



CARBONDALE, IL (FILE PHOTO)



ELKIN, NC



LAPEER, MI



ST. MICHAEL, MN
(MINNEAPOLIS-ST. PAUL MSA)



TECUMSEH, MI

Walgreens Portfolio

5 LOCATIONS – IL | NC | MI (2) | MN

BERKELEY
CAPITAL ADVISORS

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BCA FIRM NORTH CAROLINA
RE LICENSE NO.: C9467

A LICENSED ILLINOIS BROKER.:
478027307

IN COOPERATION WITH PARASELL INC.

A LICENSED MICHIGAN BROKER.:
6505425224

A LICENSED MINNESOTA BROKER.:
9009637

Portfolio Overview

WALGREEN PORTFOLIO INVESTMENT HIGHLIGHTS:

- Lease backed by Walgreens' Investment-grade Credit | BAA2/BBB | Ranked #42 on the Fortune 500
- Long-term, passive investments | There is an average of ±11.5 years remaining on their respective absolute NNN leases
- All drive-thru locations
- Walgreens operates over 9,200 stores across all 50 states and was recently included in Fortunes' 2021 list of the World's Most Admired Companies for the 28th consecutive year
- DoorDash and Walgreens announce partnership | July 2020 | DoorDash will begin delivering over the counter medicine and other products from Walgreens | Partnership will begin in Denver, Chicago, and Atlanta first | [Click here](#) for more Info
- Walgreens partners with VillageMD | June 2020 | Will open 500-700 primary care clinics within existing Walgreens' locations | New concepts will be rolled out over next 5 years in 30 markets | [Click here](#) for more Info

\$31,483,000

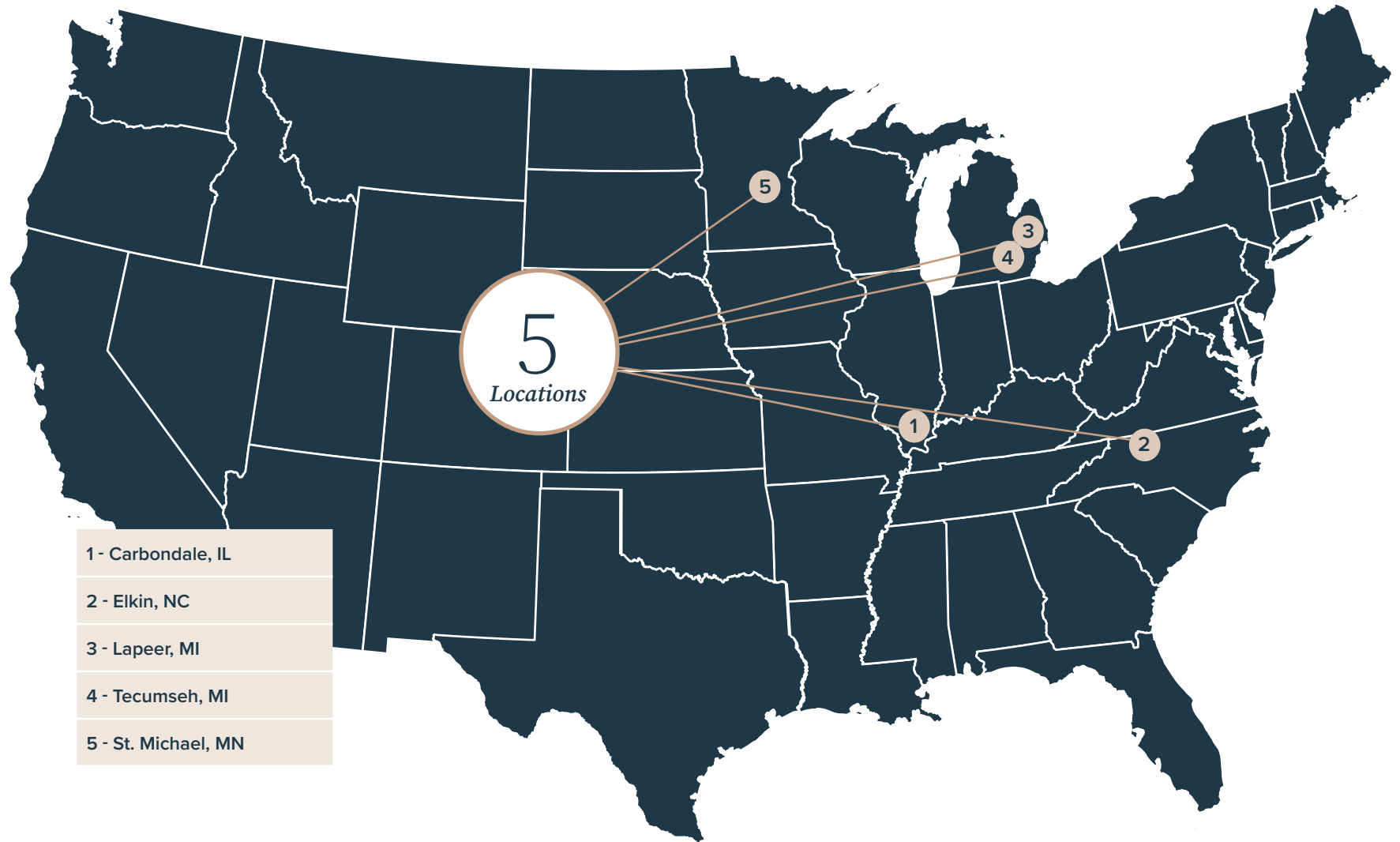
Asking Price (6.65% Cap Rate)

