

Walgreens NNN Leased Offering | Cornelius, OR (Portland MSA)
\$6,405,000 | 5.35% CAP



Representative Photo

Offering Highlights

Walgreens Absolute NNN Leased Offering

Zero Landlord Responsibilities

100% Fee Simple Interest

S&P Rated BBB Investment Grade Credit

Corporate Guaranty - NASDAQ: WBA

Rare West Coast Asset located in the Portland MSA

Located on a Major Commercial Thoroughfare

www.TheKaseGroup.com

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Rare West Coast Asset located in the
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Thoroughfare

Walgreens NNN Leased Offering

Executive Summary



115 North 20th Avenue | Cornelius, OR 97113

Investment Overview

Sale Price: \$6,405,000

CAP Rate: 5.35%

Building Size: 14,820 SF

Lot Size: 1.68 Acres

Year Built: 2006

Market: Portland

Property

The subject offering is a fee simple interest in an absolute NNN leased Walgreens. Over 14 years remain on the initial term, with the lease calling for zero landlord obligations. The tenant has ten 5 year options to renew. The subject property is well situated on a major commercial thoroughfare and surrounded by national retailers including Walmart Supercenter, Burger King, FedEx Office, and Sonic Drive-In.

Location

Cornelius is a city in Washington County, Oregon. Located in the Portland metropolitan area, the city's population was 11,869 at the 2010 census. The city lies along Tualatin Valley Highway between Forest Grove to the west and Hillsboro to the east. Cornelius was incorporated in 1893 and is named for founder Thomas R. Cornelius.

www.TheKaseGroup.com

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for correctness.



Corporate Information

Ticker Symbol: NASDAQ: WBA

Founded: 1901, Chicago

Revenue: \$72.18 Billion (FY 2011)

Net Worth: \$14.67 Billion (FY 2011)

Credit Rating: S&P Rated BBB

Employees: 248,000 (2013)

No. of Locations: 8,541 (2013)

Website: www.Walgreens.com

Tenant Overview

Walgreens is the #1 pharmacy in America by any measure. Traded on the New York Stock Exchange (NASDAQ: WBA), Walgreens operates 8,541 locations, including 8,116 drug stores in all 50 states, the District of Columbia and Puerto Rico. Walgreens is widely regarded as one of the safest, most secure single-tenant NNN leased investment properties because of its strong balance sheet and market capitalization. Walgreens maintains investment grade credit with a Standard & Poor's rating of BBB.

Over 4.7 million customers are served by Walgreens daily chain-wide and over 580 million prescription scripts are filled annually. Walgreens was founded in Chicago, Illinois, in 1901 and has since expanded throughout the United States. Its headquarters are located in Deerfield, Illinois, a suburb of Chicago. Its main competitors are CVS/pharmacy, Wal-Mart, Rite Aid as well as Target Corporation and Osco.

Tenant Highlights

S&P Rated BBB Investment Grade Credit

Largest Drug Store Retailer in the Country

Locations in All 50 States, DC, and Puerto Rico

\$72+ Billion in Annual Sales

\$14.6+ Billion Net Worth

A typical Walgreens store is about 14,500 square feet with 11,000 square feet of sales area. They offer nearly 25,000 items for sale and typically staff between 25 and 30 people per store. On average, one store pulls in \$8.5 million in annual sales. Most stores include a pharmacy, photo lab, cosmetics counter, and a general merchandise area. Select stores in metropolitan Chicago, Florida, Atlanta, Kansas City, Nashville, Las Vegas, and St. Louis now include Walgreens TakeCare Health Clinics where certified (primarily nurse practitioners, and in some states, registered pharmacist) staff diagnose, treat, and prescribe for common illnesses and can also issue vaccinations and physicals in select locations. These clinics are open 7 days a week; including evenings and weekends with no appointments necessary and with acceptance of most major insurance plans. If a patient uses the TakeCare Clinic, their prescription is automatically processed through Walgreens' Intercom Plus Pharmacy System as a waiting prescription, so in most stores, the prescription is ready to be picked up in 15 to 20 minutes.

