#### OFFERING MEMORANDUM

Walgreens | 15YR Extension | Exceptional Sales | 24HR Store 498 N Weber Rd, Romeoville, IL 60446



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Activity ID #ZAC0370519

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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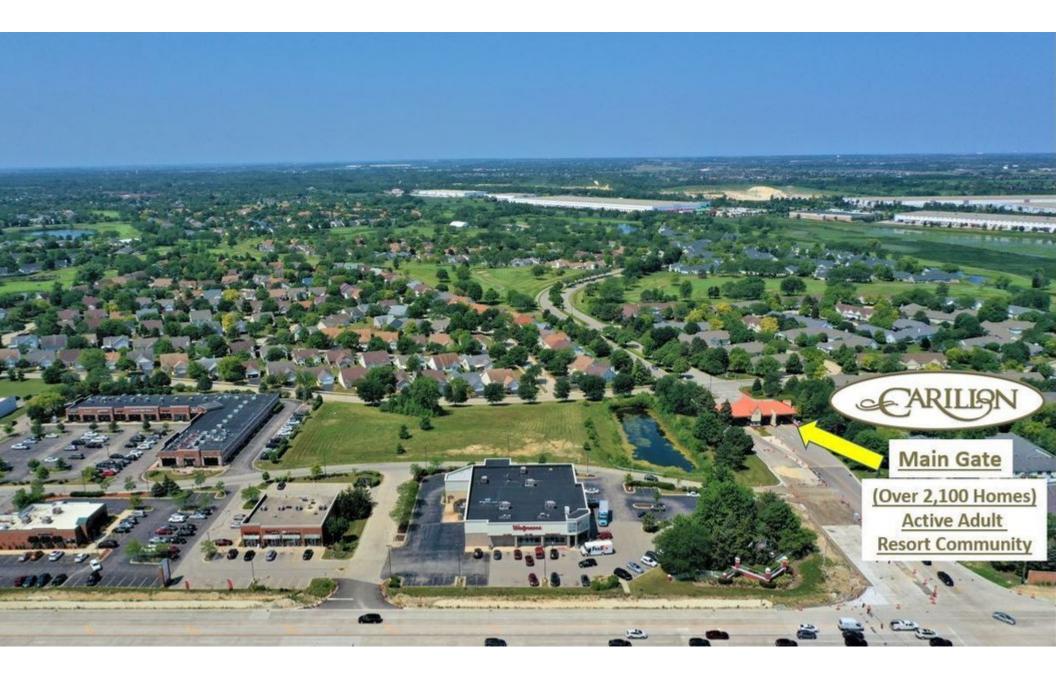
### SECTION 1

# **Executive Summary**

WALGREENS CARILLON

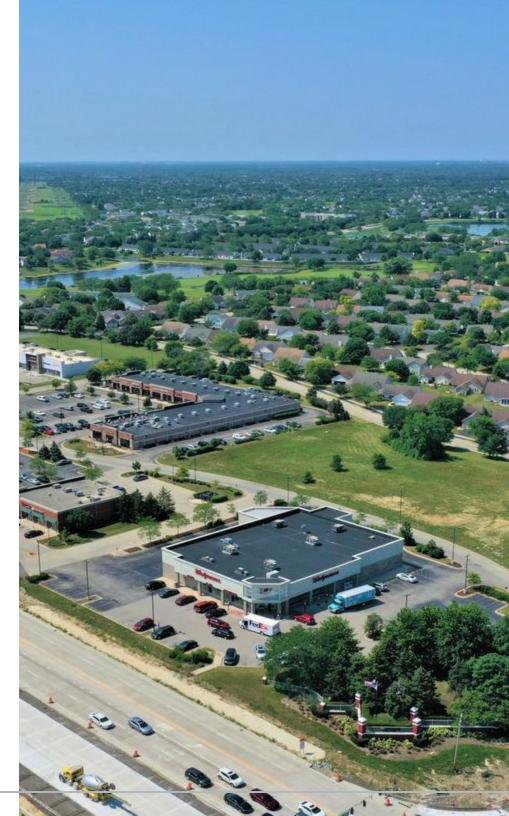
OFFERING SUMMARY

INVESTMENT HIGHLIGHTS



# OFFERING SUMMARY







# WALGREENS | 15YR EXTENSION | EXCEPTIONAL SALES | 24HR STORE 498 N Weber Rd, Romeoville, IL 60446

#### **INVESTMENT OVERVIEW**

Marcus & Millichap is pleased to present the opportunity to purchase the fee simple interest in a single tenant Walgreens in Romeoville, IL. This is a 24-hour location with a double drive-thru. This location reports among the highest store sales of any Walgreens opportunity currently on the market. Typically, a store has to be in the top 10% of Walgreens stores by sales volumes in order to earn the 24-hour distinction. This store's reported sales are about double that of an average Walgreens.

