

TEXAS INVESTMENT OFFERING

Walgreens

4201 HIGHWAY 71 EAST | BASTROP, TX 78602



PRESENTED BY:

CHRIS BARRY
Vice President
Direct: 619.297.0055 x305
cb@pharmapropertygroup.com
CA DRE Lic. 02018350

JASON STUART PONGSRIKUL
Managing Principal
Direct: 619.297.0055 x302
jasonp@pharmapropertygroup.com
CA DRE Lic. 01918332

WILLIAM L. RUSSELL
Broker of Record
Direct: 512.422.1397
williamlrussell@msn.com
TX DRE Broker Lic. 361025

PHARMA PROPERTY GROUP | 1979 Chicago Street | San Diego, CA 92110 | 619.297.0055 | www.pharmapropertygroup.com

CONFIDENTIALITY AGREEMENT

This marketing material is meant only for your use in deciding if the Property fits your preliminary purchase requirements. The limited information within this marketing material regarding this Property may not be as complete as necessary for a prospective Purchaser's evaluation and neither the Owner nor Pharma Property Group, Inc. make any representation or warranty as to its accuracy. All financial and lease information, along with property measurements and specifications are summaries or estimations. Qualified Buyers are encouraged to schedule inspections of the property by third parties. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase.

By receiving this marketing material you agree that it is of a confidential nature and will not be disclosed to any party without written permission of the Owner or Pharma Property Group, Inc. or be used in any way to negatively affect the Owner's or Pharma Property Group's interests. The marketing material and/or offers to purchase this Property are non-binding. Purchase contracts must be done in writing, approved by the Seller and fully executed by all parties to be binding. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Please return this marketing material should there be no further interest in purchasing the Property.





Offering Summary

LIST PRICE	\$9,700,080
CAP RATE	5.00%
PRICE PER SF	\$654.53
LEASE TERM REMAINING	±14 Years
OPTIONS	50 Years in Options
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$485,004
MONTHLY RENT	\$40,417
BUILDING SIZE (SF)	±14,820*
LOT SIZE (SF)	±64,251*
YEAR BUILT	2012

* Building and lot size to be verified by Buyer.

Investment Highlights

STABLE INCOME

Income guaranteed by Walgreens corporate (S&P BBB-) investment grade Fortune 500 Company with over 9,200 locations.

ABSOLUTE NET LEASE WITH ±14 YEARS TERM REMAINING WITH OPTIONS

This Walgreens is offering an absolute net lease and has approximately 14 years remaining and no landlord responsibilities whatsoever.

SOLID SALES AT THIS LOCATION

This store location reports solid sales performance and sells beer and wine.

LIMITED DRUGSTORE COMPETITION

This Walgreens is one of only two Walgreens properties for over 27+ miles. The closest Walgreens to the subject property is located over three miles west and there is a CVS also located on Highway 71 E, 1.3 miles west of the subject property.

MEDICAL FACILITY LESS THAN ONE MILE AWAY

The subject property is located one mile east of St. David's Emergency Center, which is a full-service emergency room that provides on-site medical laboratory, imaging services, exam rooms and board-certified physicians and nurses.

AUSTIN-ROUND ROCK MSA LOCATION

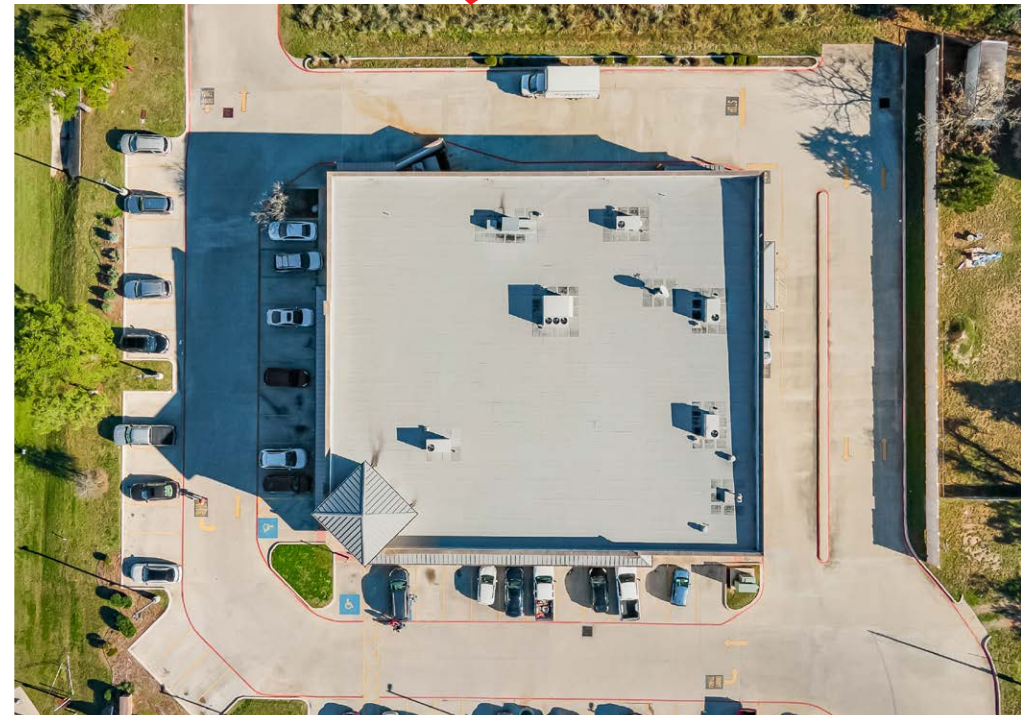
The subject property is in the Austin-Round Rock MSA 30 miles southeast of downtown Austin that has a population of approximately 2,200,000 residents. Some of the major employers in Austin include 3M, Amazon, Apple, Google, IBM, Intel, Oracle, Texas Instruments and Whole Foods Market.

