

WALGREENS

8701 S. Cicero Avenue

Hometown, IL, 60456



SAB

ACTUAL PROPERTY

ON MARKET:
WALGREENS IN HOMETOWN, ILLINOIS



INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Hometown, IL**
12 MILES FROM DOWNTOWN CHICAGO
- ▶ **Strong Corporate Guaranty | S&P: BBB**
- ▶ **Highly Dense Market**
MORE THAN 558,000 RESIDENTS WITHIN A 5 MILE RADIUS OF THE SUBJECT PROPERTY
- ▶ **Ideally Located on the Hard Signalized Corner of S Cicero Ave and W 87th St**
COMBINED MORE THAN 82,000 VEHICLES PER DAY (VPD)
- ▶ **Less Than 5 Miles from Chicago Midway Airport**
THE AIRPORT SERVES MORE THAN 20 MILLION PEOPLE ANNUALLY
- ▶ **Essential Service During Covid-19 Pandemic**
- ▶ **Adjacent to Marketplace of Oak Lawn Shopping Mall**
- ▶ **1.5 Miles from Advocate Christ Medical Center**
RANKED NUMBER ONE NATIONALLY FOR CHILDREN'S SPECIALTY BY U.S NEWS & WORLD REPORT
- ▶ **Additional Retail in the Area Includes:**
ALDI, BURLINGTON, PNC BANK, LA FITNESS, DOLLAR GENERAL, JUST TIRES, DOMINO'S PIZZA AND MANY MORE

FINANCIAL OVERVIEW

8701 S. CICERO AVENUE
HOMETOWN, IL, 60456

PRICE	\$4,642,857
CAP RATE	7.00%
NOI	\$325,000
PRICE PER SQUARE FOOT	\$312.55
RENT PER SQUARE FOOT	\$21.88
YEAR BUILT	2000
APPROXIMATE LOT SIZE	0.73 Acres
GROSS LEASEABLE AREA	14,855 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility

ANNUALIZED OPERATING DATA			
BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	5/31/2027	\$325,000	\$27,083
Eight (8), 5-Year Options		\$341,250	\$28,438

NEW FINANCING QUOTE	
SWAP RATE	3.5%
AMORTIZATION	25 Year
LOAN TERMS	5 Yearr
LEVERAGE	65% LTV
GUARANTEE	Full Recourse



ACTUAL PROPERTY

WALGREENS - Hometown, Illinois



FORD CITY MALL

±1,258,480 SF GLA | ±135 STORES
JCPenney ROSS AMC
DRESS FOR LESS THEATRES

BURBANK STATION

TONY'S Burlington
Small Appliances
BOB'S Discount FURNITURE
PET SMART
ASHLEY
MODELL'S
Starbucks

SARAH E. GOODE STEM ACADEMY

REAVIS HIGH SCHOOL

ST. LAURENCE HIGH SCHOOL

W 79TH ST

LIBERTY JUNIOR HIGH SCHOOL

LUTHER BURBANK ELEMENTARY SCHOOL

FRANCES B. MCCORD SCHOOL

CENTRAL AVE

Jewel-Osco

McDonald's

Gordon FOOD SERVICE STORE
DOLLAR TREE
FAMILY DOLLAR

Best Western

LOWE'S

STEVENSON MIDDLE SCHOOL

DAWES ELEMENTARY SCHOOL

WRIGHTWOOD TRAIN STATION

Aaron's

Party City

CATHERINES

Auto Zone

STEVENSON ELEMENTARY SCHOOL

DURKIN PARK ELEMENTARY SCHOOL

BOGAN HIGH SCHOOL

CHASE

ASHBURN TRAIN STATION

Auto Zone

STATE RD

BURGER KING

FAMILY DOLLAR

ACE Hardware

7 ELEVEN

DOLLAR GENERAL

JUST TIRES

PNC

CVS

ALDI

SUBJECT PROPERTY

Walgreens

McDonald's

82,000 VPD

W 87TH ST

HOMETOWN ELEMENTARY SCHOOL

DUNKIN'

Walgreens

S KEDZIE AVE

McDonald's

CHICAGO RIDGE MALL

±889,610 SF GLA | ±119 STORES
sears
MICHAELS
Kohl's
BED BATH & BEYOND
AMC
ALDI

petco
CHIPOTLE
Jason's deli
Davita

OAK LAWN COMMUNITY HIGH SCHOOL

ST GERALD SCHOOL

Volkswagen

Advanced Auto Parts
Budget
Domino's

BUICK
GMC

McDonald's

HYUNDAI

HOTTERS

Denny's

ROOSTER'S MARKET

Hilton

PRIDE ALTERNATIVE SCHOOL

THE HOME DEPOT
Jewel-Osco
Target
Portillo's

OSF HEALTHCARE
Little Company of Mary
Medical Center

20 12

SW HWY

W 95TH ST

FRIDAYS

Chevrolet

Walgreens

20 12

McDonald's

Petes MARKET

7 ELEVEN

DUNKIN'

