

SINGLE TENANT NN

Investment Opportunity

Walgreens

W/ Drive-Thru Pharmacy
(NASDAQ: WBA | S&P: BBB)

Recent Roof Replacement | Strong Performing Store



5201 Buffalo Gap Road

ABILENE TEXAS

ACTUAL SITE



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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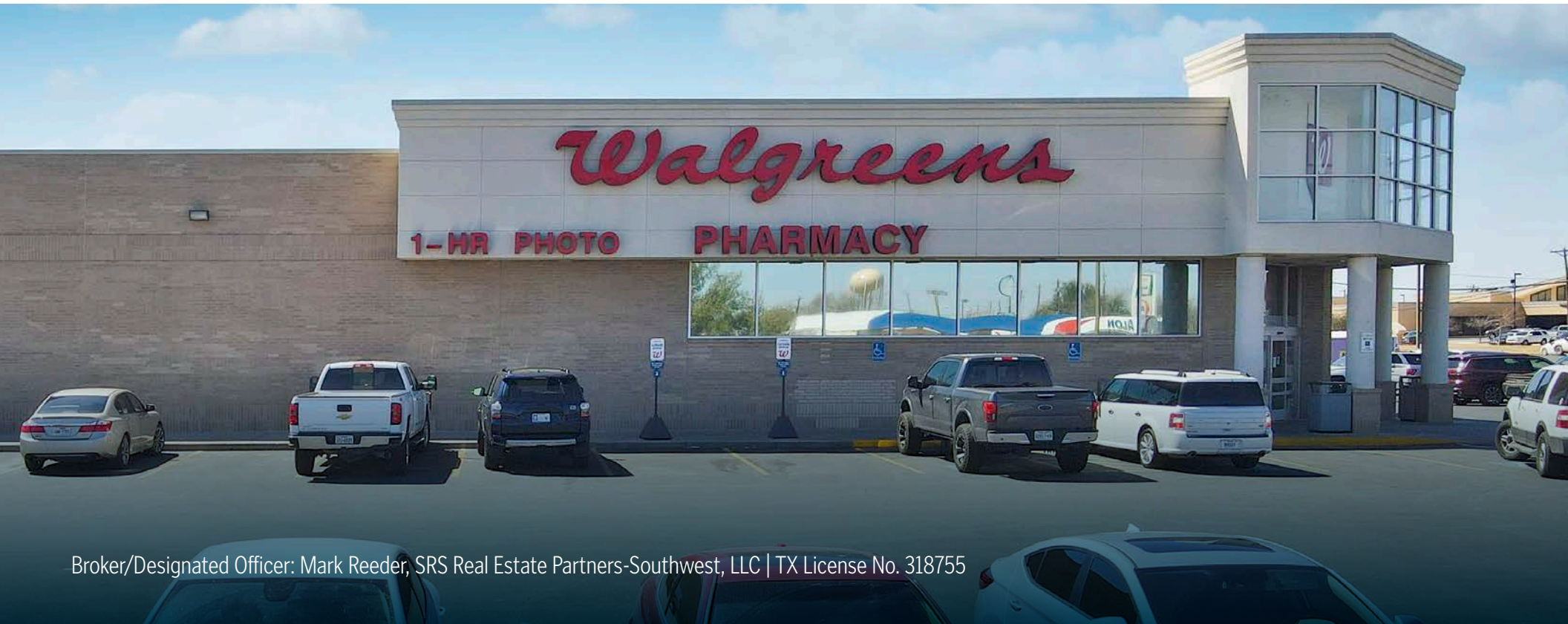
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PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, investment grade (S&P: BBB), drive-thru equipped, Walgreens investment property located in Abilene, TX. The tenant, Walgreen Co., extended their lease in 2013 through May 2029 with 8 (5-year) option periods remaining, demonstrating their commitment to the site. The lease is signed by the corporate entity (S&P: BBB), and is NN with landlord responsibilities limited to roof, structure, exterior utility lines, and parking lot, making it an ideal, low-management investment opportunity for a passive investor. Headquartered in Deerfield, IL, Walgreens operates more than 9,200 stores across all 50 states and was recently included in FORTUNE's 2020 list of the World's Most Admired Companies for the 27th consecutive year. Walgreens is currently number 16 on the list of Fortune 500 Companies.

