



17+ Year NNN Walgreens in Chicagoland

- Absolute Net Lease - Zero Landlord Responsibilities
- Rare Blend of Density & High Incomes
- Affluent Town - High Barriers to Entry
- Relocation Store - From Neighboring Shopping Center
- Full Walgreens Corporate Guaranty

Walgreens

📍 BARTLETT, IL

\$9,590,000

4.25% CAP

📞 (888) 434-9701
✉️ loopnet@deerfieldteam.com

John Giordani
Art Griffith



DeerfieldPartners
The Drugstore Experts

INVESTMENT SUMMARY

899 ILLINOIS RTE 59 | BARTLETT, IL 60103

WALGREENS #15482

\$9,590,000

PRICE

4.25%

CAP

\$407,739

ANNUAL RENT

17.3

YRS. GUARANTEED

This Walgreens is located in the affluent bedroom community of Bartlett, IL - just 35 miles from downtown Chicago. With over 17 years left on the initial term, this Walgreens is one of the longest available deals currently for sale. Bartlett has the rare blend of density, in conjunction with the ultra-high household incomes investors seek - incomes are north of \$140,000 in the one-mile radius of this asset. Home Depot and Amita Health anchor the trade area, with many other national tenants in the immediate vicinity, including McDonald's, Wendy's, Verizon, AutoZone, Sherwin Williams, Taco Bell and many more. A full Walgreens Guaranty rounds out this offering and makes it an ideal 1031 exchange target.