*** MUST BE SOLD AS A PORTFOLIO – SITES MAY NOT BE SOLD SEPARATELY ***

Address	City, State	Sales Reporting	Sales Price	Cap Rate	NOI	Square Feet	Lease Term Remaining	Rent PSF
1600 W Main Street	Carbondale, IL	*Yes	\$6,060,000	6.65%	\$402,999.96	14,741	12+ Years	\$27.34
571 S Main Street	Lapeer, MI	*Yes	\$7,368,000	6.65%	\$489,999.96	14,550	12+ Years	\$33.68
1209 N Bridge Street	Elkin, NC	*Yes	\$5,018,000	6.65%	\$333,680.04	14,741	±10 Years	\$22.64
1330 W Chicago Boulevard	Tecumseh, MI	*Yes	\$5,368,000	6.65%	\$357,000.00	13,580	±11 Years	\$26.29
9 Central Avenue East	St. Michael, MN	*Yes	\$7,669,000	6.65%	\$510,000.00	14,079	±13 Years	\$36.22
TOTALS			\$31,483,000	6.65%	\$2,093,680	71,691		\$29.20

*Speak with Agent for details

Walgreens Locations Map



Carbondale, IL

1600 West Main Street



Location Map

*1600 West Main Street
Carbondale, IL 62901*

Demographics

POPULATION

5-Minute Radius	14,092
10-Minute Radius	31,620
15-Minute Radius	50,286

AVG. HOUSEHOLD INCOME

5-Minute Radius	\$54,718
10-Minute Radius	\$51,686
15-Minute Radius	\$60,634

Investment Overview

PROPERTY

Walgreens

ADDRESS

*1600 West Main Street
Carbondale, IL 62901*

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

September 7, 2010

LEASE EXPIRATION

September 30, 2035

ORIGINAL LEASE TERM

25 Years

LEASE TERM REMAINING

12+ Years

OPTIONS REMAINING

Ten, 5-Year

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

ROOF & STRUCTURE

Tenant Responsible

NOI

\$403,000

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 21 Days

PROPERTY DETAILS

14,741
Square Feet

2.29
Acres

2010
Year Built

77
Parking Spaces

*Note: Corporate lease. All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$6,060,000

Asking Price (6.65% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - 9/30/2035	\$33,583.33	\$403,000	—	6.65%