HIGH TRAFFIC COUNTS OF OVER 26,000 VEHICLES PER DAY

The property is situated on the main Bastrop thoroughfare Highway 71 East, that runs east west into Austin and is parallel to Interstate 10 which is south of Highway 71.

Lease Summary

ADDRESS	4201 Highway 71 East Bastrop, TX 78602
TENANT	Walgreens
LEASE COMMENCEMENT	September 1, 2011
LEASE EXPIRATION	August 31, 2036
TERM REMAINING	±14 Years
LEASE TYPE	Absolute Net Lease
ANNUAL RENT	\$485,004
MONTHLY RENT	\$40,417
RENT PER SQUARE FOOT	\$32.73
OPTIONS	50 (1-Year)
LANDLORD RESPONSIBILITIES	None



Building Photos



Building Aerial



Location Aerial



Location Overview and Demographics

Bastrop, Texas is in Central-Texas and is the county seat to Bastrop County, one of the five counties that belong to Austin-Round Rock Metropolitan Statistical Area (MSA). The city of Bastrop is approximately 30 miles southeast of Austin and has an estimated population of 9,516 residents.

Austin is the cultural and economic center of the Austin-Round Rock Metropolitan area with a population of approximately 2,200,000. Major employers in Austin include 3M, Amazon, Apple, Google, IBM, Intel, Oracle, Texas Instruments, Whole Foods Market (HQ).

The Austin-Berstrom International Airport is a 4,242-acre airport and the busiest in Texas second only to Dallas/Fort-Worth serving approximately 17,000,000 travelers annually and located 25 miles west of the subject property.



Total Population

3 MILES	11,183
5 MILES	20,049
10 MILES	40,325



Average Household Income

3 MILES	\$75,501
5 MILES	\$73,990
10 MILES	\$76,074



Total Households

3 MILES	4,327
5 MILES	7,404
10 MILES	14,260



Average Age

3 MILES	40.10
5 MILES	40.20
10 MILES	39.80



Traffic Counts Vehicles/Day

HIGHWAY 71 E	±21,923
TAHITIAN	±5,747
CHESTNUT ST	±19,169

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.





Walgreens Boots Alliance

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 4,605 retail stores under the Boots, Benavides, and Ahumada in the United Kingdom, Thailand, Norway, the Republic of Ireland, the Netherlands, Mexico, and Chile; and 606 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

Tenant Profile (As of May 2020)

WEBSITE	https://www.walgreensbootsalliance.com/
LOCATIONS	9,200+
STOCK SYMBOL (NASDAQ)	WBA
CREDIT RATING (S&P)	BBB-
MARKET CAPITALIZATION	\$36.55 Billion
REVENUE (2019)	\$131.5 Billion
ASSETS	\$68.1 Billion
EMPLOYEES	299,000



TEXAS INVESTMENT OFFERING



Walgreens

4201 HIGHWAY 71 EAST | BASTROP, TX 78602

FOR MORE INFORMATION PLEASE CONTACT:

CHRIS BARRY

Vice President

Direct: 619.297.0055 x305

cb@pharmapropertygroup.com

CA DRE Lic. 02018350

JASON STUART PONGSRIKUL

Managing Principal

Direct: 619.297.0055 x302

jasonp@pharmapropertygroup.com

CA DRE Lic. 01918332

WILLIAM L. RUSSELL

Broker of Record

Direct: 512.422.1397

williamlrussell@msn.com

TX DRE Broker Lic. 361025

PHARMA PROPERTY GROUP | 1979 Chicago Street | San Diego, CA 92110 | 619.297.0055 | www.pharmapropertygroup.com

