

OFFERING
MEMORANDUM



McCrays Mill Rd

SUMTER



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Summary

Colliers International is pleased to offer the opportunity to purchase a Corporate Walgreens located at 1900 McCrays Mills Road Sumter, SC.

Walgreens occupies a 14,820 square-foot freestanding building with a drive-thru on a 1.84 acre parcel across from a Walmart Neighborhood store. There are approximately 10.2 years remaining on a NNN lease with nine, 5-year options to renew. The subject property is strategically located directly off Interstate 120 at the busy intersection of McCrays Mill Road and I-120. The property sits immediately across from a Walmart Neighborhood Market and kitty corner from the Savannah Plaza Shopping Center.

Walgreens is also a stones throw away from the Sumter High Shool which has approximately 2,300 students. Walgreens is supported by a trade area that encompasses more than 47,399 people in a ten minute drive time and an average household income of \$73,470 in a three minute drive time.

The property is offered at \$5,158,666 which translates to a 6.30% cap rate. The existing loan must be assumed.



Details

STRATEGIC LOCATION

- › Outparcel to 24-Hour Walmart Neighborhood Market with gas
- › Home To Shaw Air Force Base - Headquarters to United States Army Central
- › Positioned Along McCrays Mill Road with 10,196 Cars Per Day
- › Directly Off Interstate 20 with 62,500 Cars Per Day
- › Immediate proximity to Sumter High School with 2,300 Students and 121 Teachers
- › Major North/South and East/West Thoroughfares of Sumter, SC
- › Sumter, SC Location - 45 Miles West of Columbia - Growing City

STRONG INVESTMENT FUNDAMENTALS


- › NNN Lease - No Landlord Responsibilities
- › S&P Rated BBB Investment Grade Tenant
- › Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises

INVESTMENT HIGHLIGHTS

- › Corporate Guarantee
- › Brand New Construction
- › Strong Brand
- › Favorable loan terms

 **\$5,158,666**
PRICE

 **6.30%**
CAP RATE

 **\$324,996**
NOI

 **10.2**
LEASE TERM REMAINING

 **5.5.2020**
COMMENCEMENT EST.

 **8.31.2030**
EXPIRATION EST.

 **Corporate**
GUARANTEE

 **9, 5 Year**
OPTIONS

Offering Details

PROPERTY DESCRIPTION

PROPERTY ADDRESS	1900 McCrays Mill Rd Sumter, SC 29150
OFFERING PRICE	\$5,158,666.66
NOI	\$324,996
CAP RATE	6.3%
LAND SIZE	1.84 acre
BUILDING SIZE	14,820 sf
YEAR BUILT	2005

LEASE SUMMARY

LEASE TYPE	NNN
LEASE TERM REMAINING	10.2 Years
LEASE EXPIRATION	August 31, 2030
RENEWAL OPTIONS	Nine, five-year options
ESCALATIONS	None
GUARANTOR	Corporate



Area Retail



Area Retail

Loan Details

ASSUMABLE FINANCING INFORMATION

ORIGINAL LOAN AMOUNT (11/6/2016)	\$3,800,000
CURRENT LOAN AMOUNT AS OF 10/1/2020	\$3,750,499.96
DOWN PAYMENT REQUIRED	\$1,408,166.04
INTEREST RATE	4.91%
AMORTIZATION SCHEDULE	30 YEARS
MATURITY DATE	11/6/2026
NET OPERATING INCOME	\$324,996
ANNUAL DEBT SERVICE	\$242,288.64
CASH FLOW AFTER DEBT SERVICE	\$82,707.36
CASH ON CASH RETURN (10/1/2020)	5.87%
ASSUMPTION FEE(1%)	\$51,586