GOOGLE EARTH
PRO STREET VIEW

Property Highlights | *Carbondale*

PROPERTY HIGHLIGHTS

- Long-term, passive investment | Over 12 years of guaranteed term remaining on the absolute NNN lease
- Signalized, hard-corner location with a drive-thru | Combined 53,400 VPD at the intersection of W Main St & N Glenview Dr
- Just over a mile from Southern Illinois University's main campus | 11,350+ students | Oldest and flagship campus of the SIU system | Enrolls students from all 50 states and over 100 countries
- Great visibility and access from W Main St (46,800+ VPD), one of the two main thoroughfares through Carbondale
- Less than a mile from SIH Memorial Hospital of Carbondale | 175-bed, short term acute care hospital
- Located within 3 miles of:
 - University Mall | 671,000 SF+ mall anchored by Ross, Bed Bath & Beyond, Old Navy, ULTA, The Science Center, and VIP Cinemas
 - A DICK's, TJ Maxx & Petco-anchored shopping center | Other tenants include ALDI, AMC, Barnes & Noble, Five Below, Shoe Carnival, Chili's, JOANN Fabric, Sherwin-Williams, McAlister's, Arby's, McDonald's, MOD Pizza, Dollar Tree, Mattress Firm, among others
 - Walmart Supercenter, Lowe's, Hobby Lobby, Kroger, Kohl's, Planet Fitness, Buffalo Wild Wings, Long John Silver's, Taco Bell, Big Lots, AutoZone, Dunkin', among others
 - Carbondale Community High School | ±1,000 students
- Walking distance to Rebound High School

DEMOGRAPHIC SNAPSHOT

50,286

2021 POPULATION WITHIN
FIFTEEN MINUTE DRIVE

\$60,634

2021 AVERAGE HOUSEHOLD
INCOME WITHIN FIFTEEN MINUTES





CVS
SHERWIN WILLIAMS
First Southern Bank

DOLLAR GENERAL

Rural King
America's Farm and Home Store

UNITED STATES
POSTAL SERVICE

Walgreens

Banterra

U-HAUL

SIH Memorial Hospital of Carbondale
175 beds

Rebound High School

Schnucks
Burger King
Legence Bank
Little Caesars

HOME 2
J&J
DQ

COOKIES

SIU
Southern Illinois University
CARBONDALE
11,350+ students
1,133 acres

McDonald's

LOWE'S
DICK'S Sporting Goods
BIG LOTS!
McDonald's
TACO BELL
ALDI
HomeGoods
HOBBY LOBBY
McALISTER'S
JOANN
petco
BEST BUY
chili's
LONG JOHN SILVER

