



RETAIL PROPERTY FOR SALE

WALGREENS - LEASEHOLD

225R King St, Northhampton, MA 01060

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WALGREENS - LEASEHOLD

225R King St | Northhampton, MA 01060

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE

\$3,958,620

CAP RATE

7.25%

INVESTMENT SUMMARY

List Price:	\$3,958,620
NOI:	\$287,000
Cap Rate:	7.25%
Price / SF:	\$340.09
Building Size:	11,640 SF
Land Acreage:	1.37 Acres
Year Built:	2009

LEASE SUMMARY

Lease Type:	Leasehold Interest
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	13 Years
Commencement Date:	06/08/2009
Term Expiration:	06/30/2034
Options:	Ten (10), Five-Year
Increases:	N/A
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute NNN Leasehold Offering - Passive Investment - Zero Landlord Obligations - 100% Depreciable asset
- Corporate Back Guarantee | Walgreens Boots Alliance S&P "BBB".
- Walgreens pays the ground rent directly.
- Prototypical Freestanding Building Equipped with Drive Thru - Excellent Points of Ingress and Egress.
- Subject site within 1.5 miles from Cooley Dickinson Hospital.
- Ten (10), Five-Year options to renew the lease.
- King Street provides traffic counts of 18,500 VPD +/-.
- Affluent Area with the Average Household Income Exceeding \$94,000 within a 1 Mile Radius.
- Neighboring National Retailers Include: Stop & Shop, Walmart Supercenter, McDonald's, KFC, Moe's Southwest Grill, Speedway, Starbucks, Burger King, and more.

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LEASE ABSTRACT

GROUND LEASE & LEASEHOLD

RENTAL SUMMARY	ANNUAL RENT	MONTHLY RENT	GROUND LEASE RENT	NET MONTHLY RENT	NET ANNUAL RENT
Initial Term: Years 1 - 10	\$487,000.00	\$40,583.33	(\$200,000.00)	\$287,000.00	\$23,916.67
Initial Term: Years 11 - 20 (CURRENT RENT)	\$507,000.00	\$42,250.00	(\$220,000.00)	\$287,000.00	\$23,916.67
Initial Term: Years 21 - 25	\$529,000.00	\$44,083.33	(\$242,000.00)	\$287,000.00	\$23,916.67
Option 1: (Years 26 - 30)	\$529,000.00	\$44,083.33	(\$242,000.00)	\$287,000.00	\$23,916.67
Option 2: (Years 31 - 35)	\$553,200.00	\$46,100.00	(\$266,200.00)	\$287,000.00	\$23,916.67
Option 3: (Years 36 - 40)	\$553,200.00	\$46,100.00	(\$266,200.00)	\$287,000.00	\$23,916.67
Option 4: (Years 41 - 45)	\$579,820.00	\$48,318.33	(\$292,820.00)	\$287,000.00	\$23,916.67
Option 5: (Years 46 - 50)	\$579,820.00	\$48,318.33	(\$292,820.00)	\$287,000.00	\$23,916.67
Option 6: (Years 51 - 55)	\$609,102.00	\$50,758.50	(\$322,102.00)	\$287,000.00	\$23,916.67
Option 7: (Years 56 - 60)	\$609,102.00	\$50,758.50	(\$322,102.00)	\$287,000.00	\$23,916.67
Option 8: (Years 61 - 65)	\$641,312.00	\$53,442.66	(\$354,312.00)	\$287,000.00	\$23,916.67
Option 9: (Years 66 - 70)	\$641,312.00	\$53,442.66	(\$354,312.00)	\$287,000.00	\$23,916.67
Option 10: (Years 71 - 75)	\$676,743.00	\$56,395.25	(\$389,743.00)	\$287,000.00	\$23,916.67