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PROPERTY OVERVIEW



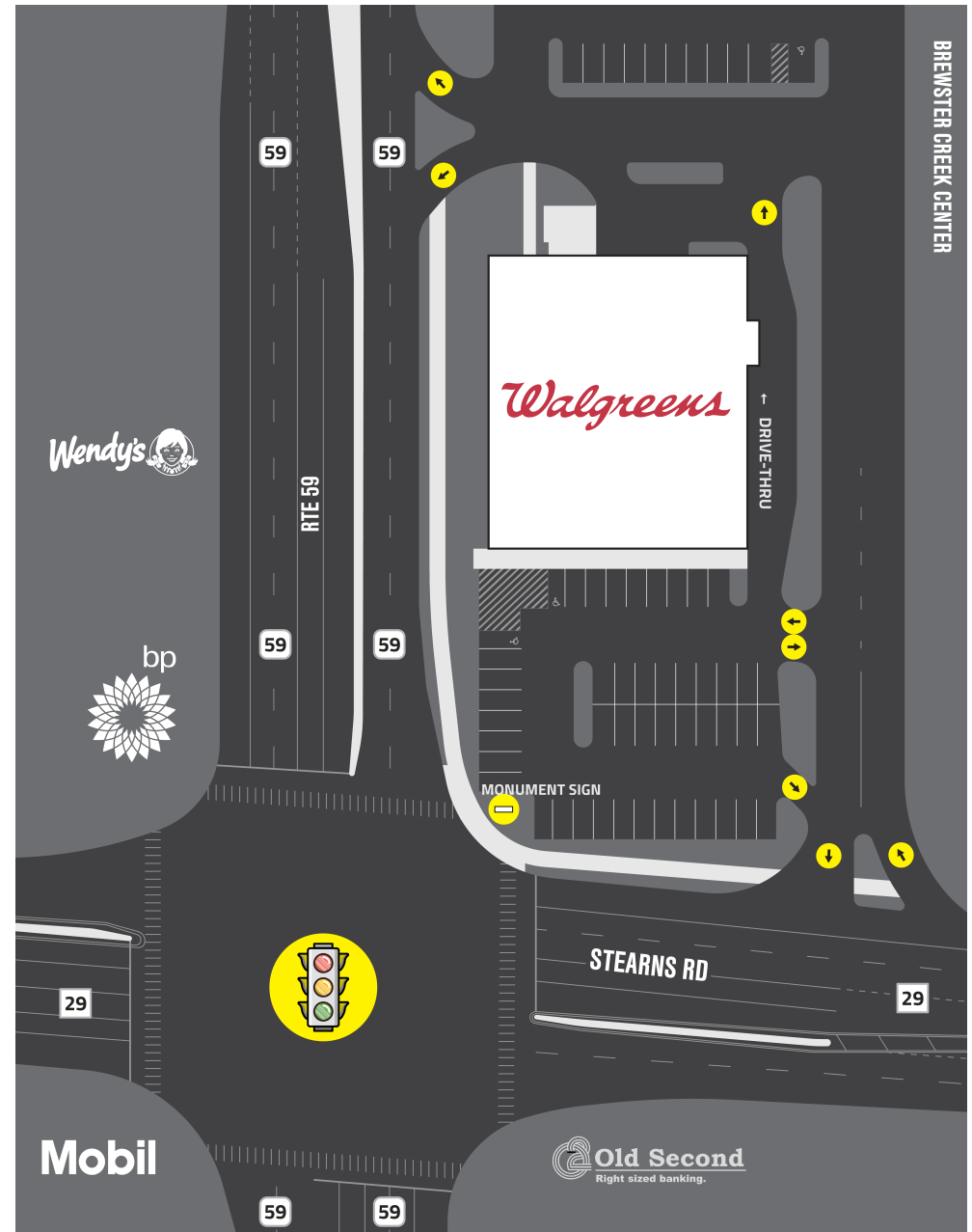
PROPERTY DETAILS

Address: 899 Illinois Rte 59
Year Built: 2014
Building Size: 14,821
Lot Size: 1.03 Acres
Tenant: Walgreens



LEASE SUMMARY

Lease Type: NNN
Landlord Responsibilities: None
Rent Start Date: 9/1/2014
Lease End Date: 8/31/2039