20 12

COMMONS OF CHICAGO RIDGE

THE HOME DEPOT
Marshalls
ROSS
XSPORT FITNESS
five BELOW
SHOE CARNIVAL

GREEN OAK SHOPPING CENTER

Marshall's
STAPLES
LESLIE'S
planet fitness
White Castle

Advocate Christ Medical Center

MOTHER MCAULEY LIBERAL ARTS HIGH SCHOOL

W 103RD ST

EVERGREEN PARK COMMUNITY HIGH SCHOOL

BROTHER RICE HIGH SCHOOL

Saint Xavier UNIVERSITY

BURBANK STATION

TONY'S Burlington
 Fresh Market
BOB'S Discount FURNITURE
PET SMART
 Miracle-Ear
ASHLEY FURNITURE HomeStore
MODELL'S
 Cotlin Co To Go
STARBUCKS COFFEE
SKECHERS
 Vitamin World

KOHL'S
BEST BUY
 Olive Garden
 Popeyes
FORMAN FIELDS
 SHOE CARNIVAL
HARBOR FREIGHT TOOLS

FORD CITY MALL
 ±1,258,480 SF GLA | ±135 STORES
JCPenney **ROSS** **amc**
 DRESS FOR LESS THEATRES

CHICAGO LOOP
12 MILES FROM SUBJECT

Jewel-Osco **DOLLAR TREE**
Gordon FAMILy DOLLAR
 FOOD SERVICE STORE

Best Western

Burlington
VALUE CITY FURNITURE

50

Auto Zone

Party City
CATHERINES PLUS SIZES

LOWE'S
Aaron's

RAINEY PARK

Hertz

boostmobile

ALDI

CVS

bp

DOLLAR GENERAL

JUST TIRES

50

82,000 VPD



W 87TH ST

MARKET PLACE
FAIRPLAY
 NEIGHBORHOOD MARKET
metro
 LA FITNESS by 24/7
THE SALVATION ARMY

S CIGERO AVE

50

SUBJECT PROPERTY
Walgreens

LEASE SUMMARY

LEASE COMMENCEMENT DATE	11/1/2001
LEASE EXPIRATION DATE	5/31/2027
LEASE TERM	25+ Years
TERM REMAINING	7 Years
INCREASES	In Options
OPTIONS TO RENEW	Eight, 5-Year Options



ACTUAL PROPERTY

ACTUAL PROPERTY

TENANT OVERVIEW

Founded in 1901, Walgreens Boots Alliance, Incorporated is the nation's largest drugstore chain. Charles R. Walgreen built the chain from a single drugstore where he created his own drug products. By 1919 there were 20 stores, and in 1927 the Company went public. Three years later, the store count was well over 500. Today, Walgreen operates over 8,200 stores in all 50 states, DC, Puerto Rico and the United States Virgin Islands. More than 400 of its stores offer medical services through its Healthcare Clinics. Additionally, the Company operates digital businesses that include: Walgreens.com, drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com.

In December 2014, Walgreen acquired the remaining 55 Percent of European retailer and wholesaler Alliance Boots and reorganized under a holding company called Walgreens Boots Alliance, Incorporated; headquartered in Chicago. The Walgreen chain now constitutes the Retail Pharmacy United States of America Division of Walgreens Boots Alliance, Incorporated.



OVERVIEW

TENANT TRADE NAME	Walgreens Boots Alliance, Incorporated (Inc)
TENANT	Walgreens
OWNERSHIP	Public
LEASE GUARANTOR	Walgreen Co.
NUMBER OF LOCATIONS	13,200+
HEADQUARTERED	Deerfield, Illinois
WEB SITE	www.walgreens.com
SALES VOLUME	\$136.097-Billion (2019)
NET WORTH	\$48.97-Billion (2019)
STOCK SYMBOL	WBA
BOARD	NASDAQ
CREDIT RATING	BBB
RATING AGENCY	Standard & Poor (S&P)
RANK	Number 17 on Fortune 500 (July 2019)