GROUND LEASE & LEASEHOLD RUN COTERMINOUS WITH ONE ANOTHER

WALGREENS - LEASEHOLD

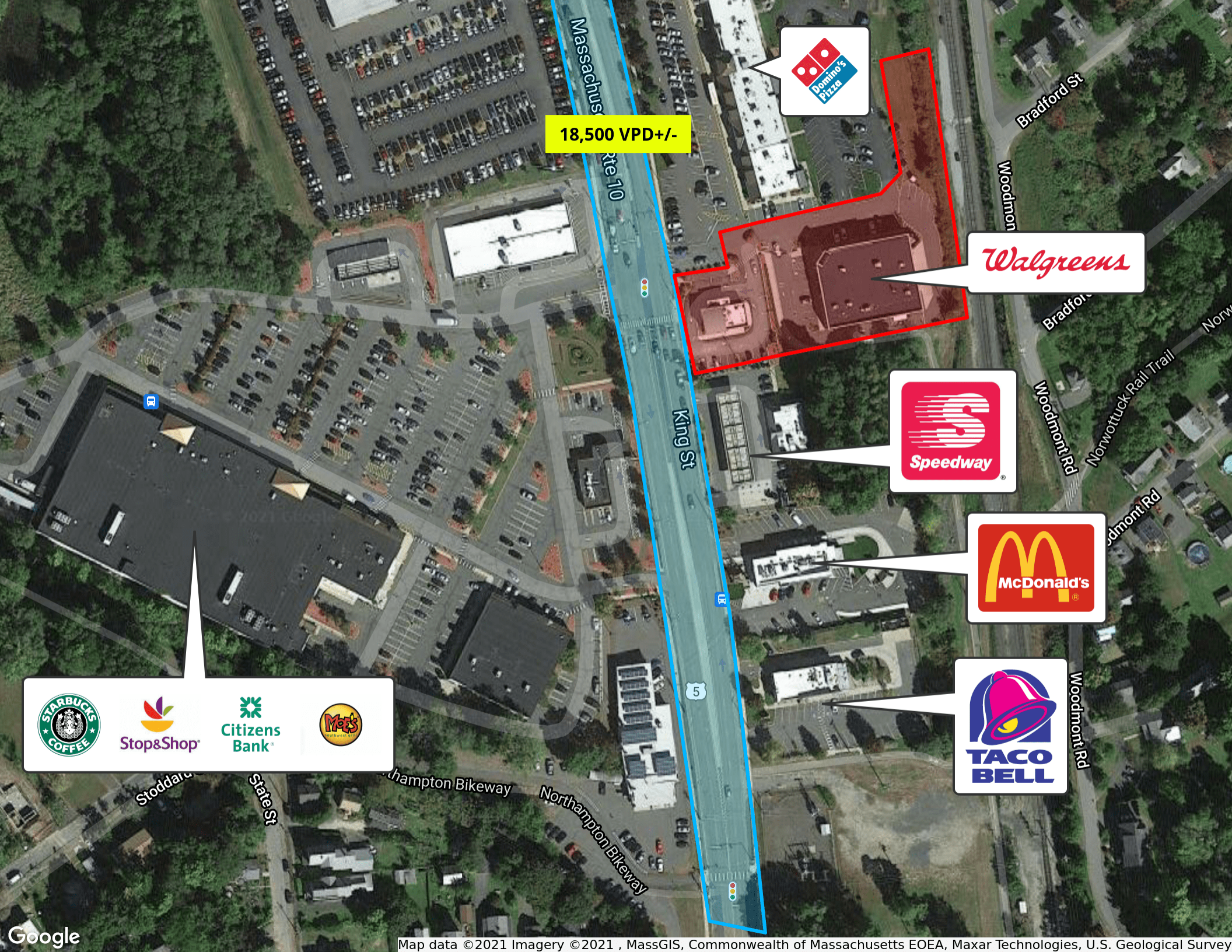
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PROPERTY PHOTO