There is limited drug store competition in the immediate trade area and this location enjoys traffic counts of over 40,000 vehicles per day. More importantly, this Walgreens is located adjacent to the entrance to Carillon, a vast senior living development with over 2,100 homes specifically designated for active adults who are over 55 years old. The cloverleaf on and off ramp of 1-55 is within a mile of this property as well.

Walgreens just simultaneously exercised 3 consecutive 5YR option periods and currently has more than 15 years of firm lease term remaining, with 7 additional 5YR options.

This is an opportunity to purchase an extraordinarily high-performing Walgreens, with over 15 years of lease term, backed by investment grade credit.

#### **INVESTMENT HIGHLIGHTS**

Single tenant Walgreens (S&P Credit Rating BBB) with a 20 Year operating history | Walgreens just extended their lease for an additional 15 years

Staggering store sales -- Reported sales are almost double the national average

24-Hour Store (a privilege reserved for the top 10% of stores by sales volume)

Positioned at a signalized intersection, adjacent to the entrance to Carillon, an enormous senior living development with over 2,100 homes

Over 40,000 vehicles per day | Located 1 mile from the entrance to I-55 (77,800 vehicles per day)

Advocate Health Clinic located in the store | Double lane drive-thru

Brand new roof installed in 2021 | Transferrable warranty

#### SECTION 2

# Property Information

WALGREENS ROMEOVILLE AERIAL

TENANT PROFILES





#### **TENANT HIGHLIGHTS**

- Investment Grade Credit (S&P Rated BBB)
- 16% Increase in Total Revenue from 2019 to 2020
- Growing Additional Retail Channels as the Brand Continues to Take Market Share
- Walgreens Controls the Best Corner Locations for Retail Nationally
- Walgreens' Performance on a Corporate Level Continues to Exceed Expectations

#### **TENANT OVERVIEW**

Founded:1901Locations:9,277Total Revenue:\$141.7 BillonNet Income:\$424 MillionLease Rate:\$23.12 Per Square FootHeadquarters:Deerfield, ILWebsite:Walgreens.com	Company:	Walgreens
Total Revenue:\$141.7 BillonNet Income:\$424 MillionLease Rate:\$23.12 Per Square FootHeadquarters:Deerfield, IL	Founded:	1901
Net Income:\$424 MillionLease Rate:\$23.12 Per Square FootHeadquarters:Deerfield, IL	Locations:	9,277
Lease Rate:\$23.12 Per Square FootHeadquarters:Deerfield, IL	Total Revenue:	\$141.7 Billon
Headquarters: Deerfield, IL	Net Income:	\$424 Million
	Lease Rate:	\$23.12 Per Square Foot
Website: Walgreens.com	Headquarters:	Deerfield, IL
	Website:	Walgreens.com

#### **RENT SCHEDULE**

LEASE YEARS	ANNUAL RENT
1 - 15 (Firm Term)	\$335,000
7 - 5YR Options	\$335,000





# Financial Analysis

FINANCIAL DETAILS

\$6,700,000
5.00%
\$462.39

Year Built / Renovated	2001 / 2021 (New Roof)
Gross Leasable Area	14,490 SF
Type of Ownership	Fee Simple
Lot Size	2.06 Acres

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$335,000	\$27,917	\$23.12	5.00%
Years 2-15	\$335,000	\$27,917	\$23.12	5.00%
7-5YR Options	\$335,000	\$27,917	\$23.12	5.00%

LEASE SUMMARY	
Tenant	Walgreens
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	03/21/2001
Lease Expiration	12/31/2036
Renewal Options	7-5YR Options
Term Remaining on Lease (Yrs)	15+ Years

