MINNEAPOLIS MSA INVESTMENT OFFERING



2499 HIGHWAY 7 | EXCELSIOR, MN 55331





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Walgneens.



Offering Summary

| CAP RATE5.30%PRICE PER SF\$651.07TERM REMAINING±11.5 YearsOPTIONS50 Years in OpticLEASE TYPEAbsolute Net Lease | |
|--|----|
| TERM REMAINING±11.5 YearsOPTIONS50 Years in Optic | |
| OPTIONS 50 Years in Optic | |
| | |
| LEASE TYPE Absolute Net Lea | ns |
| | se |
| ANNUAL RENT (NOI) \$500,004 | |
| MONTHLY RENT \$41,667 | |
| BUILDING SIZE (SF) ±14,490* | |
| LOT SIZE (SF) ±63,162 [*] | |
| YEAR BUILT 2009 | |

Investment Highlights

STABLE INCOME

Income is guaranteed by Walgreens corporation with an investment grade credit rating of BBB- (S&P) and is a Fortune 500 Company with over 9,200 locations.

ABSOLUTE NET LEASE WITH NO LANDLORD RESPONSIBILITIES

The lease allows an absolute net basis with approximately 11.5 years of lease term remaining and no landlord responsibilities whatsoever.

ONLY NATIONAL CHAIN DRUGSTORE IN EXCELSIOR

The next closest Walgreens drugstore is located over three miles east in Minnetonka and the nearest CVS drugstore is located in Chanhassen which is approximately three miles south of the subject property.

AFFLUENT AREA WITH MEDIAN HOUSEHOLD INCOMES OF \$120K+

The median household income for this store within a 1-mile radius is \$140,794, \$129,755 within a 3-mile radius and \$122,694 within a 5-mile radius.

MINNEAPOLIS-ST. PAUL MSA LOCATION

The subject property is located in a community 15 miles southwest of downtown Minneapolis, Minnesota and is part of the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area. This MSA is the largest in the state of Minnesota and ranks as the 16th largest in the United States with over 3.6 million residents.

NEARBY SENIOR LIVING COMMUNITY

The Pillars of Shorewood Landing is located less than one mile east of the subject property and offers over 200 units for the senior living community.

HIGH TRAFFIC COUNTS

The property is located on the main highway in Excelsior and runs west east into Minneapolis, with high traffic counts of more than 33,000 vehicles per day.

LAKE MINNEWASHTA REGIONAL PARK TWO MILES SOUTH

This 340-acre park estimates 110,000 visitors annually, offers bike trails, sand volleyball courts, a swimming pool, and an off-leash dog park and is located less than two miles south of the subject property.

*Building and lot size to be verified by Buyer.

PHARMA PROPERTY GROUP DRUGSTORE REAL ESTATE INVESTMENT SPECIALISTS⁴





Lease Summary

| ADDRESS | 2499 Highway 7 Excelsior, MN 55331 | | | | |
|---------------------------|---------------------------------------|--|--|--|--|
| TENANT | Walgreens (NYSE:WAG) | | | | |
| LEASE COMMENCEMENT | October 1, 2008 | | | | |
| LEASE EXPIRATION | September 30, 2033 | | | | |
| TERM REMAINING | ±11.5 Years | | | | |
| LEASE TYPE | Absolute Net Lease | | | | |
| ANNUAL RENT | \$500,004 | | | | |
| MONTHLY RENT | \$41,667 | | | | |
| RENT PER SQUARE FOOT | \$34.51 | | | | |
| OPTIONS | 50 (1-year) | | | | |
| LANDLORD RESPONSIBILITIES | None | | | | |







