



NEW 13 YEAR ABSOLUTE NNN LEASE | RARE 5% RENT INCREASES EVERY 5 YEARS
WALGREENS PHARMACY
SHAKER HEIGHTS, OH

Marcus & Millichap
THE GLASS GROUP

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

WALGREENS PHARMACY

16400 CHAGRIN BLVD

SHAKER HEIGHTS, OH

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INVESTMENT OVERVIEW

WALGREENS PHARMACY

NEW 13-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS
LEASEHOLD INTEREST | AVAILABLE INDIVIDUALLY

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INVESTMENT OVERVIEW¹

NEW 13-YEAR ABSOLUTE NNN LEASES | LEASEHOLD INTEREST

The subject properties operate under newly-signed 13-year Absolute NNN Leases with no landlord management or maintenance responsibilities whatsoever. The properties offer a rare opportunity for an investor to acquire the subject property improvements under a leasehold interest, which provides a significantly higher return compared to a traditional fee simple absolute NNN lease. Each property is subject to a ground lease (see Offering Highlights page for details).

RARE 5% RENT INCREASES EVERY 5 YEARS

The lease offers 5% rent increases every 5 years during the original term and the 12, five-year renewal options (if exercised) providing exceedingly more cash flow than a traditional flat Walgreens lease.

INVESTMENT GRADE TENANT²

The Lease is guaranteed by Walgreen Co., a subsidiary of Walgreens Boots Alliance, Inc. and rated Baa2/Stable by Moody's. Walgreens Boots Alliance, Inc., the Parent Company, carries an Investment Grade Credit Rating of BBB/Stable from S&P and Baa2/Stable from Moody's.

CRITICAL DRIVE-THROUGH LANE

According to the Wall Street Journal, more companies look for properties that will allow them to serve customers in their cars. Interest in drive-through real estate was growing even before Covid-19, but it exploded last year when total sales volume for restaurants, pharmacy and bank properties hit a record \$12 billion, according to data firm CoStar Group Inc. Finding drive-through real estate can be challenging, especially in densely built areas, because the properties need to have enough space to accommodate long lines of cars.

ESSENTIAL RETAILER OPERATING AND ASSISTING U.S. AUTHORITIES DURING THE COVID-19 PANDEMIC³

As a global, pharmacy-led health care company, Walgreens Boots Alliance has been working to ensure the safety and well-being of their colleagues, patients and customers during the pandemic of COVID-19. Their retail pharmacies have worked to provide up-to-date information and public health guidelines to customers, and their emergency response teams across the business are actively working to find ways play a greater role in what has become a global emergency – including working with the United States federal government to expand access to COVID-19 testing.



(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, Demographics and S&P/Moody's Ratings are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) All financial data shown above is for Walgreens Boots Alliance, Inc., the Parent Company. The Tenant under the Lease, Walgreen Co., is a subsidiary of Walgreens Boots Alliance, Inc., the parent company. Walgreens Boots Alliance, Inc. does not guarantee the lease.

(3) Sources: www.walgreensbootsalliance.com, www.phoenixchamber.com

OFFERING HIGHLIGHTS¹ | 16400 CHAGRIN BLVD, SHAKER HEIGHTS, OH

WALGREENS

16400 CHAGRIN BLVD
SHAKER HEIGHTS, OHIO 44120

Net Operating Income	\$181,794
Lease Type	Absolute NNN
Lease Term	13 Years
Lease Base Rent	\$260,400
Leasehold Commencement	2/1/2022
Leasehold Expiration Date	2/28/2035
Leasehold Primary Term Escala-	5% Every Five Years
Leasehold Options	(12) Five-Year Options
Ground Lease Commencement	12/2/1993
Ground Lease Expiration Date	10/31/2049
Ground Lease Years Remaining	28
Ground Lease Expense	\$78,606
Ground Lease Increases	Increases to \$100,000 on 11/1/24
Ground Lease Options	None
Year Built	1994 ¹
Rentable Area	12,400 SF ¹
Lot Size	1.50 Acres ¹
Tenant / Guarantor	Walgreens Co.
Right of First Refusal	Yes, Twenty (20) Days
Ownership	Leasehold Interest

OFFERING PRICE

\$2,272,425

CAP RATE

8.00%

DEMOGRAPHICS⁽⁴⁾

	1 MILE	3 MILES	5 MILES
2010 Census Total Population	23,160	143,154	338,520
2021 Census Total Population	21,910	136,130	322,051
2026 Projection Total Population	21,225	131,855	312,583
Median Household Income	\$49,558	\$43,841	\$41,571
Average Household Income	\$76,595	\$76,058	\$67,254



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(2) Financing options shown are subject to market changes. See agent for details.

(3) For demonstration purposes only. This graph is not a guarantee of Subject Property's performance, additional rents, and/or Walgreens exercising any option(s) under the lease.