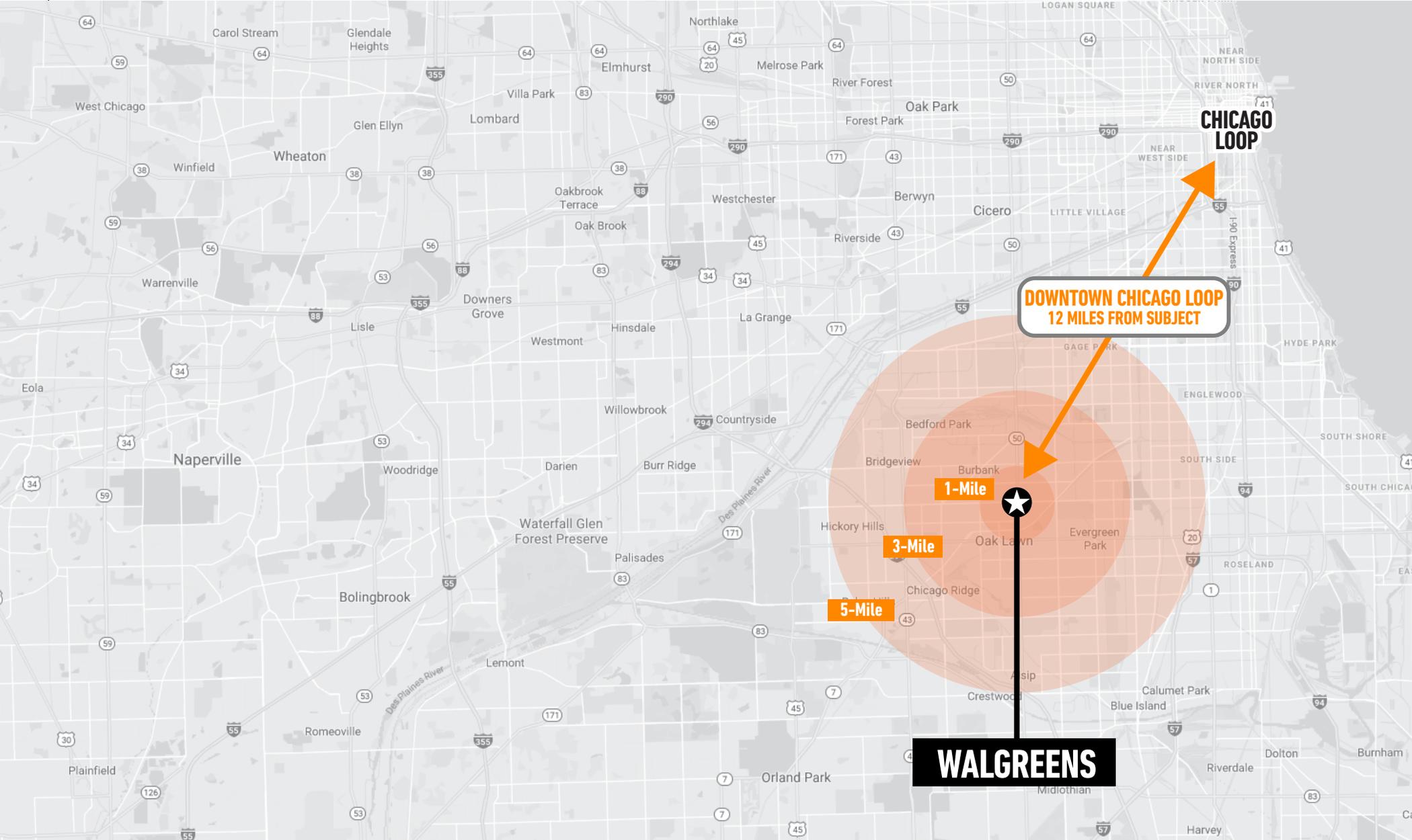
ABOUT HOMETOWN

Hometown is a city in Cook County, Illinois. Hometown borders the city of Chicago along 87th Street between Cicero Avenue and Pulaski Road. The town's southern border is located one-half mile south of 87th, where 91st Street would be.

Adjacent to Hometown is the town of Oak Lawn. Starting in 2002, downtown Oak Lawn (95th Street between Tulley Avenue and 55th Court) became the target of a massive redevelopment program; properties on the north and south sides of 95th Street were demolished. Eventually, several square blocks were leveled, making room for several multistory, high-end condominium complexes with retail space on the main floors. Part of the project was the expansion of the Metra commuter train station that houses a retail/office center and a new children's museum.



ACTUAL PROPERTY



	1-Mile	3-Mile	5-Mile
2000 Population	21,579	179,649	573,856
2010 Population	22,727	186,237	566,213
2020 Population	22,759	187,110	551,799
2025 Population	22,527	185,312	543,225

	1-Mile	3-Mile	5-Mile
2000 Households	8,066	64,379	195,596
2010 Households	7,983	63,818	190,027
2020 Households	7,904	63,605	182,729
2025 Households	7,804	62,893	179,388

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$74,988	\$79,747	\$75,405
2020 Median HH Income	\$61,655	\$64,612	\$58,128
2020 Per Capita Income	\$26,043	\$27,109	\$24,970

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