Walmart
Supercenter

Kroger
KOHLS
planet fitness
DOLLAR GENERAL
Freddy's
McDonald's
BURGER KING

BW Best Western
QUALITY

ROSS HIBBETT STAPLES
DRESS FOR LESS SPORTS
STARBUCKS COFFEE
ULTA
BED BATH & BEYOND
IHOP
Applebee's
Panera

Ashley HOMESTORE
Wendy's
Walgreens
Popeye's

Domino's

Carbondale Community High School
989 students

Giant City Rd

13

12

9

13

16

16

Illinois Ave

S Illinois Ave

N Illinois Ave

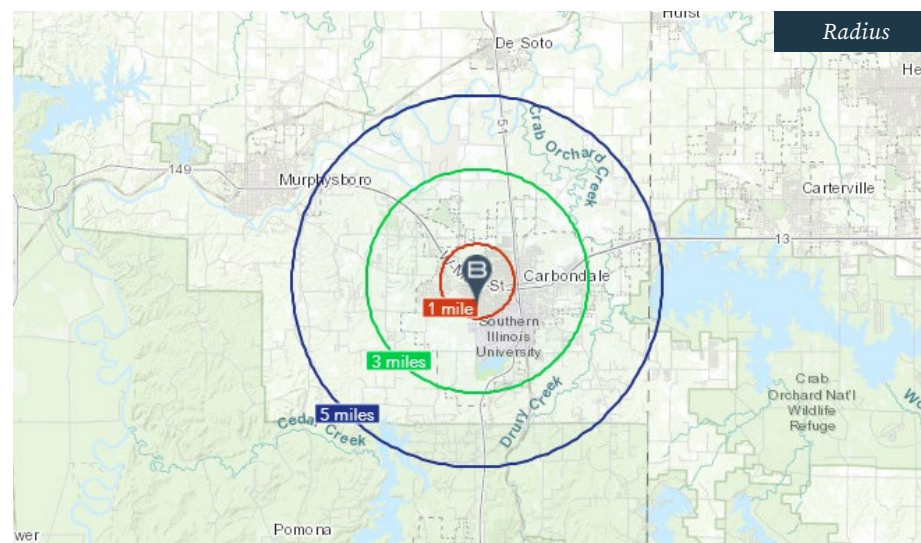
E Main St

E Walnut St

Demographics | Carbondale

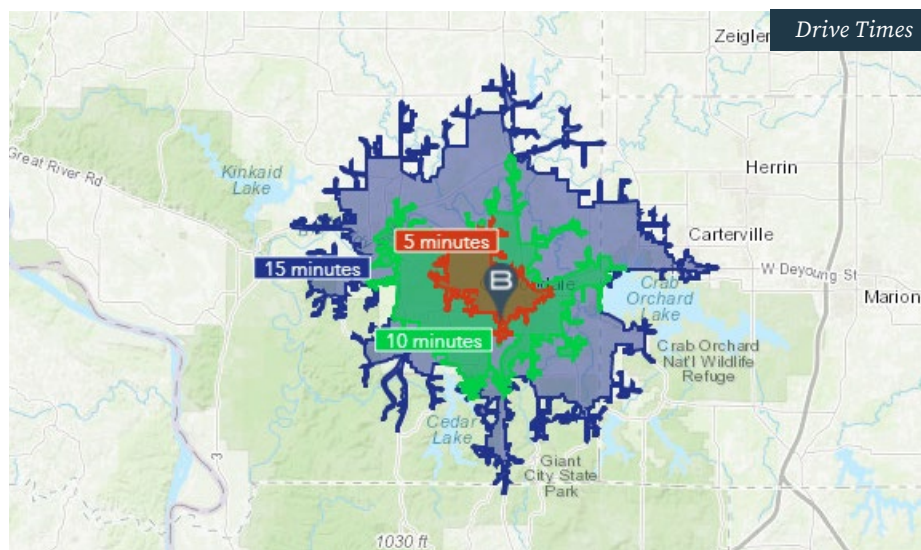
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	8,006	26,081	32,750
2021 Population	8,186	26,584	33,376
2010 Census	8,612	28,162	35,287
2000 Census	8,721	23,639	29,921
2021-2026 Annual Rate	-0.44%	-0.38%	-0.38%
2010-2021 Annual Rate	-0.45%	-0.51%	-0.49%
2000-2010 Annual Rate	-0.13%	1.77%	1.66%
HOUSEHOLDS			
2026 Total Households	4,118	11,368	14,263
2021 Total Households	4,203	11,593	14,537
2010 Households	4,386	12,105	15,153
2000 Households	4,409	11,318	14,022
2021-2026 Annual Rate	-0.41%	-0.39%	-0.38%
2010-2021 Annual Rate	-0.38%	-0.38%	-0.37%
2000-2010 Annual Rate	-0.05%	0.67%	0.78%
2021 AVG. HH INCOME	\$56,964	\$49,310	\$54,791



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	13,859	30,976	49,421
2021 Population	14,092	31,620	50,286
2010 Census	14,537	33,604	52,931
2000 Census	14,034	34,297	52,397
2021-2026 Annual Rate	-0.33%	-0.41%	-0.35%
2010-2021 Annual Rate	-0.28%	-0.54%	-0.45%
2000-2010 Annual Rate	0.35%	-0.20%	0.10%
HOUSEHOLDS			
2026 Total Households	6,882	13,650	21,509
2021 Total Households	6,989	13,926	21,866
2010 Households	7,180	14,571	22,709
2000 Households	7,031	13,811	21,565
2021-2026 Annual Rate	-0.31%	-0.40%	-0.33%
2010-2021 Annual Rate	-0.24%	-0.40%	-0.34%
2000-2010 Annual Rate	0.21%	0.54%	0.52%
2021 AVG. HH INCOME	\$54,718	\$51,686	\$60,634



Lapeer, MI

571 South Main Street



Location Map

*571 South Main Street
Lapeer, MI 48446*

Demographics

POPULATION

1-Mile Radius	8,376
3-Mile Radius	19,318
5-Mile Radius	44,189

AVG. HOUSEHOLD INCOME

1-Mile Radius	\$57,037
3-Mile Radius	\$68,597
5-Mile Radius	\$73,484

Investment Overview

PROPERTY

Walgreens

ADDRESS

571 South Main Street
Lapeer, MI 48446

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

August 2, 2010

LEASE EXPIRATION

*August 31, 2035

ORIGINAL LEASE TERM

*75 Years

LEASE TERM REMAINING

*12+ Years

OPTIONS REMAINING

*Fifty, 1-Year Option

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

ROOF & STRUCTURE

Tenant Responsible

NOI

\$490,000

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 30 Days

PROPERTY DETAILS

14,550
Square Feet

1.66
Acres

2010
Year Built

73
Parking Spaces

\$7,368,000

Asking Price (6.65% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - *8/31/35	\$40,833.33	\$490,000	—	6.65%

ADDITIONAL INFORMATION/FOOTNOTES

*Tenant has the right to terminate the lease on the last day of any month following the last day of the 300th full calendar month (8/31/35) with 12 months' notice.