Walgreens is strategically located along Buffalo Gap Road with clear visibility and access to an average of 24,000 vehicles passing by daily. The asset benefits from direct on/off ramp access into U.S. Highway 84 (39,400 VPD), which serves as a freeway loop around southwest Abilene and connects to Interstate 20 six miles northwest. U.S. Highway 84 extends from Georgia to Colorado, and U.S. Highway 83 runs concurrently with U.S. Highway 84 in this section and extends from the Mexican to Canadian borders. The building is complete with a drive-thru pharmacy, providing ease and convenience for customers. Walgreens is ideally situated within a dense retail corridor with many nearby shopping centers including Plaza at Park Central (45,000 SF), Shops at Abilene (273,057 SF), Mall of Abilene (761,524 SF), and more. The surrounding national/credit tenants include Best Buy, Lowe's Home Improvement, Target, The Home Depot, Walmart Supercenter, Sam's Club, PetSmart, and others. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. In addition, the site is directly across from Hendrick Medical Plaza, a state-of-the-art medical facility dedicated to providing world-class care. Furthermore, Walgreens is within close proximity to numerous single-family communities and multi-family complexes including Newport Village (216 units), Country Club Villas (260 units), Buffalo Ridge (281 units), and others, providing a direct residential consumer base from which the site can draw. The 5-mile trade area is supported by over 79,300 residents and 3,700 daytime employees, with an average annual household income of \$73,766.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

| | |
|---------------------------|---|
| Pricing | \$5,445,000 |
| Net Operating Income | \$294,000 |
| Cap Rate | 5.40% |
| Lease Signature | Corporate (S&P: BBB) |
| Tenant | Walgreen Co. |
| Lease Type | NN |
| Landlord Responsibilities | Roof ⁽¹⁾ , Structure, Exterior Utility Lines, and Parking Lot (Structural) |
| Sales Reporting | Yes - Contact Broker for Details |

⁽¹⁾The roof was replaced in 2020 and features a 20-year guaranty that is assignable - contact broker for additional details

PROPERTY SPECIFICATIONS

| | |
|------------------|---|
| Rentable Area | 13,833 SF |
| Land Area | 2.99 Acres |
| Property Address | 5201 Buffalo Gap Road Abilene, Texas 79606 |
| Year Built | 1999 |
| Parcel Number | 42197000101 |
| Ownership | Fee Simple (Land & Building) |



Over 7 Years Remaining | Recent Lease Extension | Corporate Signed | Recent Renovations | Strong Performing Store

- The tenant extended their lease in 2013 through May 2029 with 8 (5-year) option periods remaining, demonstrating their commitment to the site
- The lease is signed by the corporate entity (S&P: BBB)
- Headquartered in Deerfield, IL, Walgreens operates more than 9,200 stores across all 50 states
- Walgreens is currently number 16 on the list of Fortune 500 Companies
- The roof was replaced in 2020 and features a 20-year guaranty that is assignable - contact broker for additional details

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for taxes and insurance
- Landlord responsibilities consist of roof, structure, exterior utility lines (including sewer), and parking lot (structural)
- Ideal, low-management investment for a passive investor

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- Walgreens is within proximity to numerous nearby single-family communities and multi-family complexes including Newport Village (216 units), Country Club Villas (260 units), Buffalo Ridge (281 units), and others
- Nearby residential communities provide a direct consumer base for the site
- More than 79,300 residents and 3,700 employees support the trade area
- \$73,766 average household income

Dense Retail Corridor | Major Surrounding Shopping Centers | Strong Tenant Presence | Across From Hendrick Medical Plaza

- Walgreens is ideally situated within a dense retail corridor
- The site is near numerous shopping centers including Plaza at Park Central (45,000 SF), Shops at Abilene (273,057 SF), Mall of Abilene (761,524 SF), and more
- The surrounding national/credit tenants include Best Buy, Lowe's Home Improvement, Target, The Home Depot, Walmart Supercenter, Sam's Club, PetSmart, and others
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site
- In addition, the site is directly across from Hendrick Medical Plaza, a state-of-the-art medical facility dedicated to providing world-class care

