



INTERACTIVE OFFERING MEMORANDUM



Walgreens

512 GREEN BLVD | AURORA, IN 47001



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SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS

LEASE & PROPERTY HIGHLIGHTS

- Absolute Net Lease | Zero landlord responsibilities
- 8+ years remaining on original 25-year term
- Situated in main throughfare to residential neighborhoods
- Combined traffic counts in excess of $\pm 47,000$ VPD
- Located approximately 30 miles outside of Cincinnati, OH

TENANT HIGHLIGHTS

- Walgreens has a S&P rating of BBB and is currently ranked 18 on the Fortune 500 list
- Walgreens' market cap is \$28.9 billion
- Walgreens operates approximately 9,277 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands
- Drug stores have been resilient throughout COVID-19 and has been considered an essential retailer

The Walgreens logo, featuring the word 'Walgreens' in a red, cursive script font.



GREEN BLVD ± 47,000 VPD



SUBJECT PROPERTY





BIG LOTS!
HARBOR FREIGHT
GameStop
ALDI
BURGER KING

Walmart
Supercenter
ANYTIME FITNESS
usbank
CHIPOTLE
TACO BELL

LOWE'S
Kroger
Great Clips
AT&T
T Mobile



DOLLAR GENERAL

Bob Evans
Advance Auto Parts



SUBJECT PROPERTY

SUBWAY



fuelmart

GREEN BLVD ± 47,000 VPD

CIVISTA BANK

VALUATION OVERVIEW



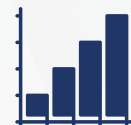
\$6,000,000

LIST PRICE



2006

YEAR BUILT



6.53%

CAP RATE



NNN

LEASE TYPE

PROPERTY SUMMARY

Address	512 Green Boulevard, Aurora, IN 47001
Price	\$6,000,000
Cap Rate	6.53%
NOI	\$391,500
Year Built	2006
Lot Size	±3.07 AC

FINANCING INQUIRIES

For financing options reach out to:

JIM BRANDON
+1 (310) 955-5836
jim.brandon@matthews.com

TENANT SUMMARY

Tenant Trade Name	Walgreens
Lease Guarantor	Corporate Guarantee
Lease Type	NNN
Roof and Structure	Tenant Responsible
Rent Commencement Date	9/24/2006
Lease Expiration Date	9/30/2031
Lease Term	25 Years
Rental Increases	Flat
Renewal Options	10, Five-Year Options

ANNUALIZED OPERATING DATA

TERM REMAINING	ANNUAL RENT	CAP RATE
Years 1-8	\$391,500	6.53%

TENANT PROFILE

The Walgreens logo is displayed in a large, red, cursive script font.

HEADQUARTERS

Deerfield, IL

YEAR FOUNDED

1901

WEBSITE

walgreens.com

LOCATIONS

9,277+

The nation's #1 drugstore chain, Walgreens, operates close to 9,277 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices. Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.



AREA OVERVIEW

AURORA, IN

Aurora is a lovely city in Dearborn County with a population of approximately 16,000 people. The city has been recognized for its great quality of life, receiving prizes such as Money Magazine's "Top 100 Places to Live" in recent years.

Aurora's economy is primarily fueled by the manufacturing and healthcare industries, with major employers such as GE Lighting, PartsSource, and University Hospitals. Because of its closeness to major roads and the Cleveland Hopkins International Airport, the city is a good location for businesses and individuals to commute.

Higher education opportunities flourish in Aurora, with Kent State University and Northeast Ohio Medical University being nearby. For citizens of all ages, the Aurora Memorial Library provides a variety of materials and instructional events.

Aurora's economy is heavily reliant on tourism, with attractions like as the Aurora Farms Premium Outlets, which houses over 70 brand-name businesses, and the ThornCreek Winery and Gardens, which offers wine tastings and scenic vistas. The Aurora Historical Society and Museum, which displays the area's rich history, is also located in the city.

