



NEWMARK

Walgreens

1130 S. BROADWAY STREET | SULPHUR SPRINGS, TEXAS



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NEWMARK

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark Knight Frank's Net Lease Practice Group (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY OVERVIEW



PRICE/CAP RATE

Purchase Price	\$7,143,000
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Cap Rate	5.25%
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EXECUTIVE SUMMARY

Address	1130 S. Broadway Street Sulphur Springs, TX
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Tenant	Walgreens Co.
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Use	Retail
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Year Built	2008
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Acreage	+/- 1.93 AC
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Rentable Building Area	+/- 13,650 SF
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Expense Structure	Absolute NNN
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Remaining Lease Term	+/- 11.5 Years
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Annual Rent	\$375,000
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Interest	Fee Simple - Land & Building
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INVESTMENT HIGHLIGHTS



INVESTMENT GRADE CREDIT TENANT

Walgreens Boots Alliance, Inc. is number 16 on Fortune 500 and holds an investment grade credit rating of BBB with Standard & Poor's. Walgreens has TTM Revenues of \$141.51 Billion, EBITDA of \$1.88 Billion and a Net Worth of \$20.64 Billion.



LONG-TERM ABSOLUTE NNN LEASE

The Tenant is operating under a long-term Absolute NNN lease with zero landlord obligations. There are approximately 11.5 years remaining on the primary lease term with additional options to extend.



EXCEPTIONAL LOCATION IN THE HEART OF SULPHUR SPRINGS

Located in the heart of Sulphur Springs just off the intersection of I-30 and Highway 154. Subject Property is at a signalized intersection with nearly 6,000 people living within one mile.



INCOME TAX FREE STATE

Subject Property is in the state of Texas which offers no state income tax.



STRONG STORE SALES

Subject Property boasts strong store sales and is in the top 35% nationwide for foot-traffic. Ask broker for details.







LEASE

PROPERTY DETAILS

Address	1130 S. Broadway Street Sulphur Springs, TX
Tenant	Walgreens Co.
Lease Commencement Date	November 1, 2008
Lease Expiration Date	October 31, 2033
Remaining Term	Approximately 11.5 Years
Option Periods	50, 1 Year Options
Annual Rent	\$375,000
Lease Type	Absolute NNN
Utilities	Tenant
Taxes	Tenant
Insurance	Tenant
Acreage	+/- 1.93 AC
Rentable Building Area	+/- 13,650 SF
Sales Reporting	Yes; Ask Broker for Details

TENANT



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 general merchandise, including non-prescription drugs, beauty products, photo finishing, seasonal merchandise, greeting cards, and convenience foods through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services and mail services; and manages in-store clinics. As of August 31, 2021, this segment operated 8,965 retail stores under the Walgreens and Duane Reade brands in the United States; and seven specialty pharmacies, as well as approximately 400 in-store clinic locations.

The Retail Pharmacy International segment sells prescription drugs; and health, beauty, toiletry, 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 4,031 retail stores under the Boots, Benavides, and Ahumada in the United Kingdom, Thailand, Norway, the Republic of Ireland, the Netherlands, Mexico, and Chile; and 548 optical practices, including 160 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 France, the United Kingdom, Germany, 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.

