SINGLE TENANT CORPORATE GUARANTEED

Absolute NNN Investment Opportunity





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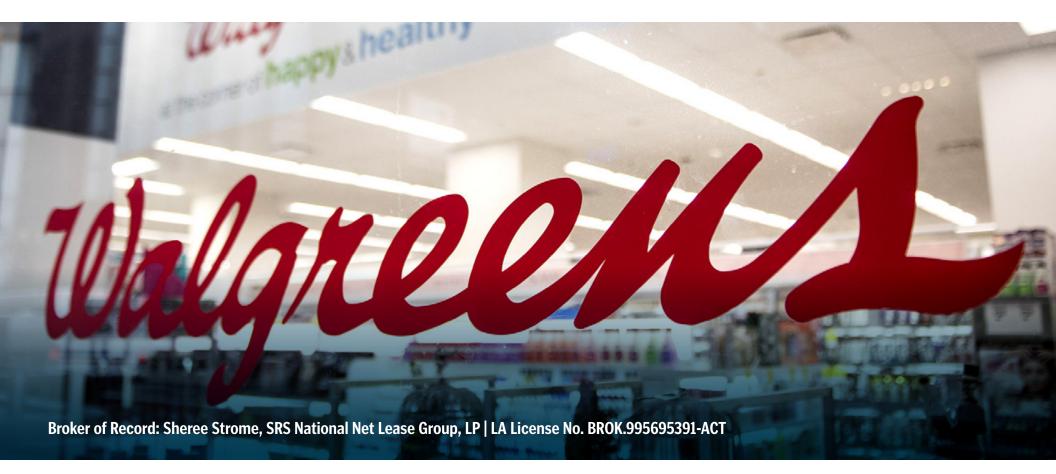
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OFFERING SUMMARY



OFFERING

Asking Price	\$5,162,000
Cap Rate	5.85%
Net Operating Income	\$302,004

PROPERTY SPECIFICATIONS

Property Address	105 St Nazaire Rd, Broussard, LA 70518				
Rentable Area	14,490 SF				
Year Built	2009				
Land Area	1.72 AC				
Parcel Number	6133231				
Tenant	Walgreens				
Lease Type	Absolute NNN				
Landlord Responsibilities	None				
Lease Term Remaining	11+ Years				
Increases	None				
Options	None				
Rent Commencement	April 21st, 2008				
Lease Expiration	January 31 <u>st</u> , 2033				

More Than 11 Years Remaining | Corporate Guaranteed | Investment Grade Tenant (S&P: BBB)

- Walgreens has more than 11 years remaining on the initial lease term
- The lease is corporate guaranteed by Walgreens, Co., the second-largest pharmacy store with more than 9,000 locations
- Walgreens is an investment grade tenant (S&P: BBB)

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Walmart Outparcel | Drive-Thru Equipped | Excellent Visibility & Access

- Walgreens is located at the signalized, hard corner intersection of Highway 90 E and St. Nazaire Road, averaging a more than 40,000 vehicles passing by daily
- Strategically positioned as an outparcel to Walmart Supercenter with other nearby national/credit tenants such as The Home Depot, Albertsons, Starbucks, Dollar Tree, Dollar General, and more
- Strong tenant synergy significantly increases consumer draw to the immediate trade area and promotes crossover store exposure for Walgreens
- The asset benefits from excellent visibility via significant street frontage and multiple points of access, providing ease and convenience for customers

Strong Demographics In 5-mile Trade Area

- Nearly 50,000 residents and over 32,000 employees support the trade area
- Healthy \$92,074 average household income

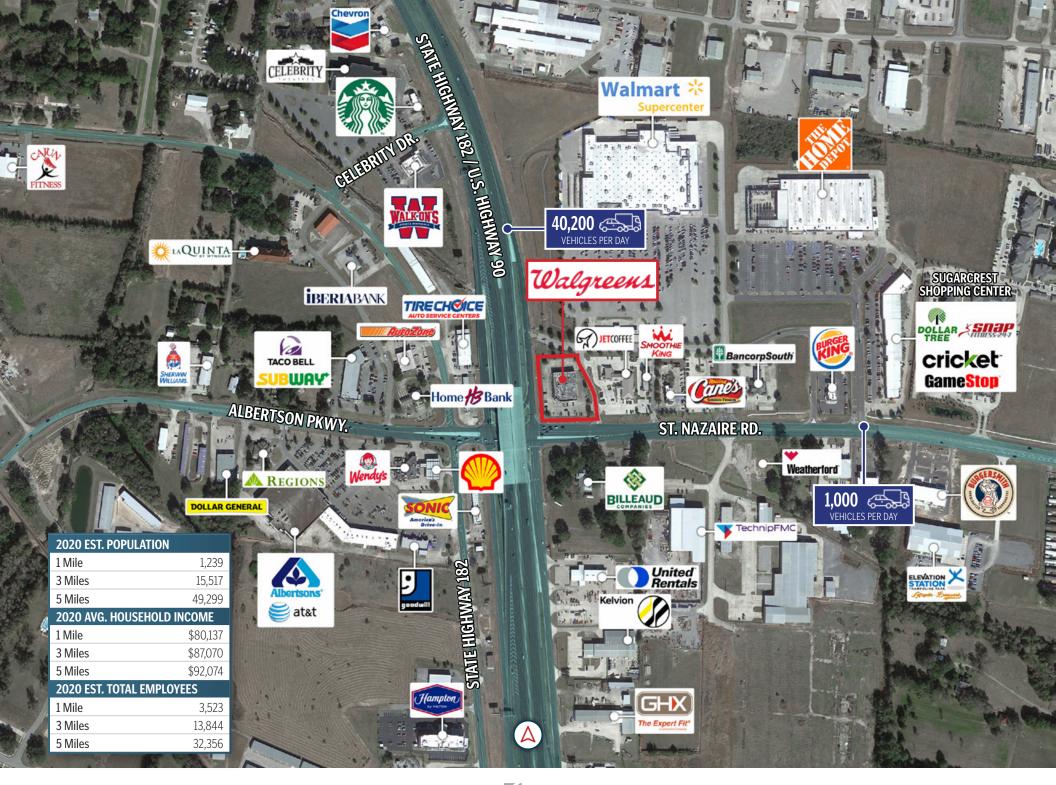
RENT ROLL



LEASE TERM				RENTAL RATES							
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Walgreens (Corporate Guaranty)	14,490	April 2008	January 2033	Current	-	\$25,167	\$2	\$302,004	\$21	Abs. NNN	None



ACTUAL SITE



BRAND PROFILE







WALGREENS

walgreens.com

Company Type: Subsidiary

Locations: 9,000+

Parent: Walgreens Boots Alliance

2020 Employees: 223,000 2020 Revenue: \$139.54 Billion 2020 Net Income: \$456 Million 2020 Assets: \$87.17 Billion 2020 Equity: \$20.64 Billion Credit Rating: S&P: BBB

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 well-being 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.



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OF SRS REAL ESTATE PARTNERS

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company-wide in 2020

NET LEASE
PROPERTIES SOLD
in 2020

NET LEASE TRANSACTION VALUE in 2020

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