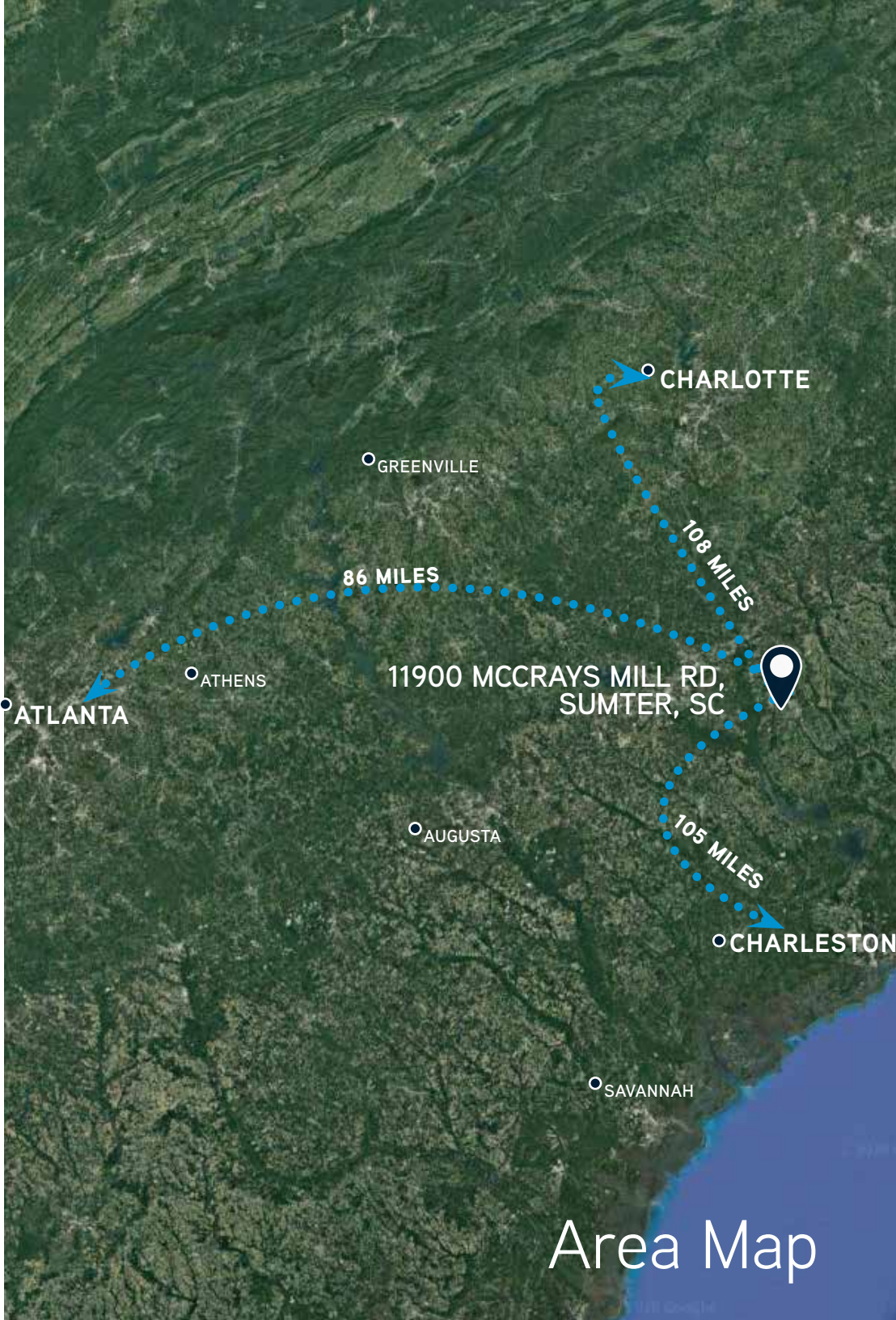
Location Overview

Sumter is perfectly positioned in the heart of South Carolina, and encircled with quick connections to a fast-flowing interstate network of I-95, I-20, I-77 and I-26. As an industrial location, Sumter is all business: Just 44 miles east of the state capitol of Columbia, just 100 miles north of the deep-water port-Panamax Port of Charleston, and just 145 miles southeast of the booming Greenville area. Metro amenities are only 105 miles north in Charlotte and 250 miles west in Atlanta.

Sumter is home to Shaw Air Force Base, headquarters of the United States Air Forces Central Command, United States Army Central, 9th Air Force, the 20th Fighter Wing, and many other tenant units. Since World War II, it has been a major source of federal and civilian employment in the area,