Aurora is a pleasant and successful city with a robust economy, good higher education possibilities, and appealing tourist attractions.

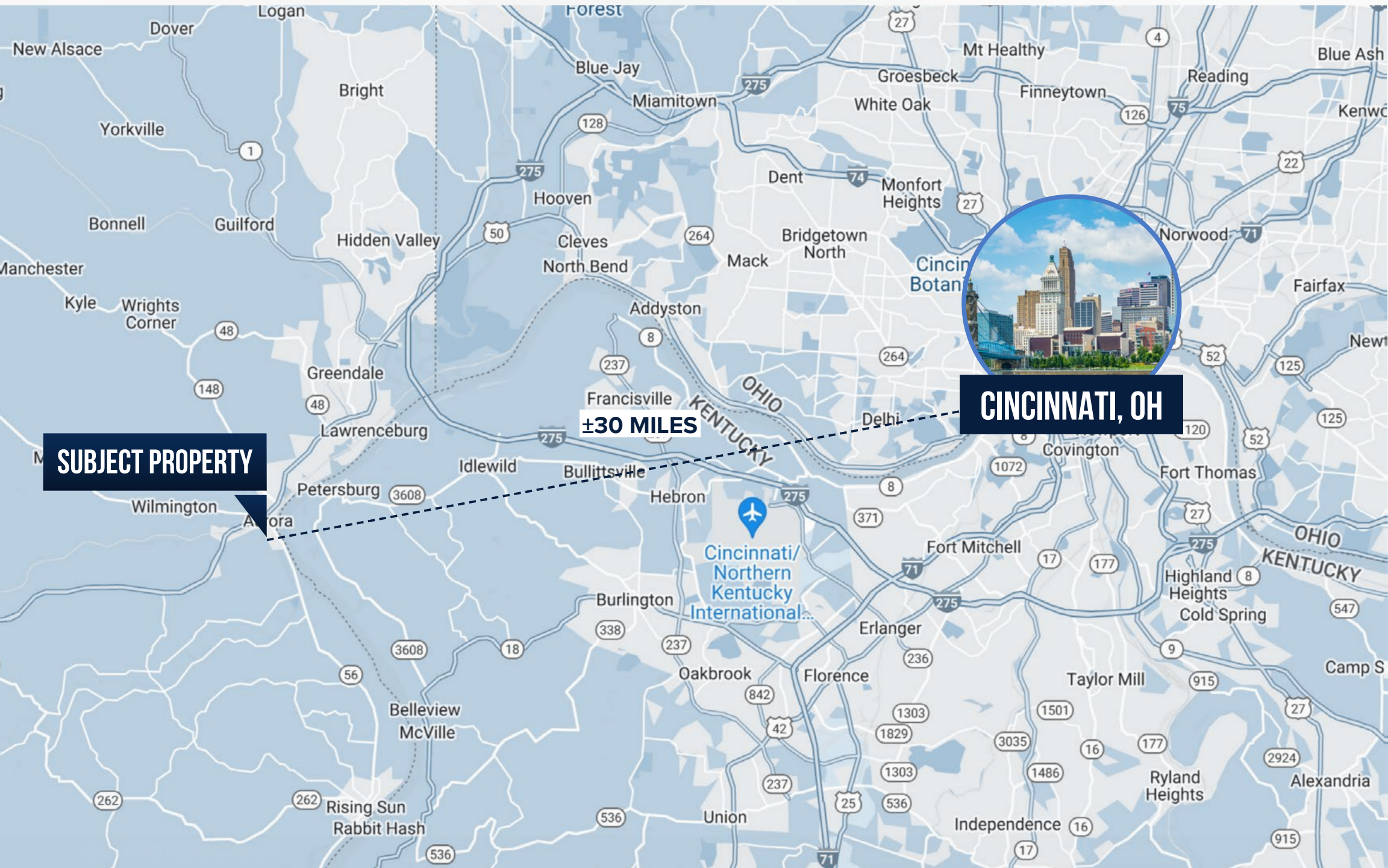


Source: indianalandmarks.org

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	7,178	18,917	63,646
2023 Estimate	7,132	18,786	61,932
2020 Census	7,241	19,114	62,437
Annual Growth 2023-2028	0.1%	0.1%	0.6%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	2,770	7,385	22,969
2023 Estimate	2,752	7,334	22,392
2020 Census	2,814	7,686	22,995
Annual Growth 2023-2028	0.1%	0.1%	0.5%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$81,691	\$74,253	\$93,595