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DEMOGRAPHICS



POPULATION

1 Mile	3 Mile	5 Mile
4,892	60,159	193,216



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$141,402	\$122,993	\$112,945



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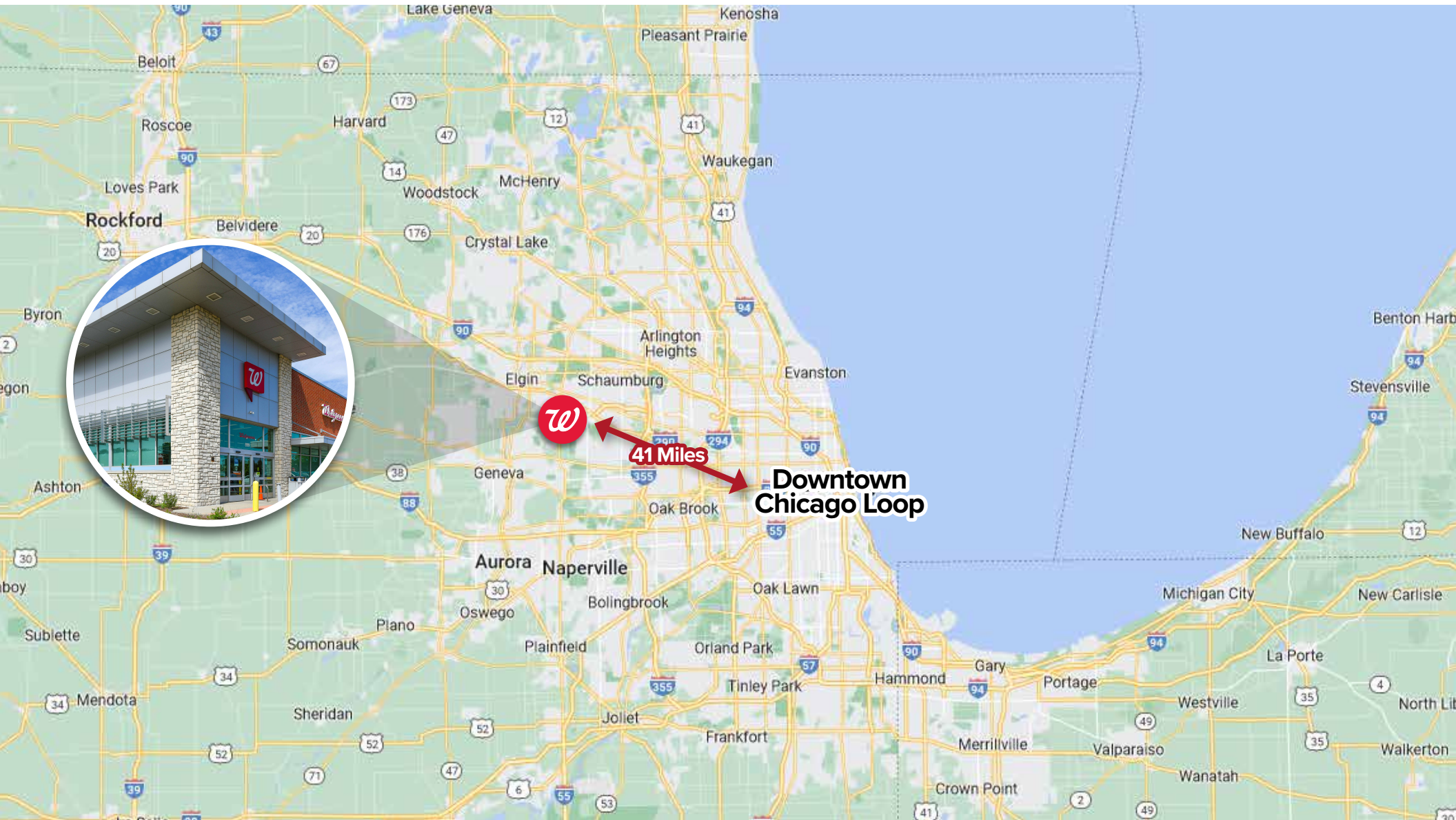
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ABOUT WALGREENS BOOTS ALLIANCE



Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 415,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

*As of 31 August 2018, using publicly available information for AmerisourceBergen.

**For 12 months ending 31 August 2018, using publicly available information for AmerisourceBergen.



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WALGREENS INCOME STATEMENTS TRAILING 5 YEARS

Fiscal year is Sept. – Aug. (All values USD millions)	2017	2018	2019	2020	2021
Sales/Revenue	118.21B	131.54B	136.87B	139.54B	132.51B
Sales Growth	-	11.27%	4.05%	-10.87%	8.63%
Cost of Goods Sold (COGS) Incl, D&A	90.71B	102.52B	108.83B	97.69B	106.37B
COGS Growth	-	13.02%	6.16%	-10.24%	8.88%
COGS excluding D&A	89.05B	100.75B	106.79B	95.91B	104.44B
Depreciation & Amortization Expense	1.65B	1.77B	2.04B	1.78B	1.92B
Depreciation	1.27B	1.28B	1.49B	1.4B	1.4B
Amortization of Intangibles	385M	493M	552M	384M	523M
Gross Income	27.51B	29.02B	28.04B	24.29B	26.14B
Gross Income Growth	-	5.50%	-3.39%	-13.36%	7.62%
	2017	2018	2019	2020	2021
SG&A Expense	21.25B	22.88B	22.91B	20.55B	22.13B
SGA Growth	-	7.70%	0.12%	-10.33%	7.70%
Research & Development	-	-	-	-	-
Other SG&A	21.25B	22.88B	22.91B	20.55B	22.13B
Other Operating Expense	-	-	-	-	-
Unusual Expense	886M	188M	311M	3.1B	959M
EBIT after Unusual Expense	5.37B	(188M)	4.82B	(3.1B)	3.06B
Non Operating Income/Expense	37M	450M	251M	66M	566M
Equity in Affiliates (Pretax)	135M	191M	164M	341M	(1.14B)
Interest Expense	693M	616M	704M	613M	491M
Interest Expense Growth	-	-11.11%	14.29%	-12.93%	-19.90%
Gross Interest Expense	693M	616M	704M	613M	491M
Pretax Income	4.85B	5.98B	4.53B	446M	2B
Pretax Income Growth	-	23.12%	-24.23%	-90.15%	347.31%
Income Tax	760M	998M	588M	339M	667M
Income Tax – Current Domestic	804M	969M	247M	233M	194M
Income Tax – Current Foreign	390M	353M	241M	135M	234M
Income Tax – Deferred Domestic	(330M)	(266M)	155M	(81M)	(56M)
Income Tax – Deferred Foreign	(104M)	(58M)	(55M)	52M	295M
Income Tax Credits	-	-	-	-	-
Equity In Affiliates	8M	54M	23M	31M	627M
Consolidated Net Income	4.1B	5.03B	3.96B	138M	1.96B
Minority Interest Expense	23M	7M	(20M)	(42M)	(39M)
Net Income	4.08B	5.02B	3.98B	180M	1.99B



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WALGREENS BOOTS ALLIANCE – SEGMENT STRUCTURE



WALGREENS BOOTS ALLIANCE – RETAIL PHARMACY USA DIVISION

Our Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form one of the largest drugstore chains in the U.S., operating 8,100* drugstores in 50* states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. As of August 2017, approximately 76 percent of the population of the U.S. lives within five miles of a Walgreens or Duane Reade.

We sell prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. We offer our products and services through drugstores, as well as through mail, telephone and online. We also provide specialty pharmacy and respiratory services, and operate retail clinics.

Our services help improve health outcomes for patients and manage costs for payers including employers, managed care organizations, health systems, pharmacy benefit managers and the public sector. Our stores sell branded and own brand general merchandise. In addition, Walgreens has approximately 400 in-store clinic locations throughout the U.S., some of which are operated by the Company and some of which are operated by health system partners.

Prescription drugs account for 69 percent† of sales, while retail products are 31 percent.

