

Walgreens



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

WALGREENS NET LEASED OFFERING

2620 S NOVA RD, DAYTONA BEACH, FL 32119

PRESENTED BY:

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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.



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INVESTMENT OVERVIEW



The subject property is a 13,905 square foot building, leased to Walgreens in Daytona Beach, Florida. Walgreens is subject to a NN lease which calls for minimal LL responsibilities. The property has a new roof and sits ideally positioned to nearby local and national retailers. The site sees combined traffic counts of over 35,000 cars per day with a population over +/- 130,000 in 5 miles.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

MINIMAL LANDLORD OBLIGATIONS

INCOME TAX FREE STATE

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NASDAQ: WBA

LOCATED IN MAJOR RETAIL TRADE AREA

OFFERING SPECIFICATIONS

PRICE

\$3,130,000

CAP RATE

5.75%

NET OPERATING INCOME

\$180,000

SQUARE FOOTAGE

13,905

LOT SIZE

1.00 AC

MARKET

Daytona Beach

FINANCIAL SUMMARY

WALGREENS • NET LEASED OFFERING

2620 S NOVA RD, DAYTONA BEACH, FL 32119

\$3,130,000 • 5.75% CAP

SUMMARY

TENANT NAME	Walgreens
SQUARE FOOTAGE	13,905
LEASE END	9/30/2027
ANNUAL RENT	\$180,000
OPTIONS	Five, Five-Year
INCREASES	Rent is Flat

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$180,000	5.75%

TENANT OVERVIEW



PUBLICLY TRADED
NASDAQ: WBA



9,021+ LOCATIONS



225,000+ EMPLOYEES

WALGREENS

Walgreens is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail and wholesale pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and wellbeing of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.

The company has more than 100 years of trusted healthcare heritage and innovation in community pharmacy and pharmaceutical wholesaling.

WBA is one of the world's largest purchasers of prescription drugs and many other health and well-being products. The company's size, scale and expertise will help position us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide. Their global reach is present in more than 25* countries. WBA Employs more than 450,000* people, more than 21,000* stores in 11* countries. The company also has one of the largest global pharmaceutical wholesale and distribution networks, with more than 425* distribution centers delivering to more than 250,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries.

** As of Aug. 31, 2020, including equity method investments.*

***For 12 months ended Aug. 31, 2020, including equity method investments.*

Daytona Beach Shores

South Daytona

Beville Rd

S Nova Rd

Dunlawton Ave

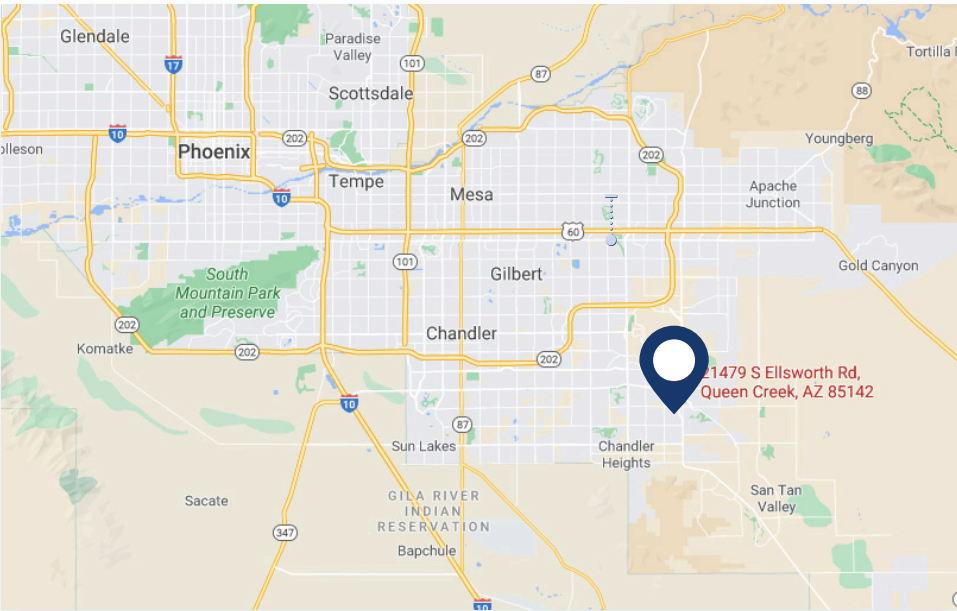
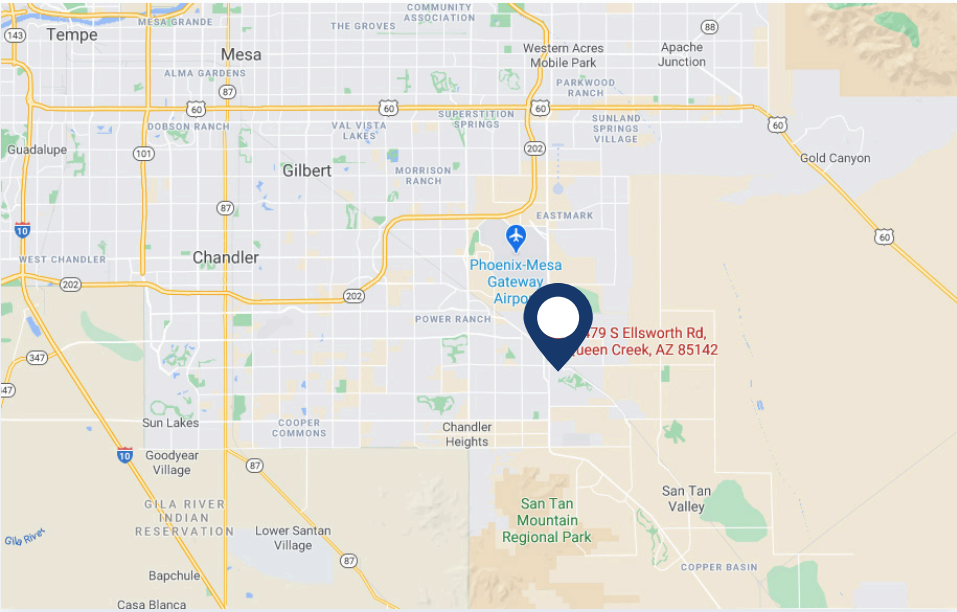
Reed Canal Rd