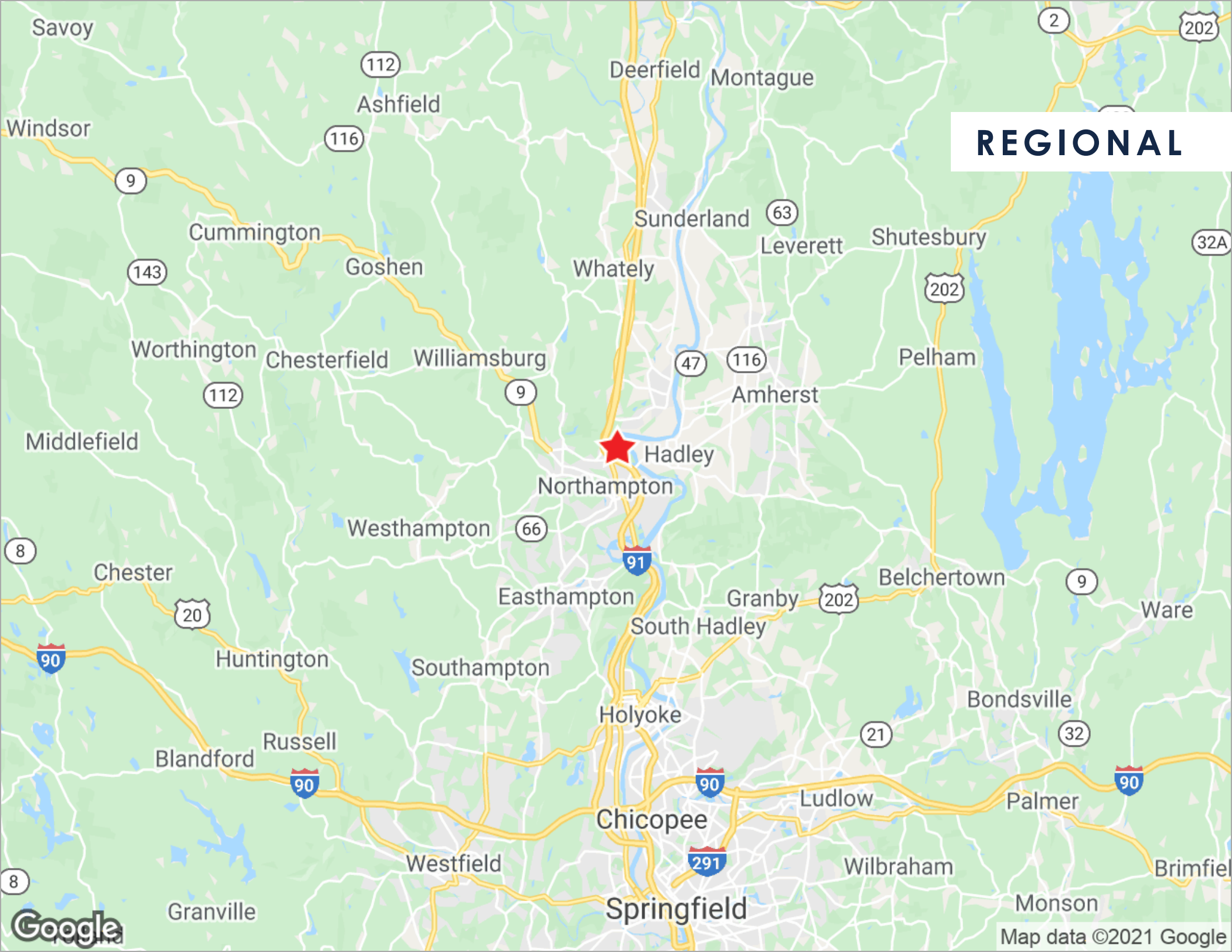
RETAILER





18,500 VPD+/-



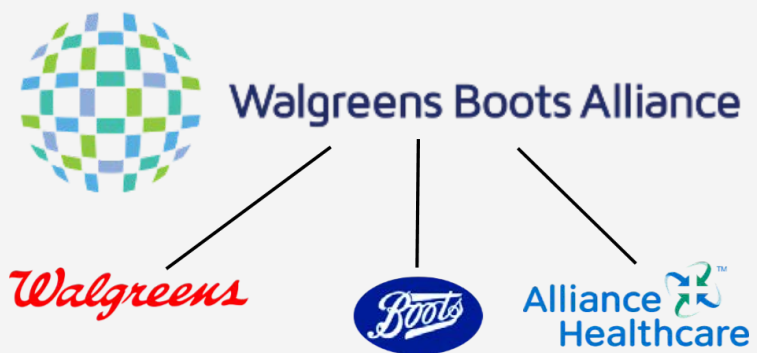


REGIONAL

WALGREENS - LEASEHOLD

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TENANT PROFILE



Walgreens
AT THE CORNER OF HAPPY & HEALTHY™

OVERVIEW

Company:
Founded:
Headquarters:
Website:

Walgreens
1901
Deerfield, IL
walgreens.com

TENANT HIGHLIGHTS

- Parent Company: Walgreens Boots Alliance
- Number of Locations: Over 8,175 Stores
- NASDAQ: WBA

TENANT OVERVIEW

The Walgreens Company is an American company which operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of February 29, 2016, the company operated 8,177 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

In 2014, the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,395	25,389	43,447
Average age	32.1	36.6	39.3
Average age (Male)	33.6	36.7	38.8
Average age (Female)	29.6	35.9	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,261	10,789	18,756
# of persons per HH	2.5	2.4	2.3
Average HH income	\$94,074	\$94,824	\$91,978
Average house value	\$351,609	\$332,333	\$308,138

* Demographic data derived from 2010 US Census