Overall, we filled approximately 764 million† prescriptions in fiscal 2017. Adjusted to 30-day equivalents, we filled approximately 990 million prescriptions in fiscal 2017. Third party sales, where reimbursement is received from managed care organizations, government and private insurance, were approximately 98 percent† of prescription sales.

We utilize our extensive retail network as a channel to provide affordable

quality health and wellness services to our customers and patients, as illustrated by our ability to play a significant role in providing flu vaccines and other immunizations.

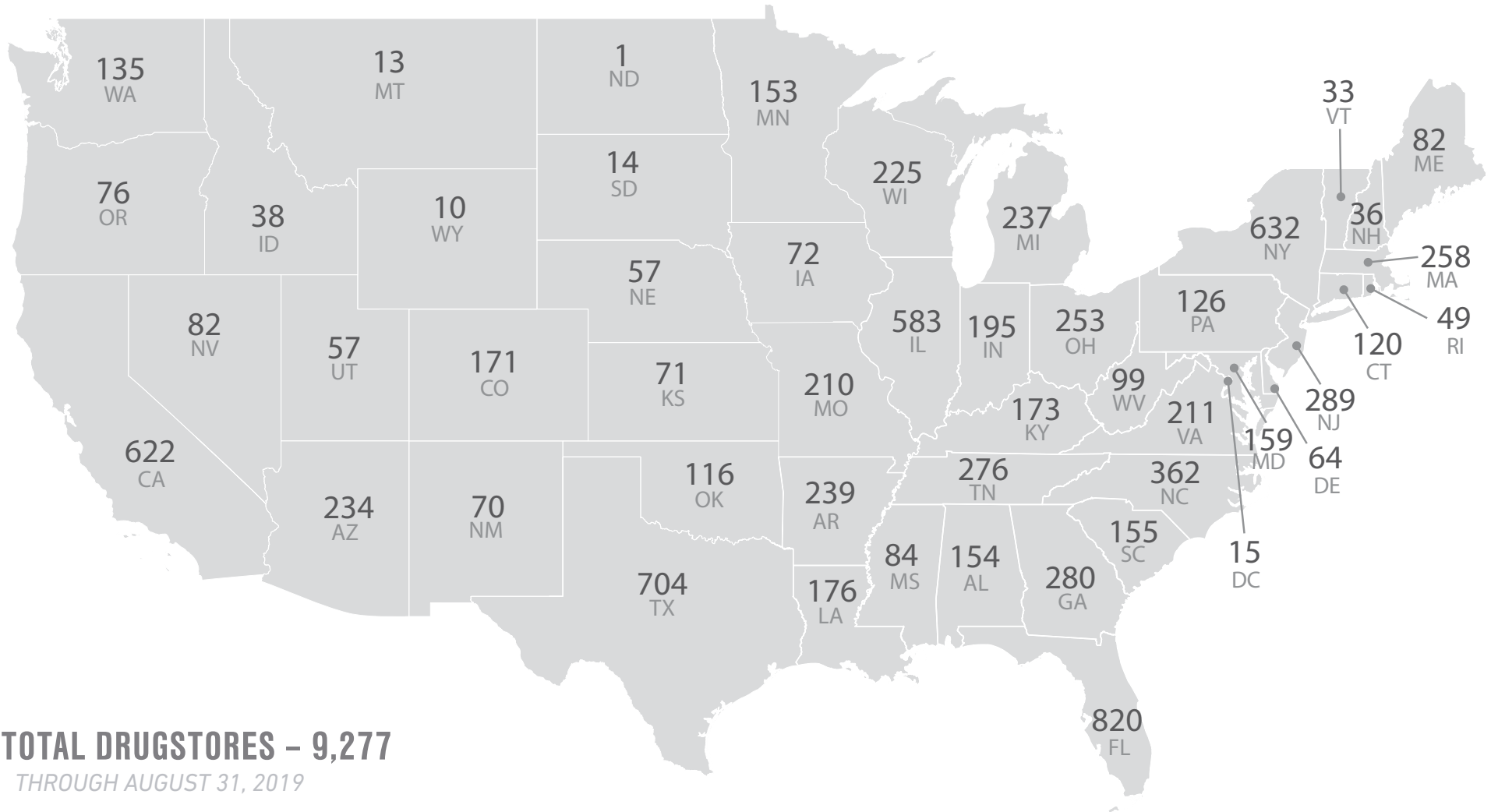
We have more than 78,000* healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals. Through them we expect to continue to play a growing role in government and employer efforts to control escalating healthcare costs.