Located Along Buffalo Gap Road | Excellent Visibility | Direct Access to Major Highways | Drive-Thru Equipped

- Walgreens is strategically located along Buffalo Gap Road with clear visibility and access to an average of 24,000 vehicles passing by daily
- The asset benefits from excellent visibility via significant street frontage and a large monument sign
- The asset also benefits from direct on/off ramp access into U.S. Highway 83 & 84 (39,400 VPD), which serves as a freeway around southwest Abilene and connects to Interstate 20 six miles to the northwest
- The building is complete with a drive-thru pharmacy, providing ease and convenience for customers

PROPERTY OVERVIEW



LOCATION



Abilene, Texas
Taylor and Jones County

ACCESS



Buffalo Gap Road: 1 Access Point
Chimney Rock Road: 1 Access Point

TRAFFIC COUNTS



Buffalo Gap Road: 24,000 VPD
Chimney Rock Road: 3,200 VPD

IMPROVEMENTS



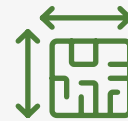
There is approximately 13,833 SF of existing building area

PARKING



There are approximately 68 parking spaces on the owned parcel.
The parking ratio is approximately 4.92 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 42197000101
Acres: 2.99
Square Feet: 130,253

CONSTRUCTION



Year Built: 1999

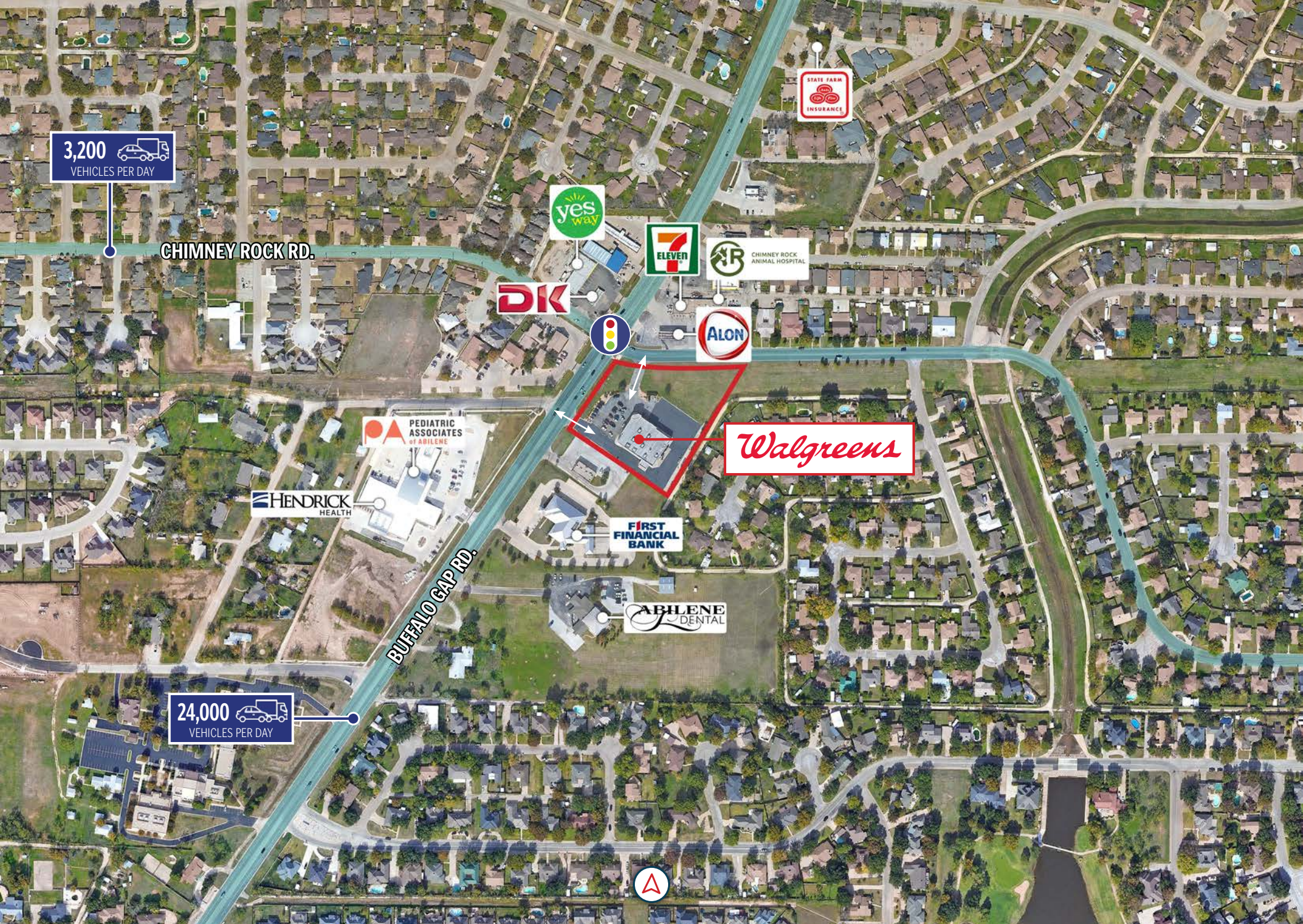
ZONING



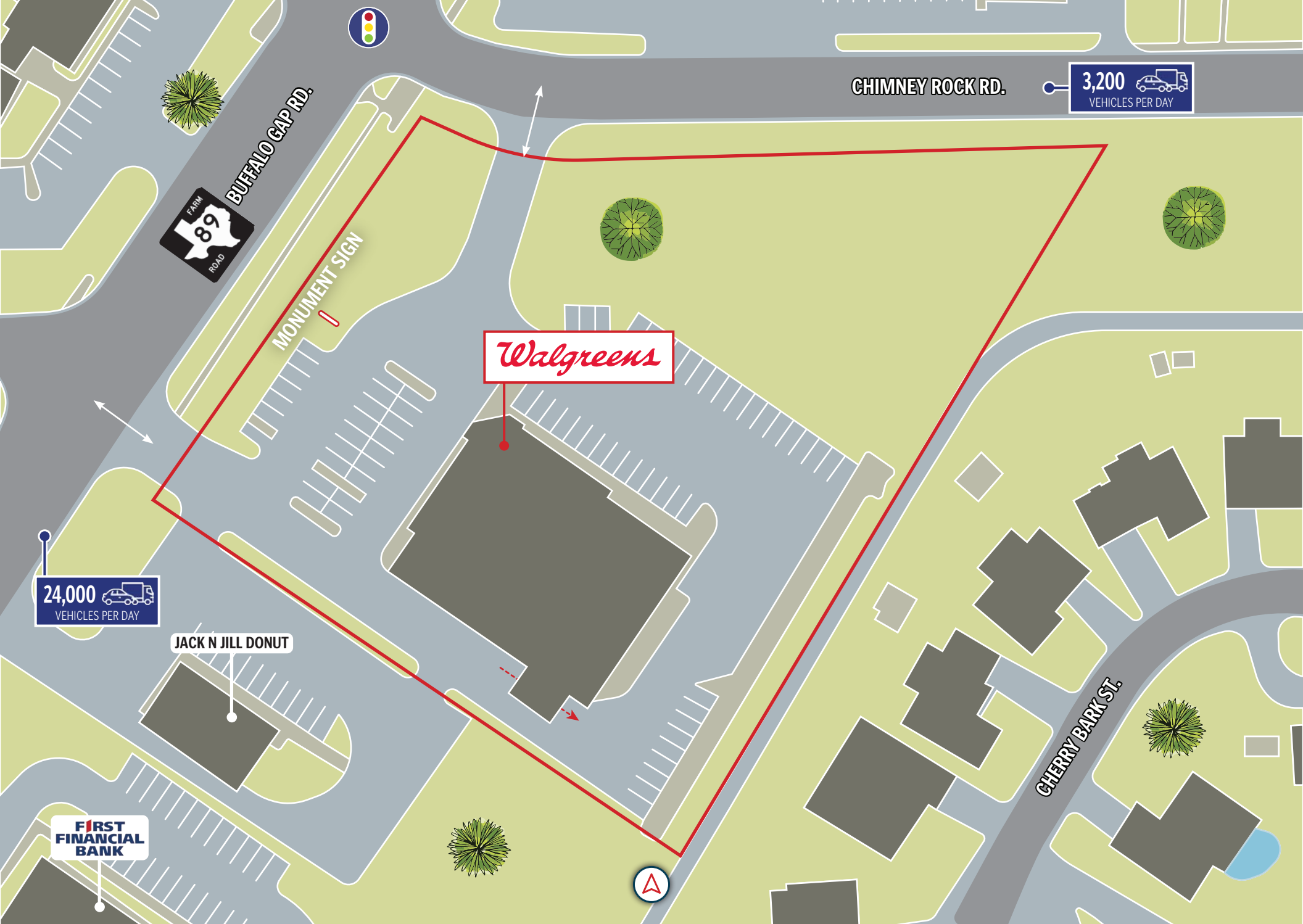
GR: General Retail



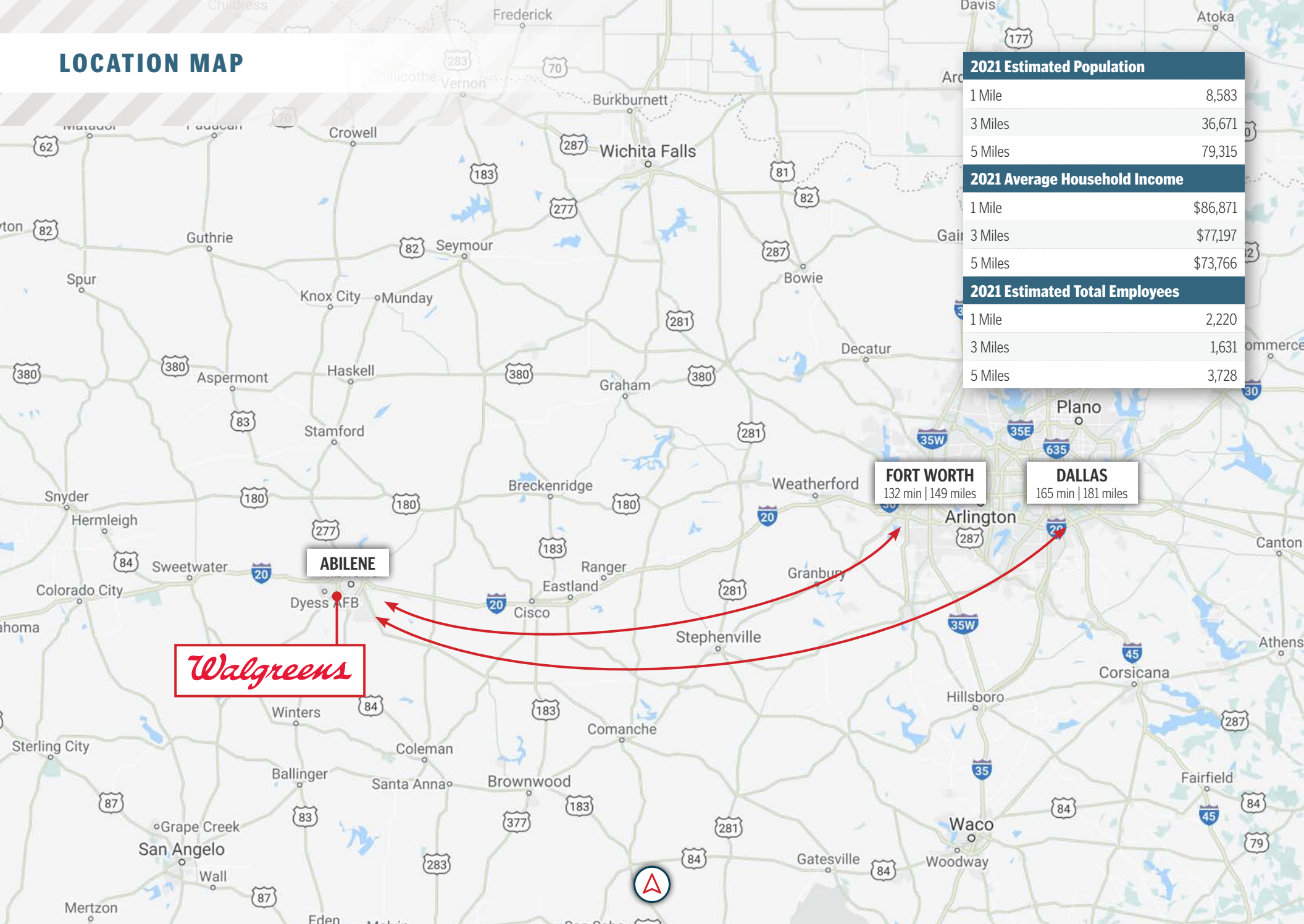








LOCATION MAP



2021 Estimated Population

| | |
|---------|--------|
| 1 Mile | 8,583 |
| 3 Miles | 36,671 |
| 5 Miles | 79,315 |

2021 Average Household Income

| | |
|---------|----------|
| 1 Mile | \$86,871 |
| 3 Miles | \$77,197 |
| 5 Miles | \$73,766 |

2021 Estimated Total Employees

| | |
|---------|-------|
| 1 Mile | 2,220 |
| 3 Miles | 1,631 |
| 5 Miles | 3,728 |

FORT WORTH

132 min | 149 miles

DALLAS

165 min | 181 miles

Walgreens





ABILENE, TEXAS

