



NET LEASE INVESTMENT OFFERING



WALGREENS
7109 S JEFFERY AVENUE
CHICAGO, IL 60649



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LOCATION OVERVIEW

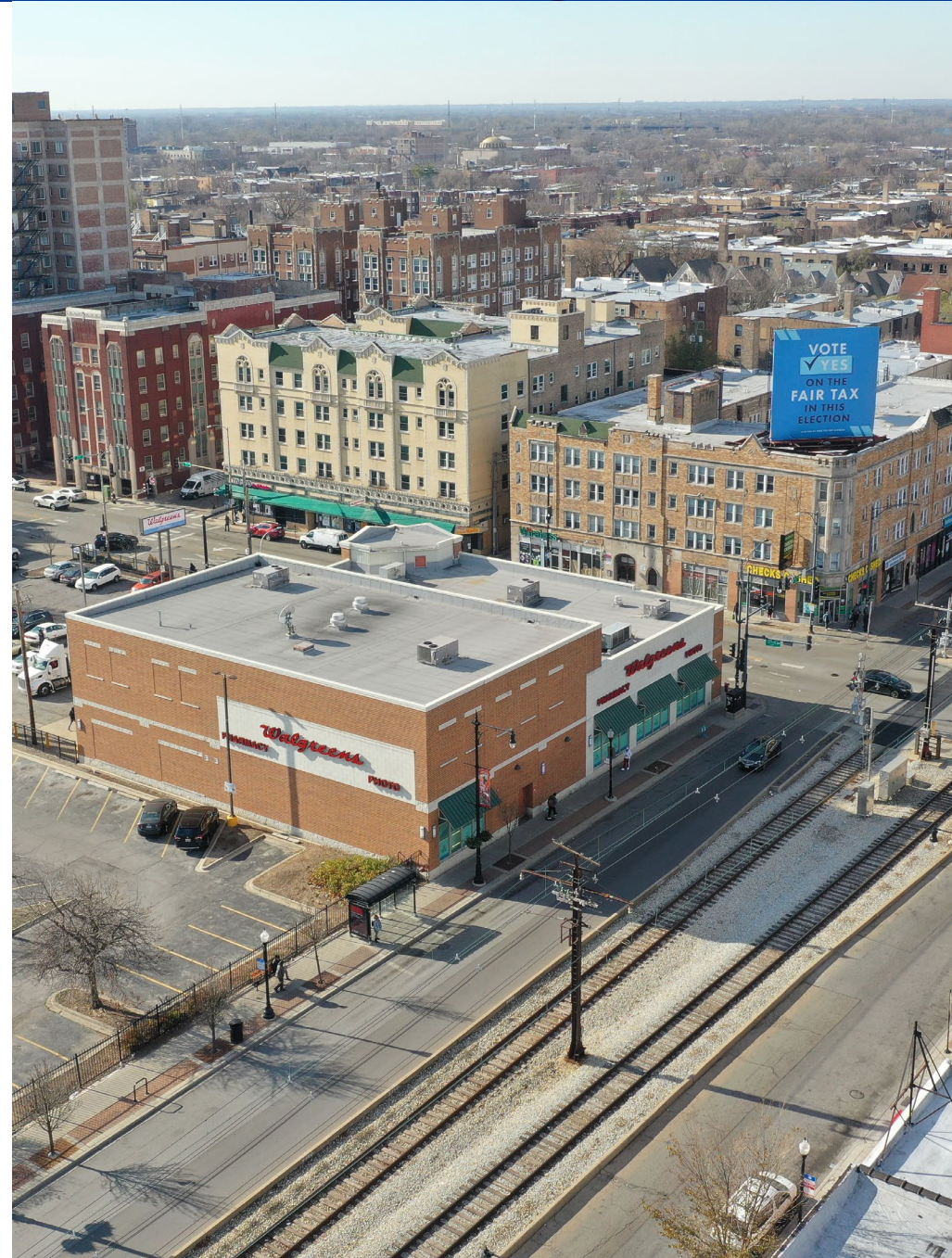
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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property located in Chicago, Illinois. The Walgreens lease has over 10 years remaining on the primary term with ten 5-year renewal options. The lease is triple net with zero landlord responsibilities. The tenant has been at this location since 1983. In 2006, Walgreens demolished the previous building and replaced it with a modern prototype.

The 17,500 square foot building benefits from its position on the signalized hard corner of S Jeffery Avenue (24,700 VPD) and E 71st St (10,850 VPD). The property is also located within Jeffery Plaza Shopping Mall with retailers such as Local Market Foods (Shop & Save), Chase Bank, Subway, Domino's Pizza, H&R Block, and Villa Shoes. The Bryn Mawr station, part of the Metra Electric District, is also located across the street which runs from downtown Chicago to Park Forest, Illinois. There are 462,013 people living within 5 miles of the property with an average annual household income of \$55,826.

The Walgreens lease expires on March 6, 2031 and features ten 5-year renewal options. The Walgreen Company is the largest drug retailing chain in the United States. Walgreens operates approximately 9,277 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its Omni channel business, Walgreens.com. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$37 Billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB.



