



81 MAIN STREET | LIVERMORE FALLS, ME 04254

OFFERING MEMORANDUM

LISTED BY



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Walgreens

81 MAIN STREET | LIVERMORE FALLS, ME 04254

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

OFFERING SUMMARY

Matthews Real Estate Investment Services™ is pleased to exclusively offer an 11,180-square-foot freestanding Walgreens situated on 1.30 acres in the main business district of Livermore Falls, ME. Walgreen's net lease commenced in September of 1998, showing long term commitment to this market for the past 25 years. The Net lease has two years (2) remaining with another Four (4) Five (5) year option renewals.

The Property has excellent access and visibility along Main Street the major North/South thoroughfare of Livermore Falls. Walgreens is strategically positioned in the heart of the Main and Main drag in the city's downtown center. The site benefits from its location being the only national drug store chain in Twenty-Five (25) miles, attracting shoppers and prescription users near and far.

With the recent increased flight to consumable products such as; grocery stores, warehouse clubs, dollar stores and drug stores, this passive investment should bode well for any investor.

INVESTMENT HIGHLIGHTS



LONG TERM ABSOLUTE NNN BONDED LEASE - Walgreens is operating on their 24th year of a corporate guaranteed NN (LL responsible for roof only) lease with two (2) years remaining and four (4) five (5) year options remaining. The long-term history of this store has been a staple in the Livermore Falls Community for decades.



INVESTMENT GRADE TENANT (S&P: BBB; MOODY'S BAA2) - Walgreens Boots Alliance has over 9,200 drug stores across the country and over 13,000 stores in 11 different countries; the fortune 500 company is 20th on the list respectively.



HIGHLY ACCESSIBLE AND HEAVILY TRAFFICKED - Situated along Main Street the major North/South thoroughfare of Livermore Falls. Walgreens is strategically positioned in the heart of the Main and Main drag in the city's downtown center.



UNENCUMBERED ASSET - Offered free and clear of any existing financing, a new investor can take advantage of historically low interest rates and ample availability in the capital markets to significantly enhance returns through aggressive capitalization structures.





\$3,250,000

LIST PRICE



\$237,910

NOI



±2.12 YRS
TERM REMAINING



7.32%
CAP RATE

BUILDING INFO

Address	81 Main Street Livermore Falls, ME, 04254
GLA (SF)	± 11,180 SF
Lot (AC)	± 1.31 AC
Year Built	1998
Parcel Number	LVMFM:020L:140

TENANT SUMMARY

Tenant	Walgreens
Store Number	18414
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Original Lease Term	20 Years
Lease Date	9/30/1998
Lease Expiration Date	9/30/23
Term Remaining	± 2.12 Years
Increases	Option Period
Options	4x5

ANNUALIZED OPERATING DATA

Term	Lease Years	Annual Rent	Monthly Rent	Rent PSF	Increase
Current	21-25	\$237,910	\$19,826	\$21.28	
Second Renewal	26-30	\$249,090	\$20,757	\$22.28	4.70%
Third Renewal	31-35	\$260,274	\$21,689	\$23.28	4.70%
Fourth Renewal	36-40	\$271,450	\$22,620	\$24.28	4.70%
Fifth Renewal	41-45	\$282,630	\$23,552	\$25.28	4.70%

DEBT QUOTE

Please contact a Matthews™ Capital Markets
Agent for financing options:

PATRICK FLANAGAN
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FITNESS STYLZ
GYM

LIVERMORE FALLS
MIDDLE SCHOOL

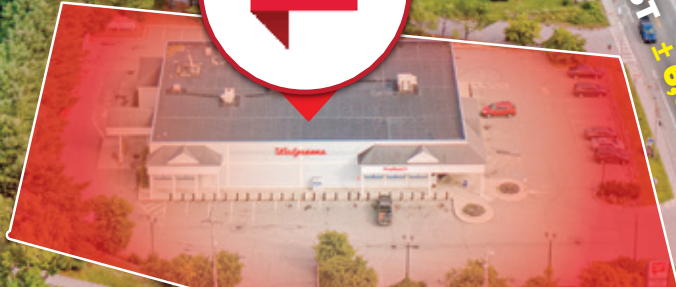
CHUCK WAGON
RESTAURANT



LIVERMORE FALLS
FAMILY PRACTICE

WESTERN UNION

DOLLAR GENERAL



MAIN ST ± 6,000 VPD



ANDROSCOGGIN
RIVER RESERVOIR



DOLLAR GENERAL



FRANCHETTI'S HOME TOWN
VARIETY STORE



CITY OF JAY
MAJOR TENANTS



ANDROSCOGGIN BANK
MCDONALD'S
NEW WAH GARDEN
PARIS FARMERS UNION
RIVERSIDE KWIK STOP
SKI DEPOT
SUBWAY
YIANNI'S HOUSE OF PIZZA
ETC.

MAIN ST ± 6,000 VPD

TENANT OVERVIEW



COMPANY NAME

Walgreens

OWNERSHIP

Public

YEAR FOUNDED

1901

INDUSTRY

Drug Store

HEADQUARTERS

Deerfield, IL

NO. OF EMPLOYEES

±253,400

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.

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	3,103	5,786	7,822
2021 Estimate	3,033	5,660	7,661
2010 Census	2,796	5,255	7,173
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	1,319	2,450	3,293
2021 Estimate	1,288	2,395	3,224
2010 Census	1,187	2,221	3,015
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$53,138	\$57,763	\$62,118

LIVERMORE, ME

Home to over 3,000 residents, the rural town of Livermore Falls is located within Androscoggin County, Maine. It is part of the Lewiston-Auburn, Maine Metropolitan Statistical Area. Lewiston and Auburn are less than an hour south of Livermore Falls. The town's local economy is supported by several locally-owned businesses and it also has an extensive logging and manufacturing operation producing wood pallets. Encompassing 20 square miles, Livermore Falls offers lots of amenities for its residents such as schools, parks, Maine's Paper & Heritage Museum, Spruce Mountain Ski Slope, and lots of nearby lakes and ponds, such as Parker Pond, Echo Lake, Lovejoy Pond, and Androscoggin Lake. During the 19th century, Livermore and many other towns along the Androscoggin River were known for their paper mills. Locals and visitors can learn about the cultural heritage of paper-making towns and mills along the Androscoggin River at Maine's Paper & Heritage Museum located within the town. Just across the Androscoggin River is the Spruce Mountain Ski Slope, which offers 11 trails where people of all ages can have fun. Livermore Falls has lots to offer due to its rich history and friendly community.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **81 Main Street, Livermore Falls, ME 04254** ("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.



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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