Walgreens



STOCK SYMBOL: WBA
NASDAQ Exchange
STANDARD & POORS: BBB



YEAR FOUNDED
1901



HEADQUARTERS
Deerfield, IL



#16 on Fortune 500

Employees
331,000



TTM REVENUE
\$134.97 Billion

TTM EBITDA
\$9.27 Billion

NET WORTH
\$43.52 Billion



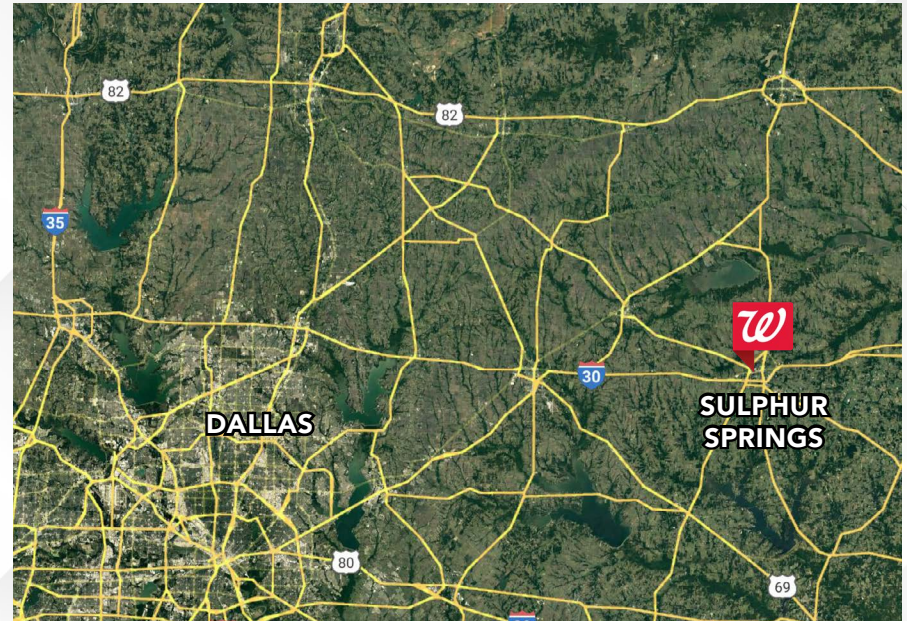
WEBSITE
www.walgreens.com

LOCATION OVERVIEW

Sulphur Springs, Texas is located in Northeast Texas and is the county seat to Hopkins county. Sulphur Springs has a population of over 16,000 with population in Hopkins county sitting close to 40,000. Sulphur Springs has consistently been identified as one of the best locations to live, work and play in Texas and has seen consistent growth.

The city of Sulphur Springs is well positioned as it sits halfway between Dallas and Texarkana. Sulphur Springs is located on the Interstate 30 corridor just a short drive east of the Dallas-Ft. Worth Metroplex. That position in the right corner of Texas makes it accessible to multiple points of business and interest, including one of the busiest NAFTA corridors in the United States Interstate 30.

Sulphur Springs is a seasoned yet progressive community, a blend of new and old traditions, customs and businesses-maintains its small town values and atmosphere while boldly stepping into the future with the Downtown Plaza, the renovated downtown Business District and the Veterans Memorial. Sulphur Springs' growth is evident with the construction of new residential properties and communities, major expansion of existing manufacturing plants and construction of new manufacturing facilities. Sulphur Springs offers spectacular parks, an award winning Sulphur Springs Airport and vibrant growth which make Sulphur Springs the Bright Star of North East Texas.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION SUMMARY:			
2021 Total Population	5,801	16,295	18,804
2026 Total Population	5,819	16,527	19,186
2021 Total Daytime Population	7,121	19,975	22,132
HOUSEHOLD SUMMARY:			
2000 Households	2,190	5,861	6,560
2010 Households	2,270	6,022	6,817
2021 Households	2,233	6,198	7,128
2026 Households	2,227	6,262	7,245
MEDIAN HOUSEHOLD INCOME:			
2021	\$47,165	\$49,125	\$51,698
2026	\$49,306	\$51,080	\$53,696
MEDIAN HOME VALUE:			
2021	\$93,725	\$109,774	\$121,420
2026	\$103,457	\$128,082	\$144,892
MEDIAN AGE:			
2021	36.0	37.8	38.6
2026	35.9	38.4	39.3
2021 POPULATION BY RACE/ETHNICITY:			
White Alone	71.0%	73.2%	74.4%
Black Alone	15.1%	12.9%	11.6%
American Indian Alone	0.8%	0.6%	0.6%
Asian Alone	1.0%	0.7%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.3%	9.4%	9.6%
Two or More Races	2.7%	3.0%	2.8%
Hispanic Origin	18.0%	18.0%	18.1%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Newmark</u>	<u>537005</u>	<u></u>	<u>713.626.8888</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Arispah Hogan</u>	<u>342405</u>	<u>lhogan@nmrk.com</u>	<u>713.490.9994</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kristian Nielsen</u>	<u>537005</u>	<u>ktndeveloper@hotmail.com</u>	<u>713.501.0725</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



For more information, please contact:

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