Building Photos







Building Photos



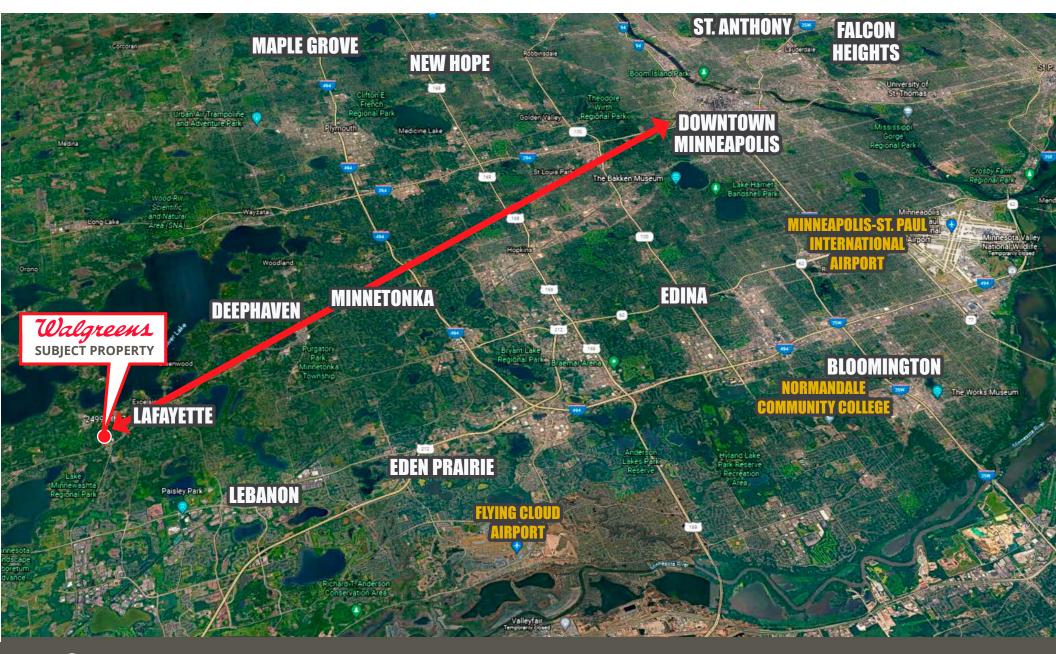


Location Aerial





Location Aerial







Location Overview and Demographics

Excelsior is a community on the south shore of Lake Minnetonka in Hennepin County Minnesota. Minneapolis is located approximately 15 miles northeast of Excelsior and St. Paul is about 32 miles east of the subject. The estimated population for Excelsior is 2,397 residents.

Minneapolis is one of the major cities in Minnesota and is part of the "Twin Cities" with state capital of St. Paul which is just 11 miles east. The Minneapolis-St. Paul Metropolitan Statistical Area is the 16th largest MSA in the United States with over 3.6 million residents. Target Corporation, the eighth largest retailer in the United States with over 1,800 retail locations and over 360,000 employees nationwide, is headquartered in Minneapolis.



| | Total Population | \$ | Median Household Income | | Total Households | | Average Age | | Traffic Counts Vehicles/Day |
|---------|------------------|----------------|----------------------------|---------|------------------|----------------|-------------|----------------|--------------------------------|
| 1 MILE | 4,758 | 1 MILE | \$140,794 | 1 MILE | 1,699 | 1 MILE | 40.10 | HIGHWAY 7 | ±33,000 |
| 3 MILES | 32,040 | 3 MILES | \$129,755 | 3 MILES | 11,407 | 3 MILES | 40.50 | HAZELTINE RD | ±15,600 |
| 5 MILES | 95,842 | 5 MILES | \$122,694 | 5 MILES | 34,935 | 5 MILES | 40.30 | INTERSTATE 494 | ±104,000 |

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



Walgneens.



Tenant Profile (As of August 2020)

| WEBSITE | https://www.walgreensbootsalliance.com/ |
|-----------------------|---|
| LOCATIONS | 9,000+ |
| STOCK SYMBOL (NASDAQ) | WBA |
| CREDIT RATING (S&P) | BBB- |
| MARKET CAPITALIZATION | \$40.23 Billion |
| REVENUE (2019) | \$146.1 Billion |
| ASSETS | \$87.1 Billion |
| EMPLOYEES | 331,000 |



Company Summary*

Tenant History

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. It operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale.

The Retail Pharmacy USA segment sells prescription drugs and an assortment of retail products, including health, wellness, beauty, personal care, consumable, and general merchandise products through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services and mail services; and manages in-store clinics.

The Retail Pharmacy International segment sells prescription drugs; and health and wellness, beauty, personal care, and other consumer products through its pharmacy-led health and beauty stores and optical practices, as well as through boots.com and an integrated mobile application. This segment operated 4,428 retail stores under the Boots, Benavides, and Ahumada in the United Kingdom, Thailand, Norway, the Republic of Ireland, the Netherlands, Mexico, and Chile; and 550 optical practices, including 165 on a franchise basis.

The Pharmaceutical Wholesale segment engages in the wholesale and distribution of specialty and generic pharmaceuticals, health and beauty products, and home healthcare supplies and equipment, as well as provides related services to pharmacies and other healthcare providers. This segment operates in the United Kingdom, Germany, France, Turkey, Spain, the Netherlands, Egypt, Norway, Romania, the Czech Republic, and Lithuania.

Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

*Source: Yahoo Finance



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Walgreens

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FOR MORE INFORMATION PLEASE CONTACT:

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