The city of Abilene, Texas, is located approximately 180 miles due west of the Dallas/Fort Worth Metroplex. It is situated in west central Texas near the geographic center of the state. Situated adjacent to Interstate 20, Abilene is the center of a 22-county area commonly referred to as the Texas Midwest or the Big Country. Abilene serves as the county seat for Taylor County, one of 254 counties in Texas. The city of Abilene has a population of 121,617 as of July 1, 2021. Abilene is the economic, educational, medical, and cultural center of the west central Texas area.

The economy in Abilene was originally based on the livestock and agricultural sectors, but is now based strongly on government, education, healthcare, and manufacturing. The petroleum industry is prevalent in the surrounding area, as well. Manufacturing plants in Abilene and its immediate vicinity produce such products as industrial boilers/steel fabrication, cookies, soft drinks, soft drink containers, rubber for retread tires, plastics packaging, wind towers, boats, oil/gas drilling, sprockets and gears, refined oil products, carbon fibers, pressure vessels, gear boxes, iron powder cores, and industrial fans. Abilene is the home of three co-educational, liberal arts universities, two nursing schools, one two-year college, one technical college, and one pharmacy school.

Abilene is home to Dyess Air Force Base, which is a significant economic influence on the area, as one of the city's largest employers. Dyess is the home for the 7th Bomb Wing of the Global Strike Command (GSC), which flies the B1-B bomber. The cultural aspects of Abilene are centered on a mix of the local college and university campuses, the agriculture community of the surrounding area and the numerous evangelical churches present. Abilene is home to the restored Paramount Theatre, the Abilene Philharmonic, Grace Museum, Center for Contemporary Arts, Abilene Zoo, 12th Armored Division Museum as well as several public parks and libraries.

