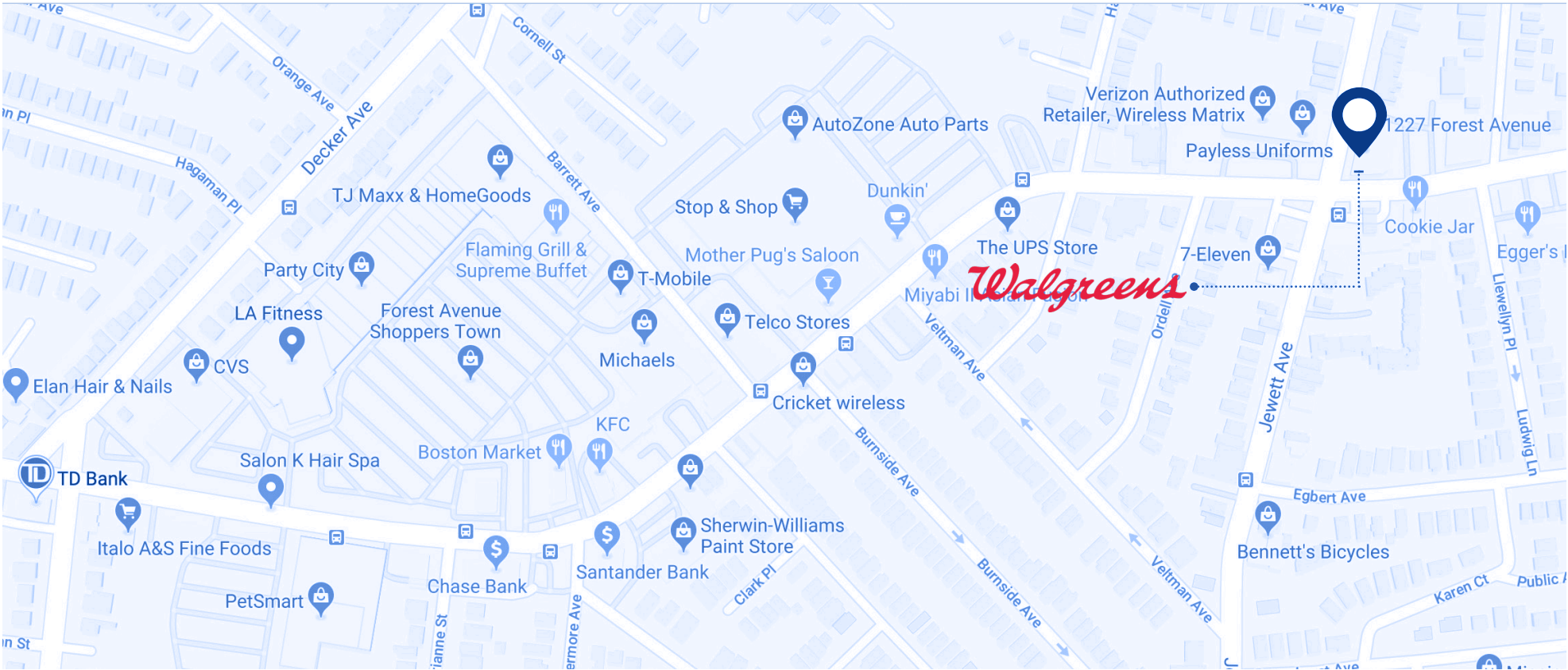
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	51,350	269,921	496,580
TOTAL HOUSEHOLDS	17,289	94,930	177,445
AVERAGE HOUSEHOLD INCOME	\$87,915	\$87,637	\$87,772
AVERAGE AGE	37.70	38.50	38.70

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	51,350	269,921	496,580
TOTAL HOUSEHOLDS	17,289	94,930	177,445
PERSONS PER HOUSEHOLD	2.90	2.80	2.70
AVERAGE HOUSEHOLD INCOME	\$87,915	\$87,637	\$87,772
AVERAGE HOUSE VALUE	\$437,017	\$437,606	\$437,085
AVERAGE AGE	37.70	38.50	38.70
WHITE	36,306	175,000	351,669
BLACK	9,302	55,423	80,248
AM. INDIAN & ALASKAN	614	2,585	4,269
ASIAN	3,435	28,917	47,402
HAWAIIAN & PACIFIC ISLAND	117	408	675
OTHER	1,574	7,586	12,317

STATEN ISLAND, NEW YORK

Staten Island is a borough of New York City, coterminous with Richmond County, in the State of New York. Located in the southwest portion of the city, the borough is separated from New Jersey by the Arthur Kill and the Kill Van Kull and from the rest of New York by New York Bay. With an estimated population of 476,179 in 2018, Staten Island is the least populated of the boroughs but is the third-largest in land area at 58.5 sq mi. The borough also contains the southern-most point in the state, South Point.

The borough was referred to as the Borough of Richmond until 1975. Staten Island has sometimes been called “the forgotten borough” by inhabitants who feel neglected by the city government



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