Our loyalty program, Balance® Rewards, is designed to reward our most valuable customers and encourage shopping in stores and online and allows customers the opportunity to earn points for purchasing select merchandise in addition to receiving special pricing on select products when shopping with a rewards card. Customers have the ability to instantly redeem rewards at our stores or through Walgreens.com. We had 88 million Balance® Rewards active members as of August 2017.

The Division's strategy is designed to further transform our traditional drugstore by offering ultimate convenience, driving the best customer loyalty and delivering extraordinary customer and patient care.

We seek to expand our product and service offerings across new channels and markets where, in addition to our stores, customers and patients can utilize our health system pharmacies, Walgreens.com, mobile applications and social media sites.

WALGREENS DRUGSTORES NATIONWIDE BY STATE



TOTAL DRUGSTORES – 9,277

THROUGH AUGUST 31, 2019

Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

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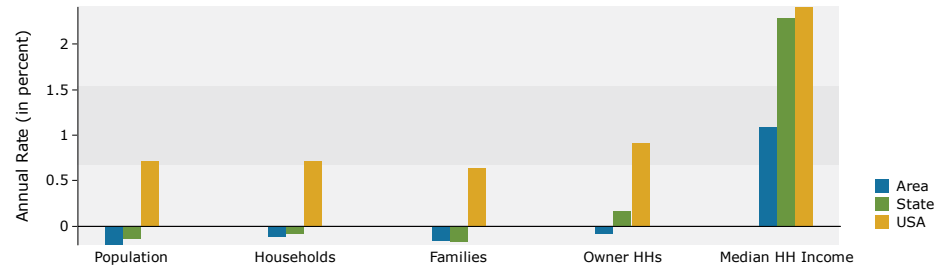
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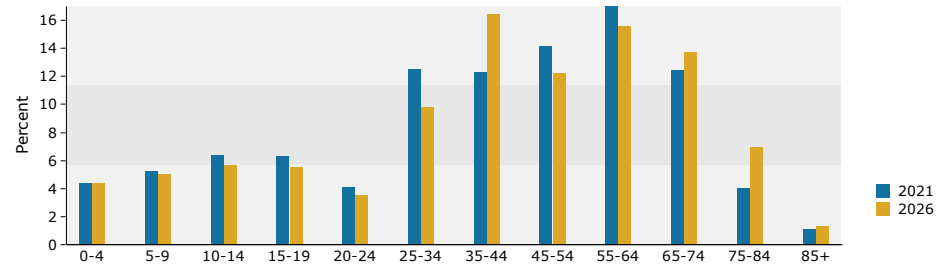
1-Mile DEMOGRAPHICS

Summary	Census 2010		2021		2026		
Population	4,977		4,892		4,842		
Households	1,661		1,661		1,650		
Families	1,430		1,415		1,403		
Average Household Size	3.00		2.95		2.93		
Owner Occupied Housing Units	1,596		1,593		1,586		
Renter Occupied Housing Units	65		68		64		
Median Age	41.7		43.8		44.8		
Trends: 2021-2026 Annual Rate	Area		State		National		
Population	-0.21%		-0.15%		0.71%		
Households	-0.13%		-0.09%		0.71%		
Families	-0.17%		-0.18%		0.64%		
Owner HHs	-0.09%		0.17%		0.91%		
Median Household Income	1.09%		2.28%		2.41%		
Households by Income			2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000		18	1.1%	16	1.0%	
	\$15,000 - \$24,999		56	3.4%	45	2.7%	
	\$25,000 - \$34,999		83	5.0%	71	4.3%	
	\$35,000 - \$49,999		69	4.2%	68	4.1%	
	\$50,000 - \$74,999		152	9.2%	141	8.5%	
	\$75,000 - \$99,999		183	11.0%	160	9.7%	
	\$100,000 - \$149,999		512	30.8%	499	30.2%	
	\$150,000 - \$199,999		320	19.3%	349	21.2%	
	\$200,000+		267	16.1%	301	18.2%	
	Median Household Income		\$119,902		\$126,589		
Average Household Income		\$141,402		\$154,908			
Per Capita Income		\$47,505		\$52,223			
		Census 2010		2021		2026	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	240	4.8%	214	4.4%	213	4.4%	
5 - 9	328	6.6%	256	5.2%	243	5.0%	
10 - 14	408	8.2%	315	6.4%	277	5.7%	
15 - 19	415	8.3%	310	6.3%	264	5.5%	
20 - 24	266	5.3%	203	4.1%	168	3.5%	
25 - 34	405	8.1%	611	12.5%	476	9.8%	
35 - 44	694	13.9%	603	12.3%	794	16.4%	
45 - 54	990	19.9%	688	14.1%	593	12.2%	
55 - 64	797	16.0%	832	17.0%	753	15.6%	
65 - 74	278	5.6%	608	12.4%	663	13.7%	
75 - 84	111	2.2%	198	4.0%	335	6.9%	
85+	45	0.9%	54	1.1%	63	1.3%	
		Census 2010		2021		2026	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	4,410	88.6%	4,149	84.8%	3,999	82.6%	
Black Alone	59	1.2%	69	1.4%	78	1.6%	
American Indian Alone	13	0.3%	11	0.2%	11	0.2%	
Asian Alone	366	7.4%	498	10.2%	569	11.7%	
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%	
Some Other Race Alone	67	1.3%	81	1.7%	91	1.9%	
Two or More Races	61	1.2%	82	1.7%	94	1.9%	
Hispanic Origin (Any Race)	298	6.0%	363	7.4%	407	8.4%	

