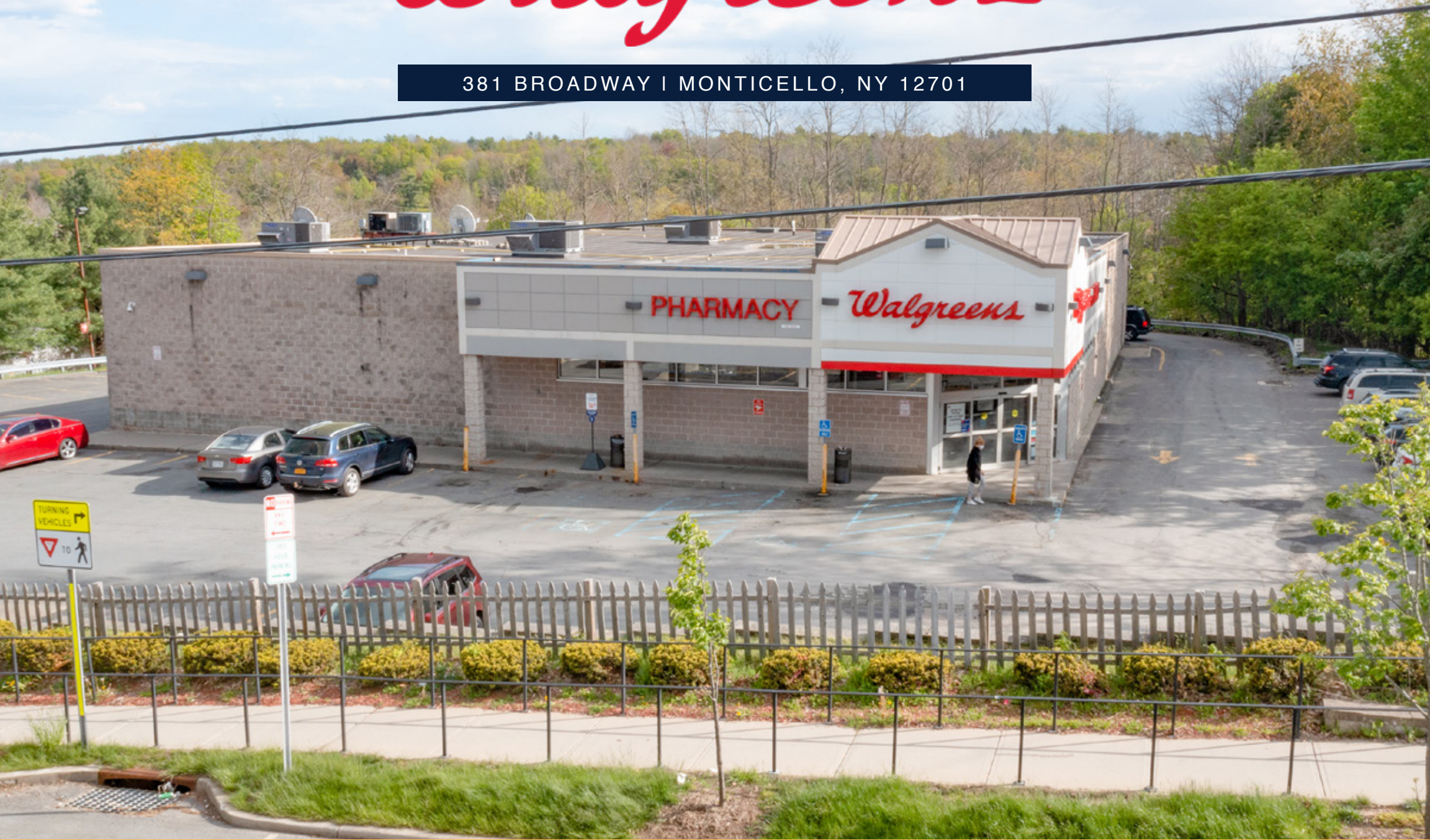


OFFERING MEMORANDUM

Walgreens

381 BROADWAY | MONTICELLO, NY 12701



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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Walgreens