FINANCIAL OVERVIEW

Financial Summary

Walgreens NNN Leased Offering

Financial Summary

115 N 20th Avenue | Cornelius, OR 97113
\$6,405,000 | 5.35% CAP

CAP Rate: 5.35%
Building SF: 14,820
Lot Size: 1.68 AC
Year Built: 2006
Lease Type: NNN
Type of Ownership: Fee Simple

| Tenant Name | GLA | Lease Begin | Lease End | Annual Rent | Options |
|-------------|-----------|-------------|-----------|-------------|------------------------------------|
| Walgreens | 14,820 SF | 4/27/2006 | 5/1/2031 | \$342,666 | Tenant has 10 five year Options |

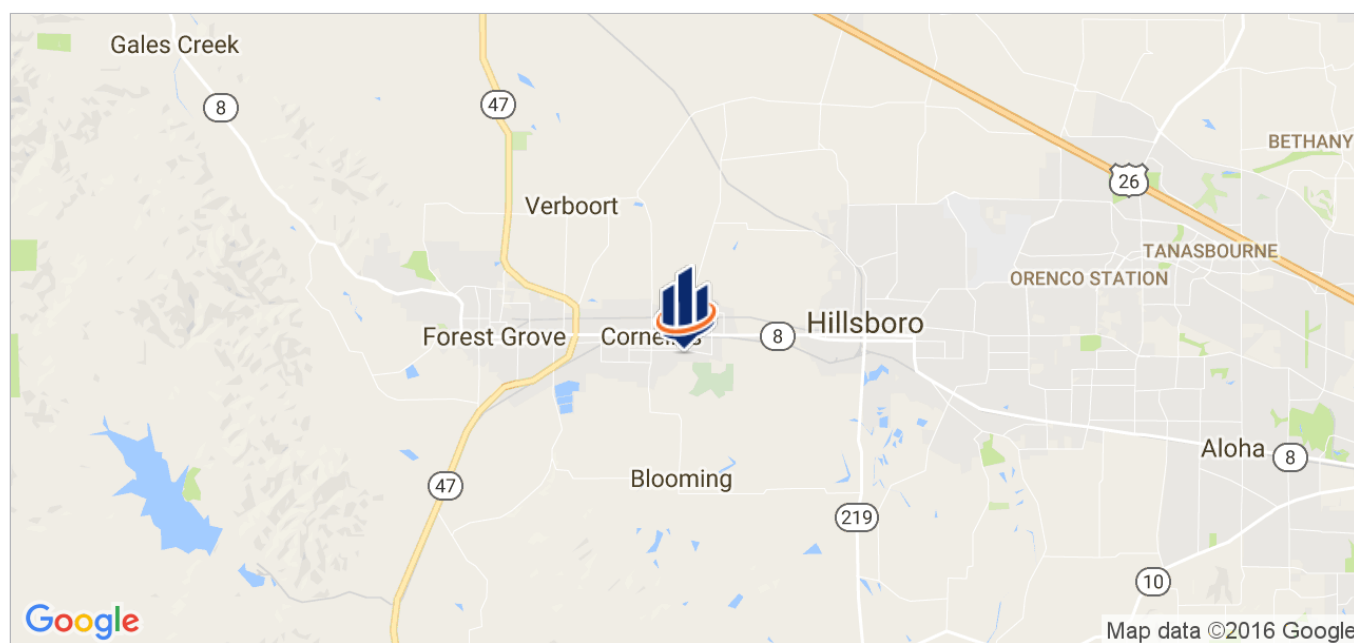
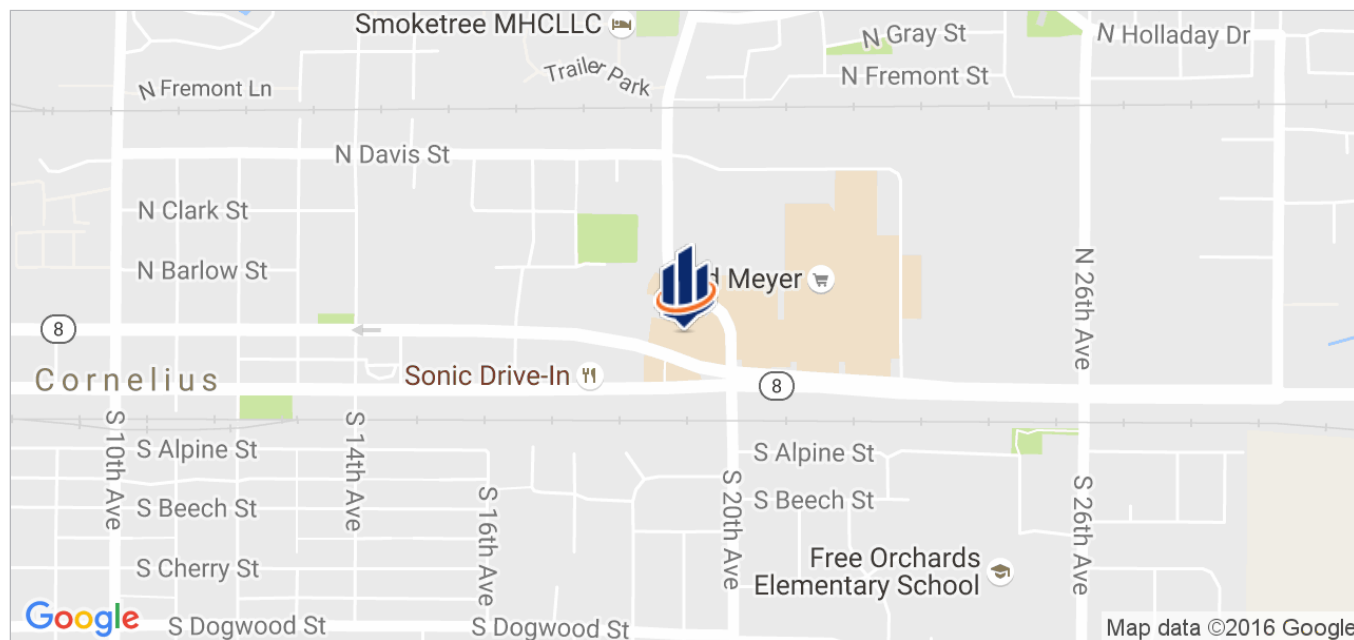
LOCATION OVERVIEW