Note: Corporate lease. All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

Property Highlights | *Lapeer*

PROPERTY HIGHLIGHTS

- Long-term, passive investment | 12+ years of guaranteed term remaining on the absolute NNN lease
- Drive-thru location
- Just off the signalized intersection of S Main St & Demille Rd | 35,600 combined VPD
- About a mile south of McLaren Lapeer Region Hospital | 222-bed acute care hospital
- Site is located within the main retail corridor of the city | Tenants in immediate vicinity include Home Depot, Meijer, Kohl's, Kroger, ALDI, Marshalls, Dunham's Sports, Maurices, Michaels, ULTA, McDonald's, Starbucks, Wendy's, KFC, Office Depot, Buffalo Wild Wings, Applebee's, Jersey Mike's, Arby's, Burger King, Anytime Fitness, Jimmy John's, Mattress King, AutoZone, Tim Hortons, Subway, Culver's, Checkers, Tropical Smoothie Café, Culver's, Dairy Queen, among others
- Increasing store sales | See Agent for details
- Less than 1 mile from Lapeer High School | 1,250+ students
- 19,300+ residents with an average household income exceeding \$68,500 within a 10-minute drive

DEMOGRAPHIC SNAPSHOT

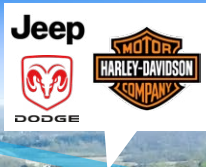
44,189

2021 POPULATION WITHIN
FIFTEEN MINUTE DRIVE

\$73,484

2021 AVERAGE HOUSEHOLD
INCOME WITHIN FIFTEEN MINUTE





DEMILLE RD - 13,800 VPD

MCCORMICK DR - 13,800 VPD



S MAIN ST - 21,800 VPD





INTERSTATE 69 24,300 VPD

Mott Community College
±5,000 students

Ralland-Warner Middle School
678 students

Checkers
BURGERS • FRIES • COLAS
Domino's
DQ tropical CAFE
SMOOTHIE

Calver's

verizon

Arby's

BURGER KING

SUNOCO

H Holiday Inn Express

Walgreens

choiceone BANK

Jersey Mike's Subs

Auto Zone

BUFFALO WILD WINGS

BW Best Western

meijer

Mattress King

STARBUCKS COFFEE

ANYTIME FITNESS