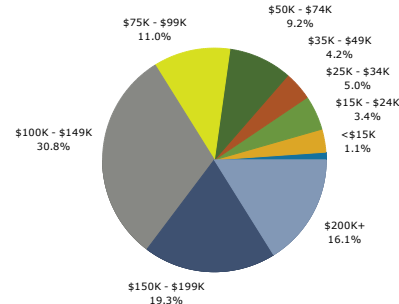
Trends 2021-2026



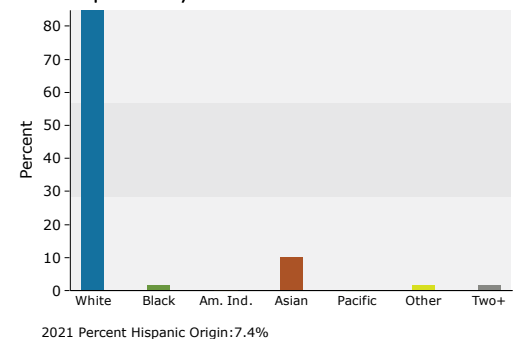
Population by Age



2021 Household Income



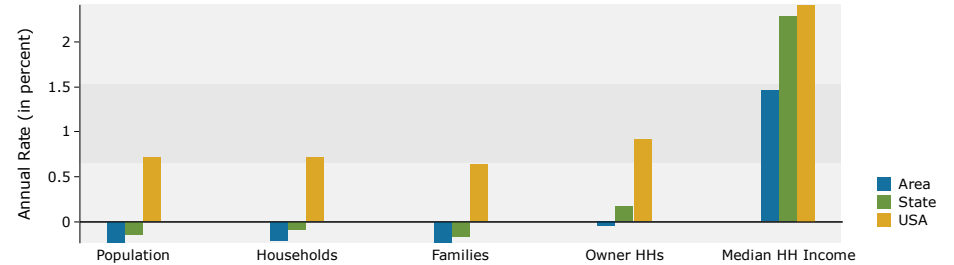
2021 Population by Race



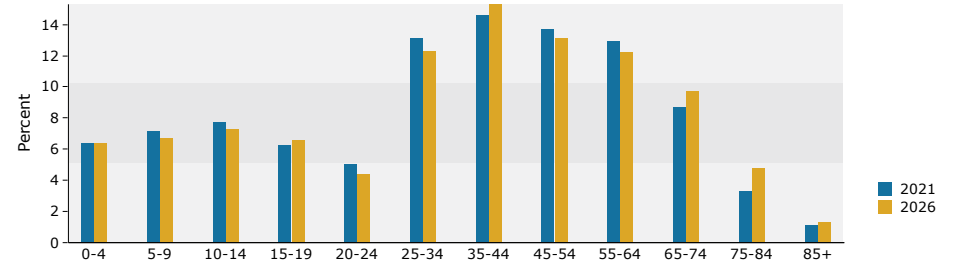
3-Mile DEMOGRAPHICS

Summary		Census 2010		2021		2026	
Population		61,304		60,159		59,434	
Households		20,474		20,220		20,003	
Families		16,142		15,760		15,569	
Average Household Size		2.99		2.97		2.96	
Owner Occupied Housing Units		17,669		17,362		17,313	
Renter Occupied Housing Units		2,805		2,858		2,690	
Median Age		36.2		37.9		39.0	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		-0.24%		-0.15%		0.71%	
Households		-0.22%		-0.09%		0.71%	
Families		-0.24%		-0.18%		0.64%	
Owner HHs		-0.06%		0.17%		0.91%	
Median Household Income		1.46%		2.28%		2.41%	
Households by Income				2021		2026	
				Number	Percent	Number	Percent
<\$15,000				704	3.5%	617	3.1%
\$15,000 - \$24,999				885	4.4%	715	3.6%
\$25,000 - \$34,999				955	4.7%	792	4.0%
\$35,000 - \$49,999				1,610	8.0%	1,361	6.8%
\$50,000 - \$74,999				2,831	14.0%	2,463	12.3%
\$75,000 - \$99,999				2,618	12.9%	2,413	12.1%
\$100,000 - \$149,999				5,079	25.1%	5,244	26.2%
\$150,000 - \$199,999				2,767	13.7%	3,168	15.8%
\$200,000+				2,771	13.7%	3,229	16.1%
Median Household Income				\$103,095		\$110,831	
Average Household Income				\$122,993		\$138,179	
Per Capita Income				\$41,120		\$46,265	
Population by Age		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		4,562	7.4%	3,864	6.4%	3,786	6.4%
5 - 9		4,623	7.5%	4,331	7.2%	3,987	6.7%
10 - 14		4,839	7.9%	4,651	7.7%	4,360	7.3%
15 - 19		4,370	7.1%	3,757	6.2%	3,897	6.6%
20 - 24		3,169	5.2%	2,987	5.0%	2,643	4.4%
25 - 34		7,953	13.0%	7,908	13.1%	7,314	12.3%
35 - 44		9,988	16.3%	8,784	14.6%	9,084	15.3%
45 - 54		9,979	16.3%	8,254	13.7%	7,771	13.1%
55 - 64		6,892	11.2%	7,748	12.9%	7,222	12.2%
65 - 74		2,924	4.8%	5,235	8.7%	5,793	9.7%
75 - 84		1,433	2.3%	1,965	3.3%	2,833	4.8%
85+		573	0.9%	673	1.1%	745	1.3%
Race and Ethnicity		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		45,391	74.0%	41,534	69.0%	39,515	66.5%
Black Alone		2,043	3.3%	1,907	3.2%	1,864	3.1%
American Indian Alone		300	0.5%	277	0.5%	280	0.5%
Asian Alone		8,729	14.2%	11,031	18.3%	12,113	20.4%
Pacific Islander Alone		16	0.0%	20	0.0%	21	0.0%
Some Other Race Alone		3,438	5.6%	3,737	6.2%	3,883	6.5%
Two or More Races		1,388	2.3%	1,654	2.7%	1,758	3.0%
Hispanic Origin (Any Race)		10,528	17.2%	11,392	18.9%	11,890	20.0%