(4) Sources: Marcus & Millichap Research Services, Costar

TENANT OVERVIEW

WALGREENS PHARMACY

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TENANT OVERVIEW¹



WALGREENS BOOTS ALLIANCE, INC.¹

Walgreens is part of the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global, pharmacy-led health and wellbeing enterprise. As the largest retail pharmacy, health and daily living destination across the United States and Europe, Walgreens Boots Alliance has a presence in more than 25 countries and employs more than 450,000 people. The Company has over 21,000 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with over 425 distribution centers delivering to more than 250,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. Operations are organized into three divisions: Retail Pharmacy USA, Retail Pharmacy International and Pharmaceutical Wholesale. By its sheer size, scale and expertise, Walgreens Boots Alliance is well-positioned to help expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide. They have more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling. Their purpose is to help people across the world lead healthier and happier lives.

The Retail Pharmacy USA division has pharmacy-led health and beauty retail offerings in 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. The Company operated 9,021 retail stores in the division as of August 31, 2020. The principal retail pharmacy brands in the division are Walgreens and Duane Reade. The Company is a market leader in the United States and, as of August 31, 2020, approximately 78% of the population of the United States lived within five miles of a Walgreens, Duane Reade or acquired Rite Aid retail pharmacy. The Company is focused on creating a neighborhood health destination and a more modern pharmacy aligned to a wider range of healthcare services. The Company utilizes its retail network as a channel to provide health and wellness services to its customers and patients, as illustrated by the Company's ability to play a significant role in providing flu vaccines and other immunizations. Additionally, through their strategic partnership strategy, their key collaborations aim to develop new health care delivery models and to improve access to advanced healthcare technologies and solutions. They've taken further steps to develop our neighborhood health destinations, working with their strategic partners. The Company has more than 85,000 healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals.

COMPANY HIGHLIGHTS¹

- ▣ \$139.5 BILLION IN REVENUE / \$23.4 BILLION NET WORTH (FY 2020)
- ▣ INVESTMENT GRADE TENANT / WALGREENS CO. - RECENTLY AFFIRMED (2021) MOODY'S RATED BAA2 / OUTLOOK STABLE
- ▣ SALES INCREASED 2.3% YEAR-OVER-YEAR TO \$34.7 BILLION IN Q4 2020
- ▣ 9,021 RETAIL PHARMACY STORES WITH PLANS FOR 1,000 IN-STORE CLINIC LOCATIONS ACROSS 50 STATES, THE DISTRICT OF COLUMBIA, PUERTO RICO & THE U.S. VIRGIN ISLANDS BY 2027
- ▣ 75% OF RETAIL PHARMACY USA DIVISION SALES ARE PHARMACY, WITH THE REMAINING 25% FROM RETAIL SALES
- ▣ 818.0 MILLION PRESCRIPTIONS, INCLUDING IMMUNIZATIONS, WERE FILLED IN FY 2020
- ▣ 78% OF THE POPULATION IN THE UNITED STATES LIVES WITHIN 5 MILES OF A WALGREENS, DUANE READE, OR ACQUIRED RITE AID PHARMACY

FINANCIAL HIGHLIGHTS¹

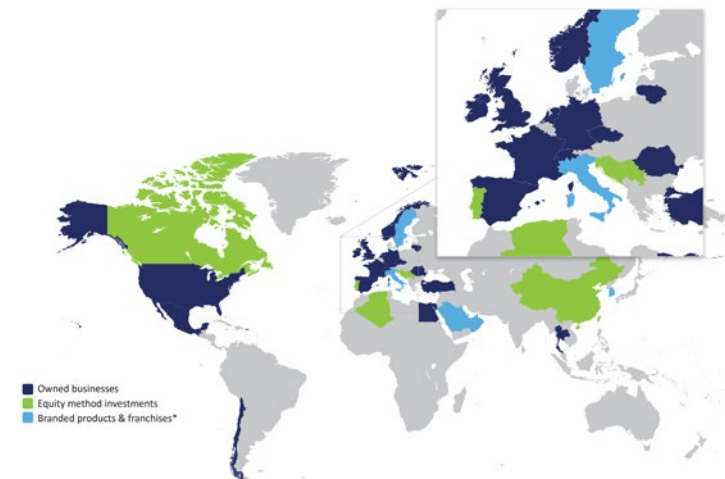


FY21 Sales
● United States
● International



FY21 Adjusted Operating Income*
● United States
● International

A GLOBAL PRESENCE¹



*Countries where the Company's products are available for purchase or there are Company franchises (other than those countries where there are owned businesses, equity method investments or joint ventures)

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LOCATION OVERVIEW

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LOCATION OVERVIEW & REGIONAL MAP | 16400 CHAGRIN BLVD, SHAKER HEIGHTS, OH