381 BROADWAY | MONTICELLO, NY

3

INVESTMENT SUMMARY

4

FINANCIAL OVERVIEW

8

TENANT PROFILE

9

AREA OVERVIEW

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INVESTMENT HIGHLIGHTS

- **Recent Lease Extension:** Walgreens recently extended the lease to 10-years
- **Rent Increases:** Rare Walgreens lease with rent increases in the option periods – 5% every 5 years in the options
- **Corporate Guaranty:** Lease is guaranteed by Walgreen Co
- **Lack of Drug Store Competition:** Next closest Walgreens is over 12 miles away; nearest CVS is 27 miles away; and nearest Rite Aid is 26 miles away
- **Walgreens and COVID-19:** Walgreens has administered more than 15 million COVID-19 vaccines to date, and continues to expand vaccination models to ensure all individuals have access to a COVID-19 vaccine.
- **Walgreens Launches Nationwide Contactless Same Day Delivery in Under Two Hours:** Same Day Delivery in under two hours offers new quick and easy way for customers to shop more than 24,000 products during the COVID-19 pandemic and beyond
- **Walgreens Boots Alliance Fiscal 2021 Second Quarter Results Exceed Expectations:** Comparable sales increased 2.0 percent from the year-ago quarter reflecting a 4.5 percent increase in comparable pharmacy sales

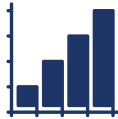


PROPERTY SUMMARY

ADDRESS	381 Broadway Monticello, NY
GLA (SF)	±13,360 SF
LOT (AC)	±2.55 AC
YEAR BUILT	1997
APN	484601 116.-1-8



\$3,700,000
OFFERING PRICE



5.00%
CAP RATE



\$185,000
NOI

LEASE SUMMARY

TENANT	Walgreens
TYPE OF OWNERSHIP	Fee simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord responsible
CURRENT LEASE TERM	10 Years
LEASE EXPIRATION DATE	6/30/31
TERM REMAINING	±10 Years
INCREASES	Five (5%) every five (5) years in options
OPTIONS	Six (6) five (5) year options

ANNUALIZED OPERATING DATA

	ANNUAL RENT	MONTHLY RENT	RENT PSF	INCREASE	CAP RATE
Current	\$185,000.00	\$15,416.67	\$13.85		5.00%
Option 1	\$194,250.00	\$16,187.50	\$14.54	5.00%	5.25%
Option 2	\$203,962.50	\$16,996.88	\$15.27	5.00%	5.51%
Option 3	\$214,160.63	\$17,846.72	\$16.03	5.00%	5.79%
Option 4	\$224,868.66	\$18,739.05	\$16.83	5.00%	6.08%
Option 5	\$236,112.09	\$19,676.01	\$17.67	5.00%	6.38%
Option 6	\$247,917.69	\$20,659.81	\$18.56	5.00%	6.70%

DEBT QUOTE

Loan quote provided by Matthews™ Capital Markets based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

Kevin Kern
kevin.kern@matthews.com



JEFFERSON
PROFESSIONAL PLAZA

MONTICELLO BAGEL
BAKERY & DELI



SALT & PEPPER
THE KITCHEN

CHINATOWN
KITCHEN

GOVERNMENT
SECTOR

CHASE

MISS MONTICELLO DINER

BROADWAY
± 10,000 VPD

Walgreens



 **Resorts World**
CATSKILLS

THE FARMERS MARKET

sush:bleu
SEA FOR YOURSELF

Super 8

Rita's
Italian Restaurant

 **Auto Zone**  
Walmart Supercenter   

Pizza Hut

ALDI

 **DOLLAR TREE**

SUNOCO

FAMILY DOLLAR

Kristt K Kelly
Office Systems Corp.

BROADWAY
± 10,000 VPD

VILLAGE OF MONTICELLO
TOWN HALL



Walgreens



TENANT OVERVIEW

OWNERSHIP	Public
INDUSTRY	Drug Store
WEBSITE	www.walgreens.com
# OF EMPLOYEES	253,400

WALGREENS OVERVIEW

TENANT OVERVIEW: The nation's #1 drugstore chain, Walgreens, operates close to 9,200 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

WALGREENS HEALTH FOCUS: Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

MARKETING STRATEGY: Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.



1901

**YEAR
FOUNDED**



DEERFIELD, IL

HEADQUARTERS



\$424M

**2020
REVENUE**

MONTICELLO, NY

Located off NYS Route 17 (future I-86) the Village of Monticello is mid-way between New York City and Binghamton. Monticello is the largest community of the Sullivan County Catskills and home to the Mighty M Gaming Facility at Monticello Raceway. The village occupies over 6,700 residents and is the seat for the Town of Thompson and the county seat of Sullivan County. The village was named after the residence of Thomas Jefferson. Located only 95 miles away from New York City, Monticello is a village with history behind it.

