



7255 COIT ROAD | FRISCO | TX
(DALLAS-FORT WORTH MSA)

Rapid Population Growth | Affluent Area



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NET LEASE GROUP



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Executive Summary

Walgreens

7255 Coit Road | Frisco | TX

Offering Price

\$8,500,000

Cap Rate 4.89%

Net Operating Income \$415,234

Gross Leaseable Area +/- 14,820 SF

Lot Size 2.06 Acres

Year Built 2009

Guarantor Corporate



Lease Summary

Lease Type	Absolute Net (NNN)	Original Lease Term	25 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	12+ Years
Lease Commencement	3/1/2009	Renewal Options	50, 1-Year
Lease Expiration	2/28/2034	Rent Increases	Flat in Options

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 2/28/34	\$415,234		4.89%
Options 1-50	3/1/34 - 2/28/84	\$415,234	Flat	4.89%

Investment Highlights



Walgreens Asset w/Zero Landlord Responsibilities

Absolute NNN Walgreens with Zero Landlord Responsibilities Located at the Highly Trafficked Signalized Intersection of Rolater Road (15,000 Vehicles Per Day, VPD)) and Coit Road (10,000 VPD)



Long Term Lease, Ideal for Passive 1031 Exchange Buyers

Walgreens Has Occupied the Site Since 2009 with Over 12-Years Remaining on the Lease Base Term and 50 Years of Tenant Options to Extend Providing 1031 Buyers with an Ideal Passive Investment



Investment Grade Credit

Lease Corporately Guaranteed by Walgreens Co., One of the Nation's Dominant Pharmacy Chains and 16th Ranked Company in the Fortune 500 with an S&P Credit Rating of BBB



Anchored by Thriving Middle and High Schools

Strategically Positioned Across from Both the Recently Constructed 155,000 SF Lawler High School and Centennial High School with Over 2,000 Students Generating Material Activity Around the Site



Rapid Population Growth

Rapidly Growing Dallas-Fort Worth MSA Suburb with Explosive Population Growth Expected Around the Subject Property Projected at Over 23 Percent Within a 1-Mile Radius Between 2021 and 2026



Highly Dense and Affluent Area

Situated in a Dense and Affluent Area with Over 300,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$170,000 Within a 1-Mile Radius

Retail Map

Lawler Middle School
Newly Constructed in 2018,
155k SF State of the Art Facility

Centennial High School
2,000+ Students, Top 10 School
in the Frisco Ind. School District