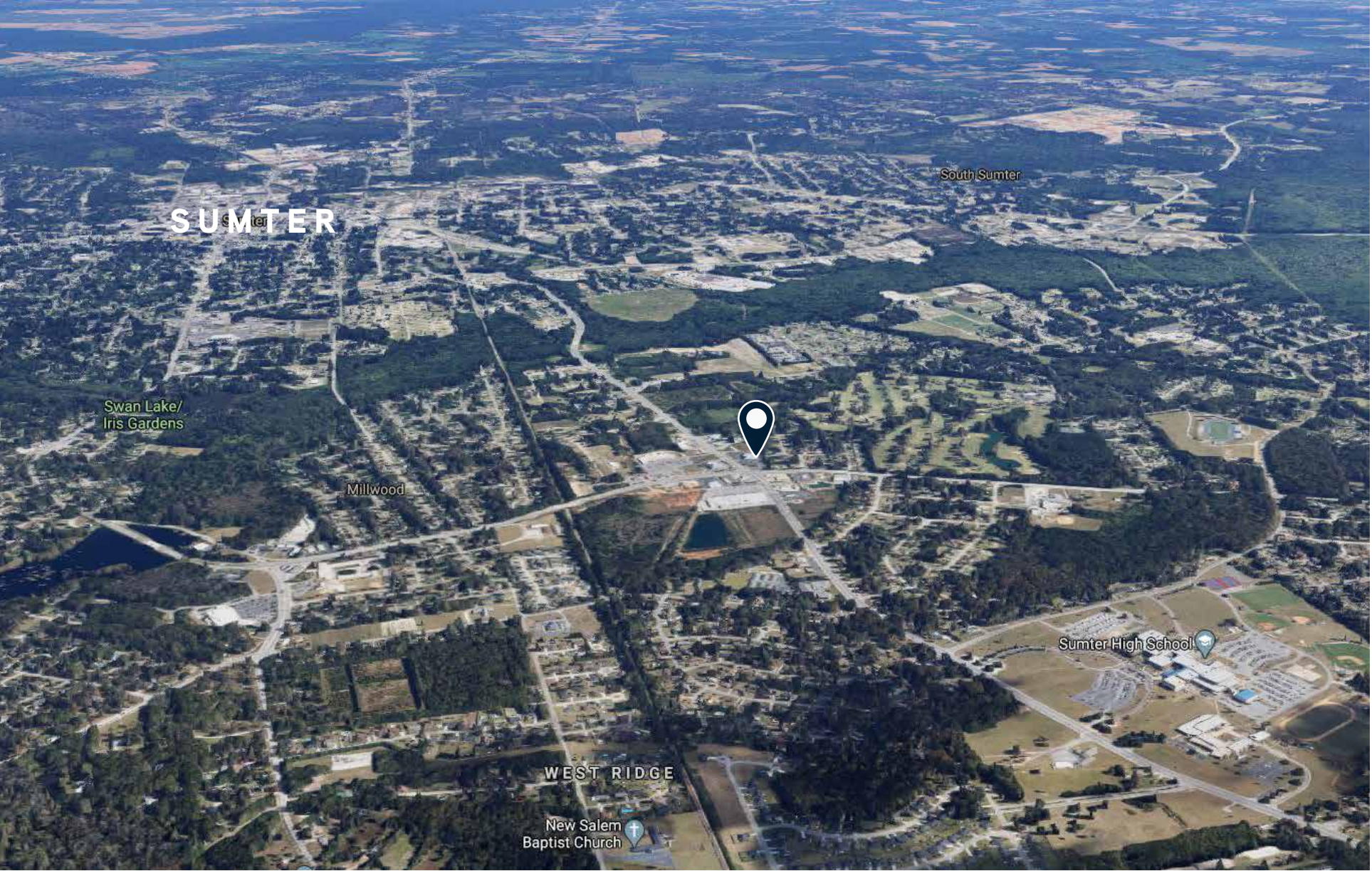
Sumter is home to Crestwood High School, Lakewood High School, and Sumter High School. The last is one of the largest high schools in the Midlands and the fifth-largest in the state, located on the southwest side of Sumter.

Sumter is home to several collegiate institutions. The area is served by Morris College, a private, four-year liberal arts college, Central Carolina Technical College, a public two-year technical college, and the University of South Carolina Sumter. Saint Leo University, Troy University, and Webster University all offer courses and degree programs at Shaw Air Force Base.