Tim Hortons

Applebee's

Great Clips

Kroger

Office DEPOT

KOHL'S
FAMOUS footwear
ULTA BEAUTY

THE HOME DEPOT

LIBERTY TAX SERVICE

Lapeer Wine & Spirits

DEMILLE RD - 13,800 VPD

S MAIN ST - 21,800 VPD

MCCORMICK DR - 13,800 VPD



Walmart
Supercenter

TRACTOR
SUPPLY CO

Lapeer
High School
1,285 students

DOWNTOWN
LAPEER

GENESEE ST - 16,600 VPD

SAGINAW ST - 9,500 VPD

DOLLAR
GENERAL
Advance
Auto Parts
McDonald's
Ford
Huntington

INDUSTRIAL AREA

Lapeer Schools
Transportation

Active Home
Medical Supply Store

Turrill
Elementary School
462 students

T Mobile

Little Caesars

Walgreens

Lapeer Wine
& Spirits

Holiday Inn
Express

MCCORMICK DR - 13,800 VPD

choiceone
BANK

S MAIN ST - 21,800 VPD



McLaren Lapeer
Region Hospital
222 beds

Schickler Elementary I
Zemmer Middle Schools
1,223 total students

GENESEE ST - 16,600 VPD



DOWNTOWN
LAPEER



T Mobile



Brian's Family
Restaurant



Lapeer Wine
& Spirits



Office DEPOT

S MAIN ST - 21,800 VPD

Turrill
Elementary School
462 students



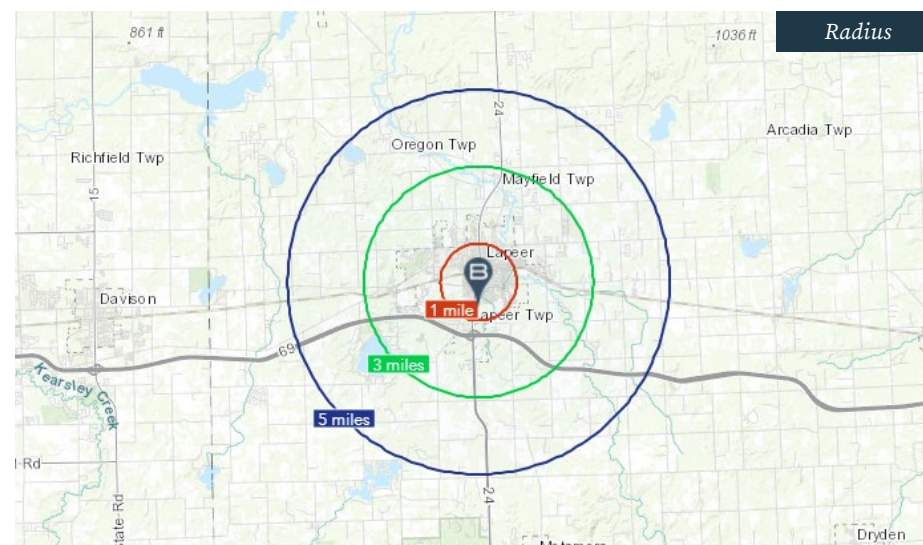
Property Photos | *Lapeer*



Demographics | *Lapeer*

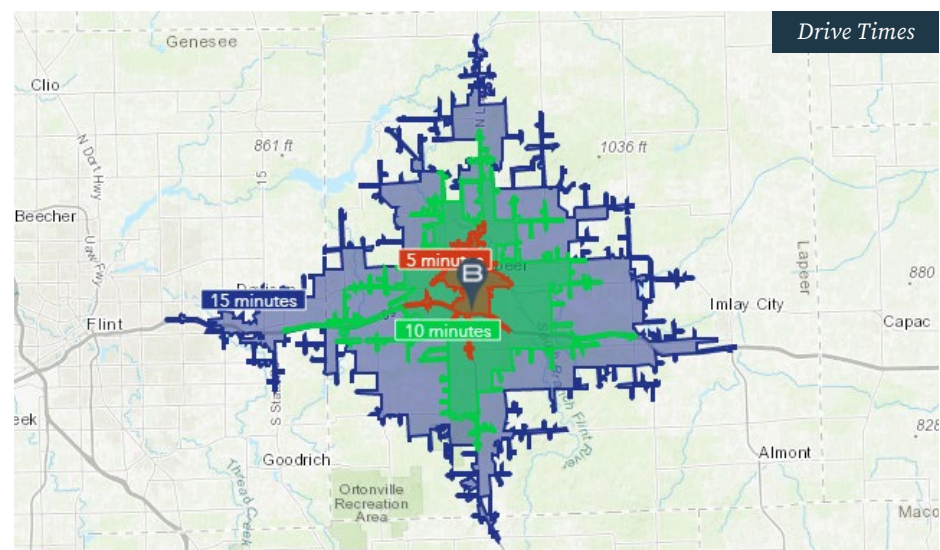
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	5,735	16,281	23,238
2021 Population	5,720	16,159	23,092
2010 Census	5,765	16,176	23,200
2000 Census	6,987	16,259	23,327
2021-2026 Annual Rate	0.05%	0.15%	0.13%
2010-2021 Annual Rate	-0.07%	-0.01%	-0.04%
2000-2010 Annual Rate	-1.90%	-0.05%	-0.05%
HOUSEHOLDS			
2026 Total Households	2,531	6,518	9,182
2021 Total Households	2,503	6,410	9,040
2010 Households	2,481	6,243	8,844
2000 Households	2,616	6,033	8,452
2021-2026 Annual Rate	0.22%	0.33%	0.31%
2010-2021 Annual Rate	0.08%	0.23%	0.20%
2000-2010 Annual Rate	-0.53%	0.34%	0.45%
2021 AVG. HH INCOME	\$50,884	\$63,739	\$72,046