CAP RATE	PRICE	PRICE/SF	INITIAL CASH-ON-CASH	LEASE SUMMARY	
5.00%	\$6,700,000	\$462.39	4.41%	Tenant:	Walgreens
				Guarantor:	Corporate Guarantee
OPERATING INFORMATION				Credit Rating:	BBB
Net Operating Income		-	\$335,000	Rent Commencement:	03/21/2001
Rent/SF			\$23.12 /SF	Lease Expiration:	12/31/2036
Gross Leasable Area			14,490 SF		1/1/2037 - 12/31/2041
		1/1/2041 - 12/31/2046			
FINANCING					1/1/2047 - 12/31/2051
New Acquisition Financing			\$4,221,000	Options:	1/1/2052 - 12/31/2056
Loan To Value			63.00%	İ	1/1/2057 - 12/31/2061
Interest Rate			3.44%	İ	1/1/2062 -12/31/2066
Amortization Period			30		1/1/2067 - 12/31/2071
Loan Term			10	Lease Type:	Double Net
Loan Constant			5.35%	Monthly Rent:	\$27,917
Annual Debt Service Payment			\$225,757	Annual Rent:	\$335,000
Debt Service Coverage			1.48	Reports Sales:	Yes
Debt Yield			7.94%		
Total Return (Year 1)			7.71%		

SECTION4

# **Market Overview**

ROMEOVILLE MARKET INFO

DEMOGRAPHICS



#### CARILLON

The Walgreens property is strategically located adjacent to the entrance gate of Carillon, a vast, master planned, active adult resort community, with over 2,100 senior living residences contained within its confined. The property is amenity rich, with 3 pools, a 27 hole golf course, gyms, tennis courts, pickleball, shuffleboard, a library, woodshop, billiards rooms and multiple club rooms. The HOA plans frequent trips to baseball games, theatre events, race tracks and more.

It's an idyllic setting, well-manicured, and located within 1-mile of I-55. Homes within Carillon offer great value, given the scenic desirability of the community, as well as the life style benefits on offer.

#### THE VILLAGE OF ROMEOVILLE

Romeoville is a village in Will County, located 26 miles southwest of the city of Chicago. The village has won gold medals from the Economic Development Council in the high performance economic development category. Positioned between I-55 and I-355, the village also offers Metra Train service to Chicago. Due to its location along I-55, Romeoville has enjoyed newfound status as a logistics and transport hub, with a number of large scale industrial developments popping up over the last 10 years within its city limits.

Amazon operates a large-scale warehouse facility in Romeoville, with over 1,800 jobs. Ulta Beauty's headquarters are nearby, in Bolingbrook and the demographics in the area are quite strong. Density exceeds 62,000 people within a 3-mile radius, and average household incomes are \$98,000.

With so many senior living communities within 1-mile of the Walgreens property (over 3,000 seniors within the immediate vicinity), this forms an ideal customer base for a 24-



# DEMOGRAPHICS // Walgreens | 15YR Extension | Huge Sales | 24HR Store

1 69 94 W Boughton Rd 53 • 1 PC	OPULATION	1 Mile	3 Miles	5 Miles
20	025 Projection	7,184	62,680	150,876
59 Bolingbrooks Clow International Airport	020 Estimate	7,170	61,290	148,204
	010 Census	7,105	59,796	144,765
20	000 Census	4,945	33,536	92,814
H	IOUSEHOLD INCOME			
	verage	\$77,592	\$98,097	\$114,115
	ledian	\$63,413	\$80,839	\$90,405
	er Capita	\$33,305	\$31,010	\$35,788
	IOUSEHOLDS			
20	025 Projection	3,113	19,744	47,234
Romeoville 20	020 Estimate	3,078	19,313	46,258
	010 Census	3,074	18,880	45,185
1 Siela Contre 20	000 Census	2,049	11,570	30,066
	IOUSING			
	ledian Home Value	\$215,612	\$232,553	\$258,144
	MPLOYMENT			
	020 Daytime Population	6,616	55,036	144,064
	020 Unemployment	4.08%	4.05%	4.40%
	verage Time Traveled (Minutes)	37	38	38
	DUCATIONAL ATTAINMENT			
	ligh School Graduate (12)	30.89%	27.17%	24.37%
	ome College (13-15)	23.08%	23.02%	21.14%
	ssociate Degree Only	8.16%	8.22%	7.96%
	achelor's Degree Only	19.17%	20.92%	24.12%
G9	raduate Degree	6.26%	8.64%	12.05%

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