INVESTMENT HIGHLIGHTS

- Located within Chicago, Illinois – Ranked #3 in the United States for total MSA population size
- Walgreens is an investment grade rated company (S&P: BBB)
- NNN – No landlord responsibilities
- Over 10 years remain on the primary term of the lease
- Walgreens has been at this location since 1983 and constructed a new building in 2006 showing their commitment to the area
- Located within Jeffery Plaza Shopping Mall with retailers such as Local Market Foods (Shop & Save), Chase Bank, Subway, Domino's Pizza, H&R Block, and Villa Shoes
- The Bryn Mawr station, part of the Metra Electric District, is also located across the street which runs from downtown Chicago to Park Forest, Illinois
- 462,013 people living within 5 miles of the property with an average annual household income of \$55,826



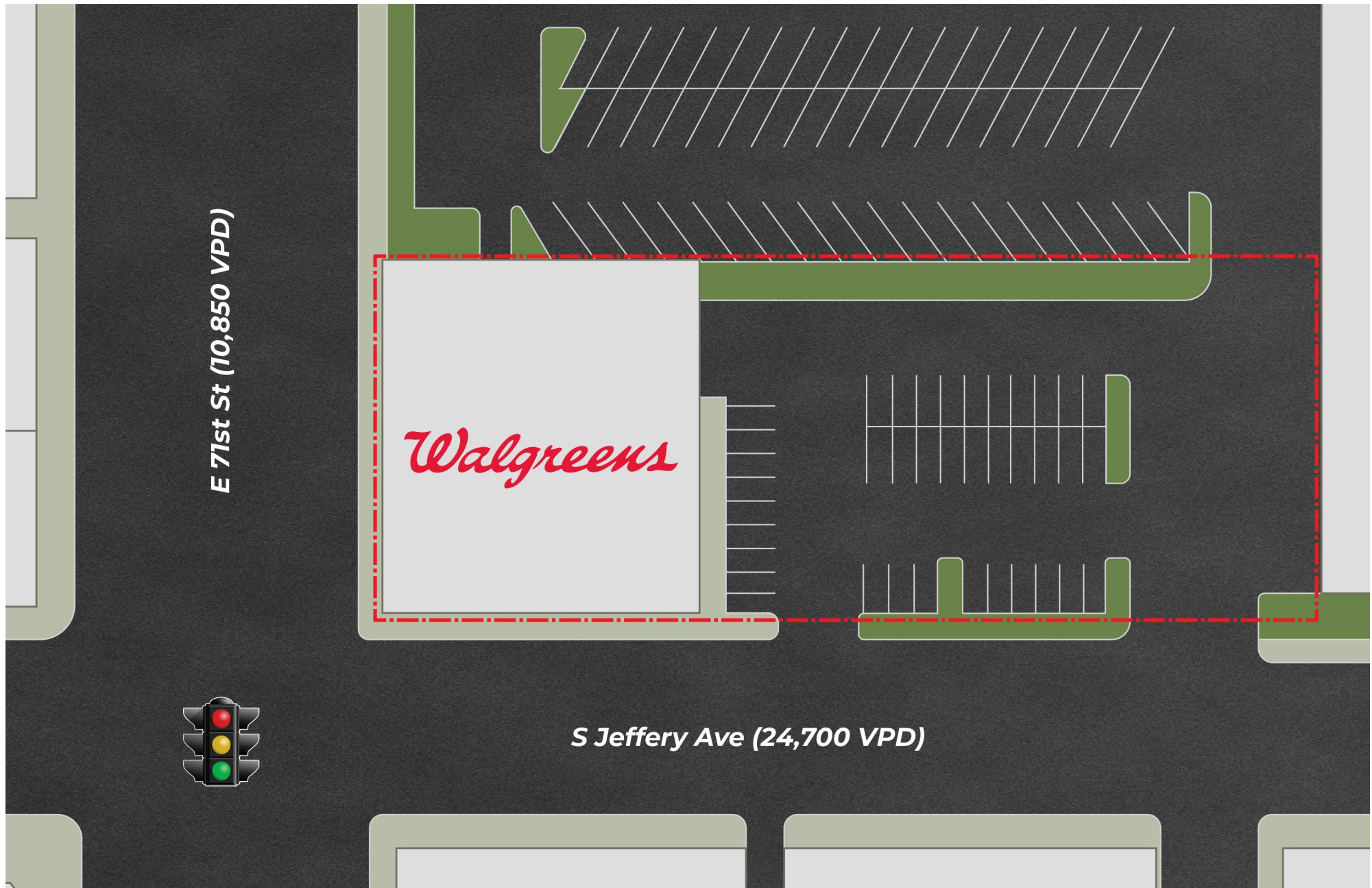
PROPERTY OVERVIEW

Price:	\$5,054,516
Cap Rate:	6.00%
Lease Commencement Date:	3/6/2006
Lease Expiration Date:	3/6/2031
NOI:	\$303,271
Renewal Options:	Ten 5-year
Rental Escalations:	None
Lease Type:	NNN
Tenant:	Walgreen Co.
Year Built:	2006
Rentable SF:	17,500 SF
Land Size:	0.725 AC











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	45,012	228,027	462,013
Total Households:	20,774	98,663	185,043

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$32,551	\$36,467	\$35,452
Average Household Income:	\$50,618	\$58,749	\$55,826



CITY OF CHICAGO, ILLINOIS

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$630.3 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

In 2014, Chicago attracted 50.17 million domestic leisure travelers, 11.09 million domestic business travelers and 1.308 million overseas visitors. These visitors contributed more than \$13.7 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of fifty largest cities in the United States.

www.cityofchicago.org





WALGREENS

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, including non-prescription drugs, beauty products, photo finishing, seasonal merchandise, greeting cards, and convenience foods through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services; and manages in-store clinics under the brand Healthcare Clinic. As of August 31, 2019, Walgreens operates approximately 9,277 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its Omni channel business, Walgreens.com. See our store count by state. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

The Walgreen Company is the largest drug retailing chain in the United States. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$37 Billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB. In October 2016 Walgreens Boots Alliance received the United Nations Foundation Global Leadership Award for its commitment to the UN's Sustainable Development Goals.

Website:	www.walgreens.com
Number of Locations:	9,277
Stock Symbol:	WBA (NASDAQ)
Standard & Poor's Rating:	BBB
Market Capitalization:	\$37 Billion

Walgreens

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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