DEMOGRAPHICS

1-MILE 3-MILE 5-MILE



POPULATION

4,881 9,356 14,132



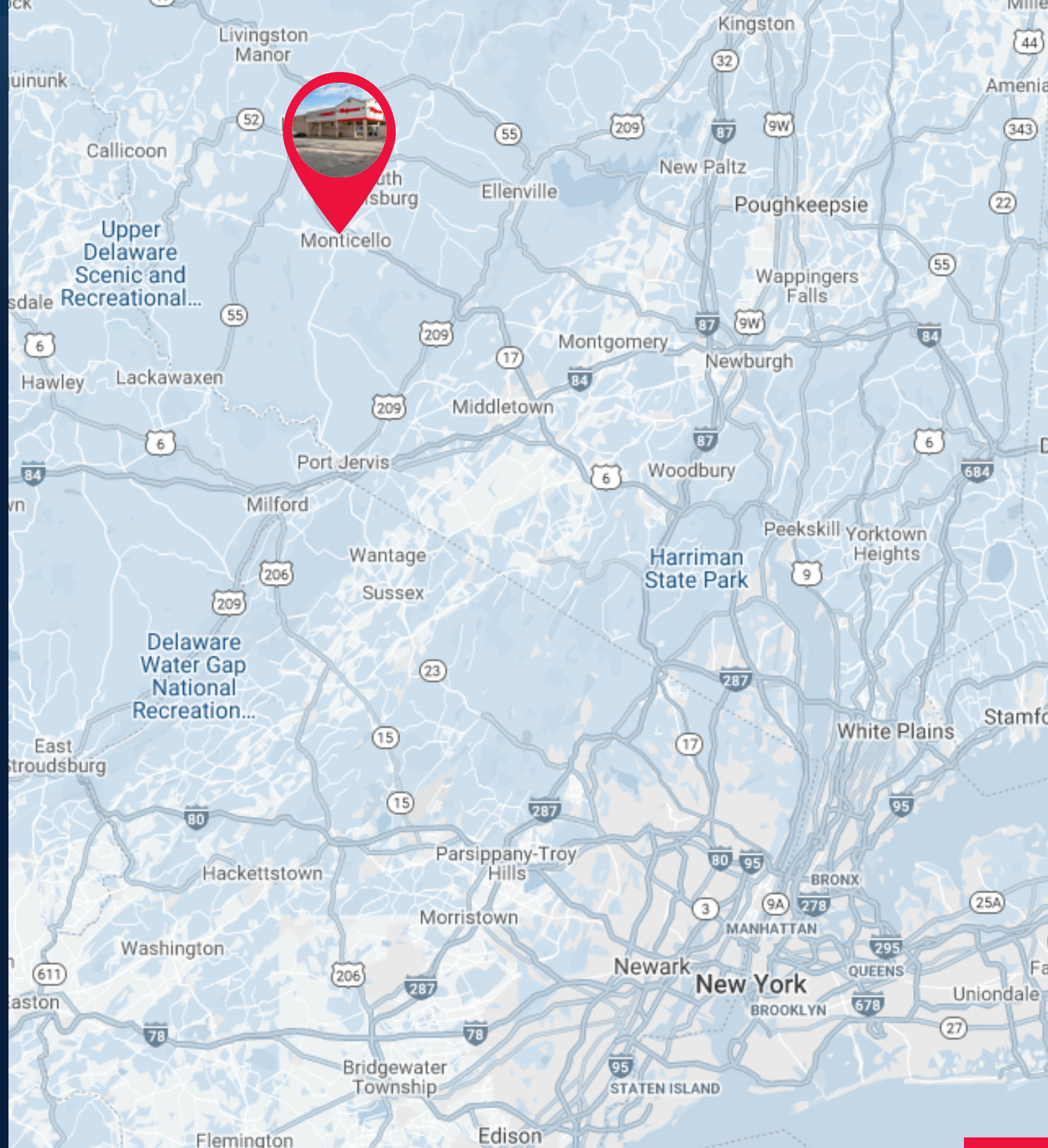
HOUSEHOLDS

2,051 3,859 5,753



HH INCOME

\$47,827 \$54,485 \$63,126



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **831 Broadway, Monticello, NY** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

OFFERING MEMORANDUM

Walgreens

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