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	8,441	19,462	44,348
2021 Population	8,376	19,318	44,189
2010 Census	8,345	19,340	44,025
2000 Census	9,114	19,514	43,910
2021-2026 Annual Rate	0.15%	0.15%	0.07%
2010-2021 Annual Rate	0.03%	-0.01%	0.03%
2000-2010 Annual Rate	-0.88%	-0.09%	0.03%
HOUSEHOLDS			
2026 Total Households	3,684	7,762	18,122
2021 Total Households	3,625	7,634	17,933
2010 Households	3,540	7,442	17,479
2000 Households	3,639	7,197	16,694
2021-2026 Annual Rate	0.32%	0.33%	0.21%
2010-2021 Annual Rate	0.21%	0.23%	0.23%
2000-2010 Annual Rate	-0.28%	0.34%	0.46%
2021 AVG. HH INCOME	\$57,037	\$68,597	\$73,484



Elkin, NC

1209 North Bridge Street



Location Map

*1209 North Bridge Street
Elkin, NC 28621*

Demographics

POPULATION

1-Mile Radius	2,122
3-Mile Radius	9,265
5-Mile Radius	15,516

AVG. HOUSEHOLD INCOME

1-Mile Radius	\$55,575
3-Mile Radius	\$61,192
5-Mile Radius	\$65,558

Investment Overview

PROPERTY

Walgreens

ADDRESS

*1209 North Bridge Street
Elkin, NC 28621*

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

May 12, 2008

LEASE EXPIRATION

*May 31, 2033

ORIGINAL LEASE TERM

25

LEASE TERM REMAINING

*±10 Years

OPTIONS REMAINING

*Fifty, 1-Year Options

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

ROOF & STRUCTURE

Tenant Responsible

NOI

\$333,680

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 25 Days

PROPERTY DETAILS

14,741
Square Feet

2.17
Acres

2008
Year Built

70
Parking Spaces

\$5,018,000

Asking Price (6.65% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - *5/31/2033	\$27,806.67	\$333,680	—	6.65%

ADDITIONAL INFORMATION/FOOTNOTES

**Tenant has the right to terminate the lease on the last day of any month following the last day of the 300th full calendar month (5/31/33) with 12 months' notice.*



Note: Corporate lease. All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

Property Highlights | *Elkin*

PROPERTY HIGHLIGHTS

- Long-term, passive investment | ± 10 years of guaranteed term remaining on the absolute NNN lease
- Signalized, hard-corner location with a drive-thru
- Excellent access & visibility from US Hwy 21
- Just over half-a-mile from Hugh Chatham Memorial Hospital | 81-bed hospital
- Increasing store sales | See Agent for details
- Within 1.5 miles of a Walmart Supercenter, Lowe's, Belk, Ingles Markets, Food Lion, Aaron's, McDonald's, Chick-fil-A, Taco Bell, Zaxby's, Tractor Supply, Big Lots, AutoZone, Harbor Freight Tools, Advance Auto, Wells Fargo, Papa John's, Sheetz, KFC, Burger King, Subway, First National Bank, Pizza Hut, CVS, Goodwill, Circle K, Dollar Tree, among others