County Rd 483

Logos and Businesses:

- Office DEPOT
- ALDI
- searsoutlet
- Bravo
- FAMILY DOLLAR
- PNC
- HIGH FLY HOBBIES
- HANNAH'S GOOD HOME COOKING FAMILY DINER
- Walgreens
- A Place For Your Stuff
- PUMPERNICKEL POPS
- ROSS DRESS FOR LESS
- BEALLS
- Walgreens
- Advance! Auto Parts
- Publix
- BURGER KING
- DUNKIN' DONUTS
- Sams Club
- Walmart Supercenter
- SUBWAY
- DISCOUNT TIRE
- at&t
- Atlantic High School
- B6 BELDEN'S GOLF
- B.G. Belden's Golf
- Halifax Med Center Port Orange
- CVS pharmacy
- KFC
- BIG LOTS!
- McDonald's
- Countryside Commercial

REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,225	70,750	129,138
TOTAL HOUSEHOLDS	5,005	32,637	57,800
AVERAGE HOUSEHOLD INCOME	\$55,665	\$57,516	\$59,846
AVERAGE AGE	51.9	45.6	45.6

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,225	70,750	129,138
TOTAL HOUSEHOLDS	5,005	32,637	57,800
PERSONS PER HOUSEHOLD	2	2.1	2.1
AVERAGE HOUSEHOLD INCOME	\$55,665	\$57,516	\$59,846
AVERAGE HOUSE VALUE	\$131,124	\$166,049	\$175,402
AVERAGE AGE	51.9	45.6	45.6
WHITE	9,332	58,126	99,216
BLACK	384	8,643	23,225
AMERICAN INDIAN/ALASKAN NATIVE	38	240	516
ASIAN	261	2,142	3,299
HAWAIIAN & PACIFIC ISLANDER	5	65	98
TWO OR MORE RACES	206	1,535	2,784
HISPANIC ORIGIN	573	5,309	9,306

DAYTONA BEACH, FLORIDA

Daytona Beach is a city in Volusia County, Florida, United States. It lies approximately 51 miles (82.1 km) northeast of Orlando, 86 miles (138.4 km) southeast of Jacksonville, and 265 miles (426.5 km) northwest of Miami. As of the 2010 U.S. Census, it had a population of 61,005. It is a principal city of the Deltona–Daytona Beach–Ormond Beach metropolitan area, which was home to 600,756 people as of 2013. Daytona Beach is also a principal city of the Fun Coast region of Florida.

The city is historically known for its beach, where the hard-packed sand allows motorized vehicles to drive on the beach in restricted areas. This hard-packed sand made Daytona Beach a mecca for motorsports, and the old Daytona Beach Road Course hosted races for over 50 years. This was replaced in 1959 by Daytona International Speedway. The city is also the headquarters for NASCAR.

Daytona Beach hosts large groups of out-of-towners during the year, who visit the city for various events, notably Speedweeks in early February when over 200,000 NASCAR fans come to attend the season-opening Daytona 500. Other events include the NASCAR Coke Zero Sugar 400 race in August, Bike Week in early March, Biketoberfest in late October, and the 24 Hours of Daytona endurance race in January.

Walgreens

DAYTONA BEACH, FLORIDA



The Kase Group

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