

INVESTMENT SUMMARY	
PRICE	\$6,074,140
CAP	5.80%
NOI	\$352,300
RENT/SF	\$23.88
RENT ADJUSTMENTS	
YEARS 1-25:	\$352,300

LEASE INFORMATION	
LEASE TYPE	NNN
LEASE TERM	9.5+ Years
RENT COMMENCEMENT	7/1/2007
LEASE EXPIRATION	6/30/2032
RENEWAL OPTIONS	Fifty 1-Year

- Walgreens has over 9 years remaining on an Investment Grade Corporate NNN Lease.
- This Walgreens is located at a prime intersection in a high density retail area in Evansville. Nearby tenants include Schnuck’s Supermarket, McDonalds, Meijer, Menards, Aldi, AT&T, Dairy Queen, Cheddar’s, Sonic, First Federal Savings Bank and more.
- Population of 120,674 within a 5-mile radius and an average household income of \$76,752.
- Across from a 130 Unit class “A” apartment community with 6 acre private lake, swimming pool and walk/bike trails.
- Walgreens is one of the nation’s largest drugstore chains and neighborhood retailers. Walgreens operates nearly 9,000 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.
- Located in a county seat, Evansville is the 3rd largest city in Indiana. Evansville is home to 6 colleges including University of Southern Indiana (9,700+ students) and University of Evansville (2,000+ students).

PROPERTY INFORMATION	
ADDRESS	4828 Davis Lant Dr, Evansville, IN 62242
BUILDING SIZE	14,751 SQ. FT.
LOT SIZE	1.22 Acres
COUNTY	Vanderburgh
YEAR BUILT	2007

LEASE NOTES:
Net, Net, Net. No landlord responsibilities. Tenant has a 45 day Right of First Refusal.

DEMOGRAPHIC INFORMATION			
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2022 POPULATION	6,873	30,508	120,674
2027 POPULATION	6,929	30,335	120,224
2022 MEDIAN HOUSEHOLD INCOME	\$43,764	\$53,881	\$55,041
2022 AVERAGE HOUSEHOLD INCOME	\$66,909	\$72,610	\$76,752
All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2022 and 2027.			

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 OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

TENANT	Walgreens Co.	ULTIMATE PARENT	Walgreens Boots Alliance, Inc.
REVENUE	Private	REVENUE	\$132.5 Billion (2021)
NET WORTH	Private	NET WORTH	\$23.8 Billion (2021)
S & P RATING	Not Rated	S & P RATING	BBB
WEBSITE	https://www.walgreens.com	WEBSITE	https://www.walgreensbootsalliance.com

Walgreens

Founded in 1901, Walgreens is a trusted neighborhood retailer, as well as a leader in healthcare and pharmacy. Walgreens sells prescriptions and non-prescription drugs, as well as other retail products that include health and wellness, beauty, personal care and general merchandise. With nearly 9,000 locations and more than 225,000 team members and 85,000 healthcare service providers, Walgreens is one of the largest drugstore chains in the United States. Walgreens operates in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands.

As of August 2020, approximately 78% of the entire U.S. population lives within five miles of a Walgreens store. 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 fully integrated physical and digital platforms supported by the latest technology to deliver high-quality products and services in local communities nationwide.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

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 OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

www.nnnsales.com

Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.