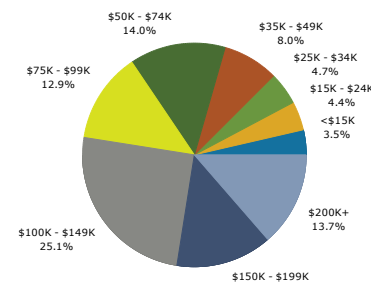
Trends 2021-2026



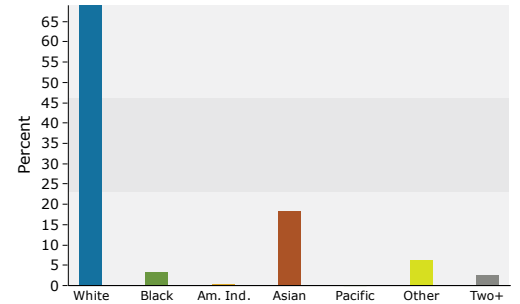
Population by Age



2021 Household Income



2021 Population by Race

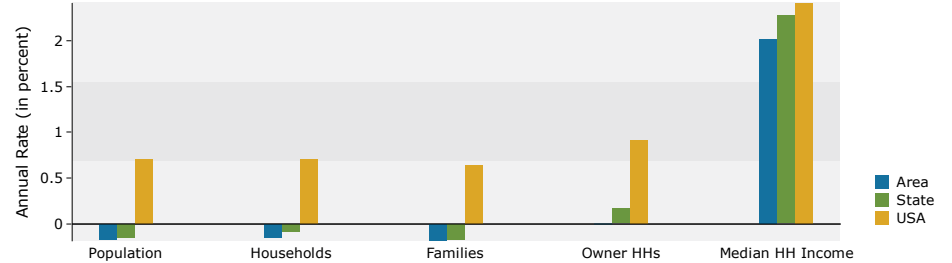


2021 Percent Hispanic Origin: 18.9%

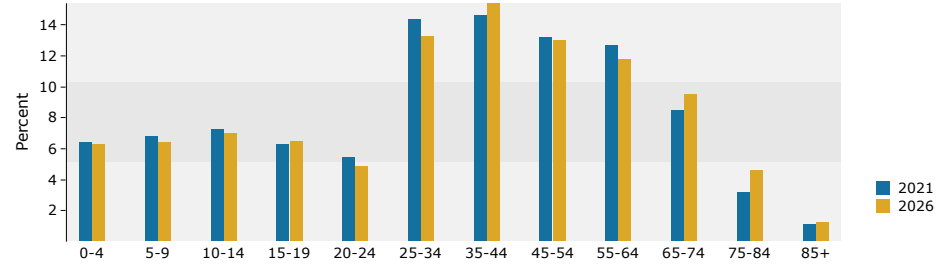
5-Mile DEMOGRAPHICS

Summary		Census 2010		2021		2026	
Population		195,486		193,216		191,469	
Households		64,169		63,823		63,323	
Families		49,757		48,887		48,425	
Average Household Size		3.03		3.01		3.01	
Owner Occupied Housing Units		54,267		53,679		53,667	
Renter Occupied Housing Units		9,902		10,144		9,656	
Median Age		35.3		37.3		38.5	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		-0.18%		-0.15%		0.71%	
Households		-0.16%		-0.09%		0.71%	
Families		-0.19%		-0.18%		0.64%	
Owner HHs		0.00%		0.17%		0.91%	
Median Household Income		2.02%		2.28%		2.41%	
				2021		2026	
Households by Income				Number	Percent	Number	Percent
<\$15,000				2,564	4.0%	2,187	3.5%
\$15,000 - \$24,999				2,816	4.4%	2,320	3.7%
\$25,000 - \$34,999				3,316	5.2%	2,853	4.5%
\$35,000 - \$49,999				5,772	9.0%	5,027	7.9%
\$50,000 - \$74,999				9,974	15.6%	8,836	14.0%
\$75,000 - \$99,999				10,065	15.8%	9,504	15.0%
\$100,000 - \$149,999				14,954	23.4%	15,940	25.2%
\$150,000 - \$199,999				7,310	11.5%	8,531	13.5%
\$200,000+				7,051	11.0%	8,122	12.8%
Median Household Income				\$92,063		\$101,769	
Average Household Income				\$112,945		\$126,211	
Per Capita Income				\$37,264		\$41,684	
				Census 2010		2021	
Population by Age				Number	Percent	Number	Percent
0 - 4				14,221	7.3%	12,326	6.4%
5 - 9				14,317	7.3%	13,192	6.8%
10 - 14				15,008	7.7%	14,125	7.3%
15 - 19				14,529	7.4%	12,218	6.3%
20 - 24				11,212	5.7%	10,391	5.4%
25 - 34				27,585	14.1%	27,739	14.4%
35 - 44				30,290	15.5%	28,264	14.6%
45 - 54				31,241	16.0%	25,594	13.2%
55 - 64				21,494	11.0%	24,618	12.7%
65 - 74				9,466	4.8%	16,424	8.5%
75 - 84				4,470	2.3%	6,272	3.2%
85+				1,652	0.8%	2,053	1.1%
				Census 2010		2021	
Race and Ethnicity				Number	Percent	Number	Percent
White Alone				137,927	70.6%	127,225	65.8%
Black Alone				8,269	4.2%	7,735	4.0%
American Indian Alone				1,230	0.6%	1,152	0.6%
Asian Alone				26,295	13.5%	32,884	17.0%
Pacific Islander Alone				60	0.0%	70	0.0%
Some Other Race Alone				16,495	8.4%	18,018	9.3%
Two or More Races				5,210	2.7%	6,132	3.2%
Hispanic Origin (Any Race)				45,575	23.3%	49,392	25.6%
						51,490	26.9%

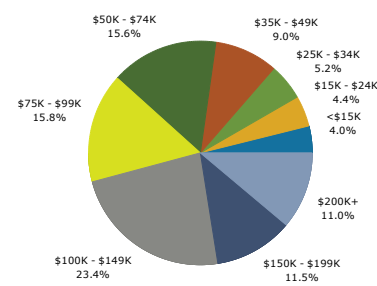
Trends 2021-2026



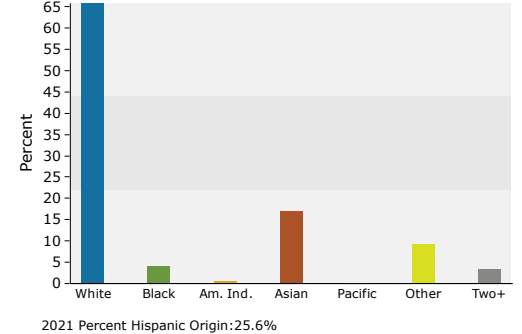
Population by Age



2021 Household Income



2021 Population by Race



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