Area Map

Area Map





About Walgreens



Headquartered in Deerfield, IL, Walgreens is the largest drugstore retail chain in the United States with approximately 9,717 stores in all 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

Walgreens opened its 8,000th store in 2012 in Los Angeles; that same year, they purchased a 45% interest in Alliance Boots, a leading international pharmacy health and beauty group. Two years later, Walgreens exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance (NASDAQ: WBA). This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

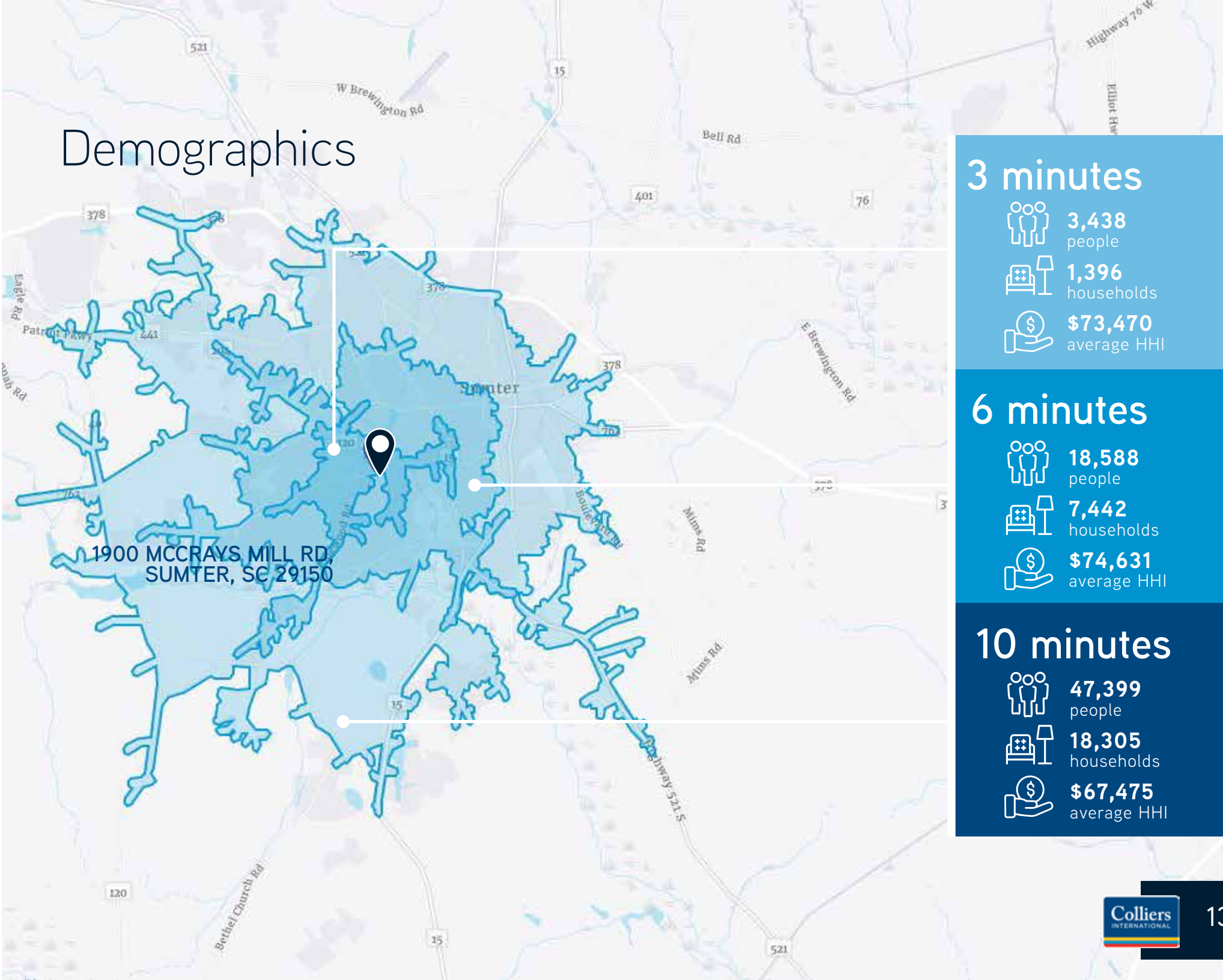
On Oct 27, 2015, Walgreens Boots Alliance entered into an agreement to acquire 1,932 stores, 3 distribution centers and related assets from Rite Aid Corporation (NYSE: RAD). After receiving Rite Aid stockholder and regulatory approvals, the acquisition was finalized in March of 2018.

Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise consisting of over 25,000 household products including convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions.

As of 2018, Walgreens employs over 235,000 people worldwide, 78,000 of which are healthcare professionals and fills over 990 million prescriptions annually. Walgreens boasts that 76% of the United States population lives within a five-mile radius of a Walgreens and interacts with over 8 million customers in stores and online on a daily basis.

walgreens.com

Demographics





Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1900 McCrays Mill Rd, Sumter, SC 29150. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 11900 McCrays Mill Rd, Sumter, SC 29150 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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