AREA DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| Population | | | |
| 2021 Estimated Population | 8,583 | 36,671 | 79,315 |
| 2026 Projected Population | 8,759 | 37,935 | 81,435 |
| 2010 Census Population | 8,264 | 33,750 | 74,871 |
| Projected Annual Growth 2021 to 2026 | 0.41% | 0.68% | 0.53% |
| Historical Annual Growth 2010 to 2021 | 0.35% | 0.77% | 0.50% |
| Households & Growth | | | |
| 2021 Estimated Households | 3,623 | 15,502 | 31,464 |
| 2026 Projected Households | 3,701 | 16,035 | 32,315 |
| 2010 Census Households | 3,470 | 14,254 | 29,630 |
| Projected Annual Growth 2021 to 2026 | 0.43% | 0.68% | 0.54% |
| Historical Annual Growth 2010 to 2021 | 0.40% | 0.77% | 0.53% |
| Race & Ethnicity | | | |
| 2021 Estimated White | 87.87% | 83.91% | 82.46% |
| 2021 Estimated Black or African American | 4.95% | 6.83% | 7.75% |
| 2021 Estimated Asian or Pacific Islander | 3.09% | 3.85% | 2.98% |
| 2021 Estimated American Indian or Native Alaskan | 0.56% | 0.61% | 0.73% |
| 2021 Estimated Other Races | 3.41% | 5.40% | 7.89% |
| 2021 Estimated Hispanic | 12.33% | 16.67% | 23.26% |
| Income | | | |
| 2021 Estimated Average Household Income | \$86,871 | \$77,197 | \$73,766 |
| 2021 Estimated Median Household Income | \$73,292 | \$61,156 | \$57,293 |
| 2021 Estimated Per Capita Income | \$36,341 | \$32,572 | \$29,432 |
| Businesses & Employees | | | |
| 2021 Estimated Total Businesses | 220 | 1,631 | 3,728 |
| 2021 Estimated Total Employees | 2,220 | 19,625 | 42,812 |



RENT ROLL



| Tenant Name | Square Feet | LEASE TERM | | RENTAL RATES | | | | | | | |
|-----------------------|-------------|-------------|-----------|--------------|----------|----------|--------|-----------|---------|---------------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | PSF | Annually | PSF | Recovery Type | Options |
| Walgreen Co. | 13,833 | May 1999 | May 2029 | Current | - | \$24,500 | \$1.77 | \$294,000 | \$21.25 | NN | 8 (5-Year) |
| (Corporate Signature) | | | | | | | | | | | Flat |

Note 1: Tenant pays percentage rent of 2% on gross sales (excluding food & prescriptions), and 0.5% on gross sales of food and prescriptions once sales exceed base rent.

Note 2: In no event shall fixed rent and percentage rent exceed \$588,000/Yr.

Note 3: Tenant has a 15-day Right of First Refusal (ROFR).

FINANCIAL INFORMATION

| | |
|----------------------|-------------|
| Price | \$5,445,000 |
| Net Operating Income | \$294,000 |
| Cap Rate | 5.40% |
| Lease Type | NN |

PROPERTY SPECIFICATIONS

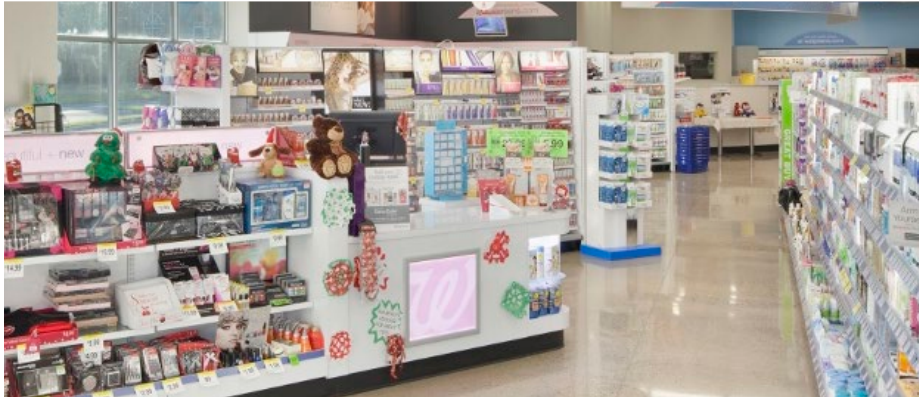
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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



WALGREENS

walgreens.com

Company Type: Subsidiary

Locations: 9,000+

Parent: Walgreens Boots Alliance

2021 Employees: 202,000

2021 Revenue: \$132.51 Billion

2021 Net Income: \$2.54 Billion

2021 Assets: \$81.29 Billion

2021 Equity: \$23.42 Billion

Credit Rating: S&P: BBB

Walgreens (www.walgreens.com) is included in the United States segment of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and well-being of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 9 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

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#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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