AREA MAP



CINCINNATI, OH

Cincinnati, located in southwestern Ohio on the Ohio River, is the third-largest city in the state. The Cincinnati MSA has a population of around 2.2 million people and is home to several Fortune 500 companies such as Procter & Gamble, Kroger, and Fifth Third Bank. The city is a major tourist destination as it features a variety of attractions, festivals, shopping destinations, and sporting events. It is also home to the University of Cincinnati, the second-largest university in Ohio. The Cincinnati Zoo & Botanical Garden, which is home to over 500 animal species and 3,000 plant species, is one of the city's most popular attractions. Other must-see sites in Cincinnati include the Cincinnati Museum Center at Union Terminal, the National Underground Railroad Freedom Center, and the American Sign Museum. The city is also recognized for its diverse culinary culture, which includes local specialties such as Cincinnati-style chili and goetta. Cincinnati has been named one of the "Best Places to Live" by U.S. News & World Report and a "Top 10 City for Families" by Livability. Cincinnati is an excellent location for travellers wishing to discover the Midwest because of its combination of sights, culture, and charm. With a low cost of living and a low unemployment rate, many people have moved to the Cincinnati area and it has also become a hot spot for many corporations.

#6 IN TOP 10 CITIES FOR YOUNG PROFESSIONALS

(SMARTASSET, 2020)



ECONOMY

Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the seventh-largest in the Midwest, after Chicago, Minneapolis, Detroit, St. Louis, Indianapolis, and Cleveland. It currently has the fastest-growing Midwestern economic capital based on percentages. The gross metro product for the region was \$134.8 billion as of 2021. The median home price in Cincinnati is \$182,000. The cost of living in Cincinnati is 9% below the national average and the unemployment rate is also below the average at 3.7%.

Cincinnati has recently become a younger, more educated city with a fast-growing economy exceeding most other cities in the country. The study was done by taking a twice-a-year economic snapshot of the Greater Cincinnati economy and finding the city is not aging as fast as the rest of the country and the population's education level is on the rise. This has caused a growth in the economy with it now being 2 percent above its pre-recession level.



CINCINNATI TOURISM

CAREW TOWER OBSERVATION DECK

Standing at 49 stories tall, the Carew Tower Observation Deck is located at the heart of downtown Cincinnati. The observation deck has the most amazing views of the city. Carew Tower is also home to 25 retail stores, restaurants, the Hilton Cincinnati Netherland Plaza, and a variety of offices.

TAFT MUSEUM OF ART

Located in downtown Cincinnati, the Taft Museum of Art is a world-renowned history and art museum. The museum is registered as a National Historic Landmark as many historical Cincinnatians have lived in the 1820 house including Martin Baum, Nicholas Longworth, David Sinton, Anna Sinton Taft, and Charles Phelps Taft. The museum features an extensive collection of American and European artworks by iconic artists such as Rembrandt, Hals, Goya, Gainsborough, and many more.

NATIONAL UNDERGROUND RAILROAD FREEDOM CENTER

Situated on the north bank of the Ohio River in downtown Cincinnati, the National Underground Railroad Freedom Center brings awareness to the stories of freedom heroes during the era of the Underground Railroad to present times. The Freedom Center has a variety of programs and exhibits that educates visitors on the struggles for freedom around the world throughout history and today.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **512 Green Boulevard, Aurora, IN, 47001** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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