Location Maps

Aerial Photo

Walgreens NNN Leased Offering

Location Maps



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DEMOGRAPHICS

Demographics Analysis

Demographics Map

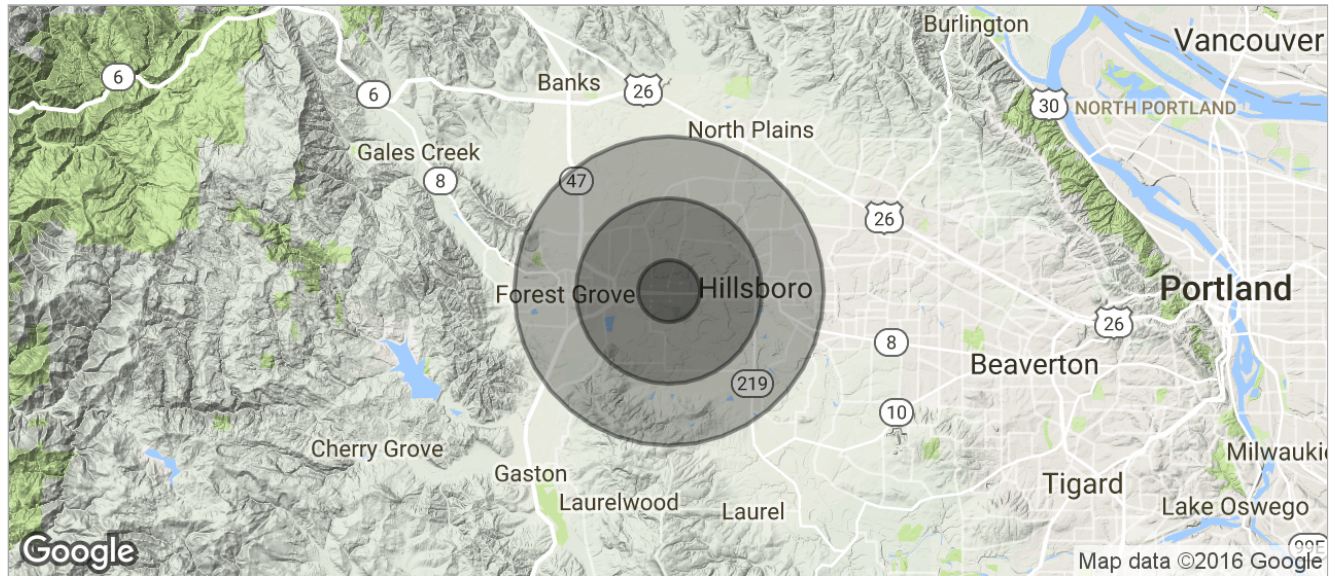
Walgreens NNN Leased Offering

Demographics Analysis

| | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
| Total households | 1,102 | 7,262 | 18,354 |
| Total persons per hh | 3.3 | 3.3 | 3.1 |
| Average hh income | \$58,025 | \$55,720 | \$59,413 |
| Average house value | \$551,448 | \$339,178 | \$340,809 |
| | 1 MILE | 3 MILES | 5 MILES |
| Total population | 3,690 | 23,715 | 57,156 |
| Median age | 32.9 | 31.6 | 31.6 |
| Median age (male) | 34.4 | 32.7 | 32.5 |
| Median age (female) | 30.5 | 30.4 | 30.8 |
| | 1 MILE | 3 MILES | 5 MILES |
| Total population - White | 2,609 | 17,062 | 42,566 |
| % White | 70.7% | 71.9% | 74.5% |
| Total population - Black | 17 | 95 | 458 |
| % Black | 0.5% | 0.4% | 0.8% |
| Total population - Asian | 37 | 284 | 1,141 |
| % Asian | 1.0% | 1.2% | 2.0% |
| Total population - Hawaiian | 0 | 31 | 133 |
| % Hawaiian | 0.0% | 0.1% | 0.2% |
| Total population - Indian | 266 | 1,284 | 2,954 |
| % Indian | 7.2% | 5.4% | 5.2% |
| Total population - Other | 642 | 4,107 | 7,708 |
| % Other | 17.4% | 17.3% | 13.5% |
| | 1 MILE | 3 MILES | 5 MILES |
| Total population - Hispanic | 1,605 | 9,968 | 19,882 |
| % Hispanic | 43.5% | 42.0% | 34.8% |
| Demographic data derived from 2010 US Census | | | |

Walgreens NNN Leased Offering

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 3,690 | 23,715 | 57,156 |
| MEDIAN AGE | 32.9 | 31.6 | 31.6 |
| MEDIAN AGE (MALE) | 34.4 | 32.7 | 32.5 |
| MEDIAN AGE (FEMALE) | 30.5 | 30.4 | 30.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,102 | 7,262 | 18,354 |
| # OF PERSONS PER HH | 3.3 | 3.3 | 3.1 |
| AVERAGE HH INCOME | \$58,025 | \$55,720 | \$59,413 |
| AVERAGE HOUSE VALUE | \$551,448 | \$339,178 | \$340,809 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % WHITE | 70.7% | 71.9% | 74.5% |
| % BLACK | 0.5% | 0.4% | 0.8% |
| % ASIAN | 1.0% | 1.2% | 2.0% |
| % HAWAIIAN | 0.0% | 0.1% | 0.2% |
| % INDIAN | 7.2% | 5.4% | 5.2% |
| % OTHER | 17.4% | 17.3% | 13.5% |
| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| % HISPANIC | 43.5% | 42.0% | 34.8% |

* Demographic data derived from 2010 US Census



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