NEAR REGIONAL HEINEN'S GROCERY STORE

4-WAY SIGNALIZED CORNER

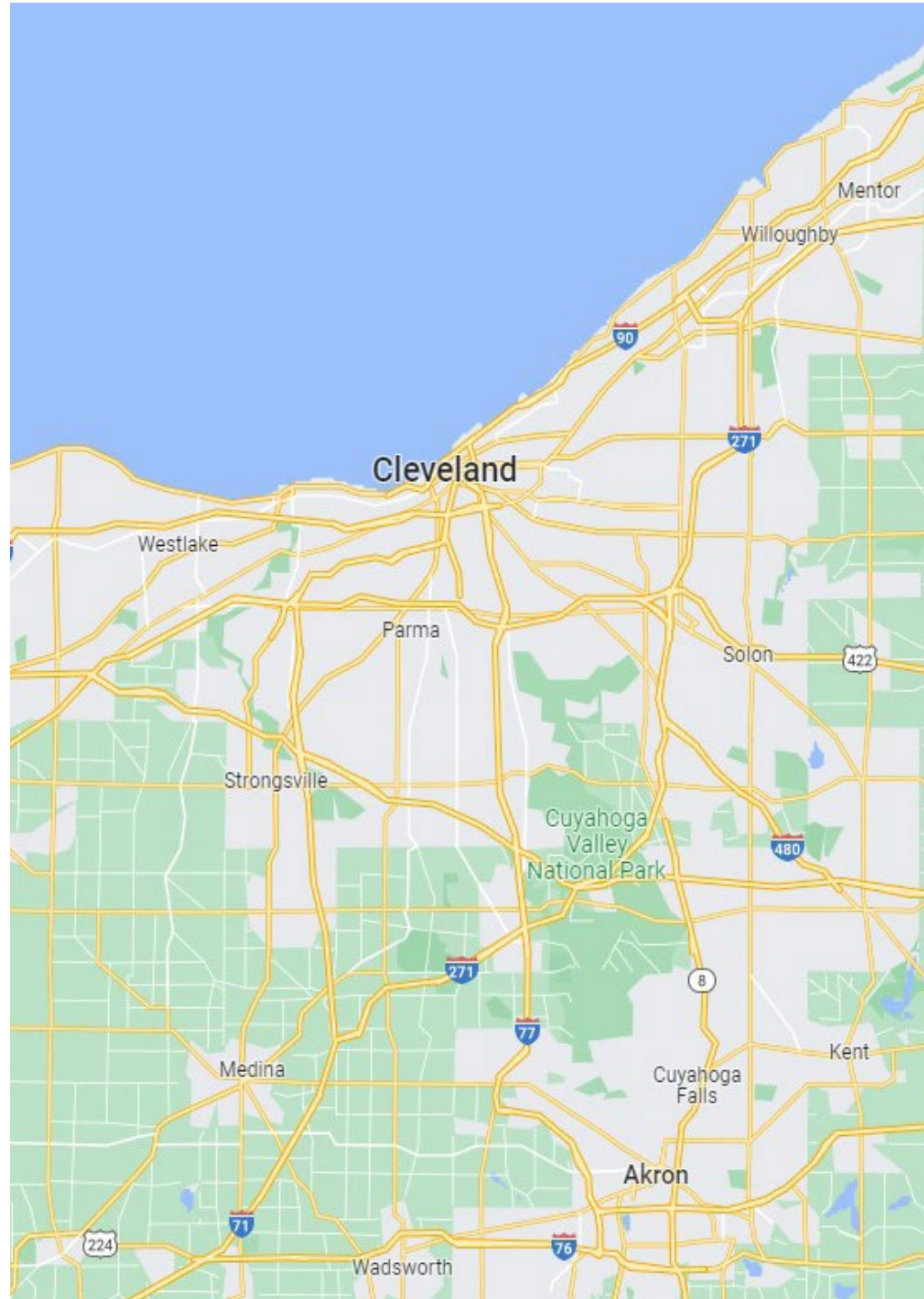
DENSE INFILL LOCATION ALONG MAIN ROAD

CLEVELAND MSA WITH OVER 1.26M RESIDENTS

Shaker Heights is in the northeastern part of Ohio in Cuyahoga County and part of the Cleveland MSA with more than 1,264,800 residents as of 2020. On the southern shore of Lake Erie, near the U.S.-Canada maritime border, Cuyahoga County is the second-most-populous county in the state. Cuyahoga County is the core of the Greater Cleveland Metropolitan area and got its name from the Cuyahoga River, which bisects the region and means "crooked river" in the Iroquois dialect.

SYNERGISTIC RETAIL LOCATION WITH EXCELLENT TRAFFIC COUNTS

The subject property is situated near the 4-way signalized corner of Chagrin Blvd (23,041 VPD) and Lee Road (19,947 VPD) near the regional Heinen's Grocery store. The property has excellent access and visibility from both Chagrin Blvd and Lee Road. There are an abundance of national retailers, recreational facilities, schools, and residential neighborhoods surrounding the subject. The property is located just 8 miles from Downtown Cleveland and the southern shore of Lake Erie.



AERIAL OVERVIEW | 16400 CHAGRIN BLVD, SHAKER HEIGHTS, OH



AERIAL OVERVIEW | 16400 CHAGRIN BLVD, SHAKER HEIGHTS, OH





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