Goit Road 11,000 VPD

Rolater Road 15,000 VPD



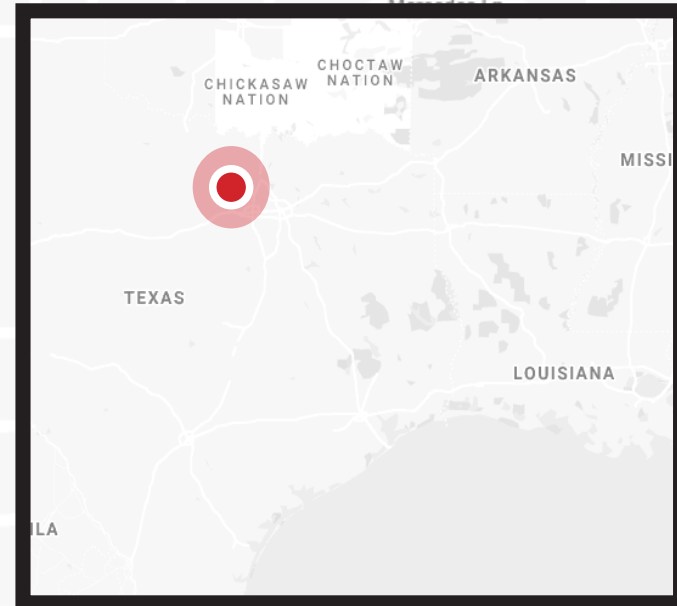
Subject Property



UNITED STATES
POSTAL SERVICE

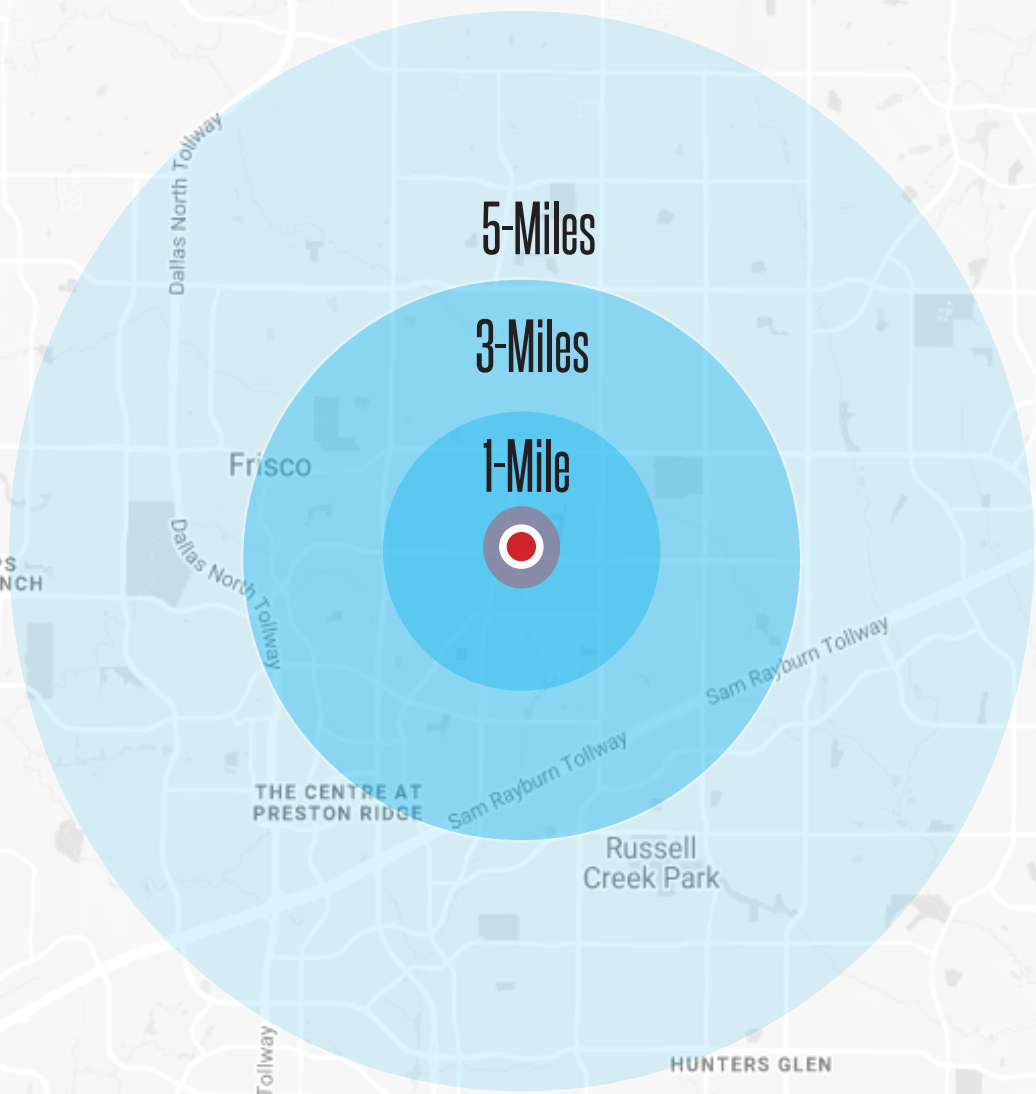
Regional Map

Subject Property



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2026 Projection	19,567	125,131	352,475
2021 Estimate	15,840	105,632	300,256
Projected Growth 2021-2026	23.53%	18.46%	17.39%
Growth 2000-2010	81.67%	118.25%	128.84%
INCOME			
Average	\$170,851	\$152,136	\$164,430
Median	\$126,997	\$118,030	\$123,532
Per Capita	\$56,901	\$54,383	\$58,857
HOUSEHOLD			
2026 Projection	6,555	44,915	127,974
2020 Estimate	5,275	37,753	107,459
Projected Growth 2021-2026	24.28%	18.97%	19.09%
Growth 2000-2010	75.61%	115.70%	133.62%



Tenant Overview

Walgreens

Walgreens Boots Alliance (NASDAQ: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, its convenient retail locations, digital platforms, and health and beauty products. The company has more than 100 years of trusted health care heritage and innovation in community pharmacy.

Including equity method investments, WBA has a presence in more than 25 countries, employs more than 450,000 people, and has more than 21,000 stores. WBA's purpose is to help people across the world lead healthier and happier lives. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace, and a sustainable marketplace. The company's businesses have been recognized for their Corporate Social Responsibility.

WBA is included in Fortune's 2019 list of the World's Most Admired Companies and ranked #1 in the food and drug-store category. This is the 26th consecutive years Walgreens has been named to the list.

More company information is available at www.walgreensbootsalliance.com.



Tenant	Walgreens Co.
Industry	Pharmacy

Locations	9,000+
Public/Private	Public

Employees	450,000+
Credit Rating	BBB (S&P)

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