DEMOGRAPHIC SNAPSHOT

15,516

2021 POPULATION WITHIN
FIFTEEN MINUTE DRIVE

\$65,558

2021 AVERAGE HOUSEHOLD
INCOME WITHIN FIFTEEN MINUTES





Smith Powersports



BYPASS - 10,000 VPD

CC CAMP RD - 13,600 VPD



N BRIDGE ST - 10,400 VPD





28,000 VPD



BYPASS - 10,000 VPD

CC CAMP RD - 13,600 VPD



Hugh Chatham
Memorial Hospital
81 beds

Smith
Powersports

N BRIDGE ST - 10,400 VPD



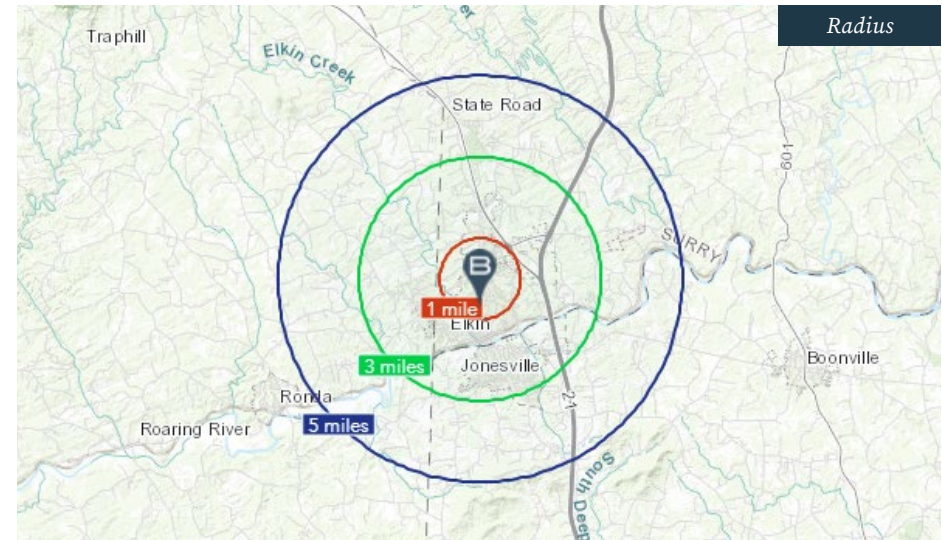
Property Photos | *Elkin*



Demographics | Elkin

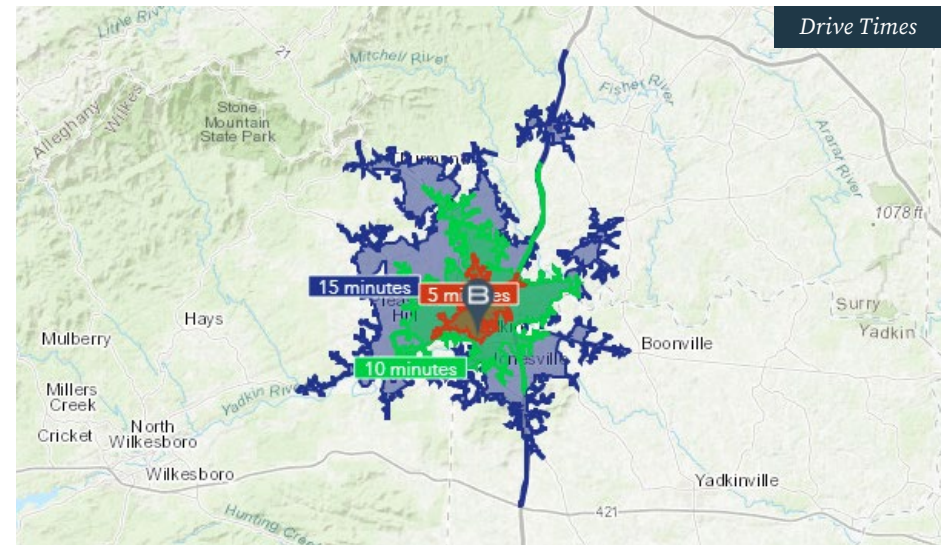
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	2,132	9,228	15,487
2021 Population	2,122	9,265	15,516
2010 Census	2,010	9,197	15,342
2000 Census	2,064	9,357	15,268
2021-2026 Annual Rate	0.09%	-0.08%	-0.04%
2010-2021 Annual Rate	0.48%	0.07%	0.10%
2000-2010 Annual Rate	-0.26%	-0.17%	0.05%
HOUSEHOLDS			
2026 Total Households	865	3,894	6,431
2021 Total Households	864	3,912	6,444
2010 Households	832	3,895	6,371
2000 Households	872	3,941	6,331
2021-2026 Annual Rate	0.02%	-0.09%	-0.04%
2010-2021 Annual Rate	0.34%	0.04%	0.10%
2000-2010 Annual Rate	-0.47%	-0.12%	0.06%
2021 AVG. HH INCOME	\$55,575	\$61,192	\$65,558



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	3,317	9,581	15,874
2021 Population	3,312	9,617	15,905
2010 Census	3,205	9,544	15,741
2000 Census	3,361	9,724	15,628
2021-2026 Annual Rate	0.03%	-0.07%	-0.04%
2010-2021 Annual Rate	0.29%	0.07%	0.09%
2000-2010 Annual Rate	-0.47%	-0.19%	0.07%
HOUSEHOLDS			
2026 Total Households	1,311	4,017	6,630
2021 Total Households	1,312	4,035	6,642
2010 Households	1,280	4,015	6,572
2000 Households	1,338	4,068	6,499
2021-2026 Annual Rate	-0.02%	-0.09%	-0.04%
2010-2021 Annual Rate	0.22%	0.04%	0.09%
2000-2010 Annual Rate	-0.44%	-0.13%	0.11%
2021 AVG. HH INCOME	\$61,352	\$61,821	\$63,307

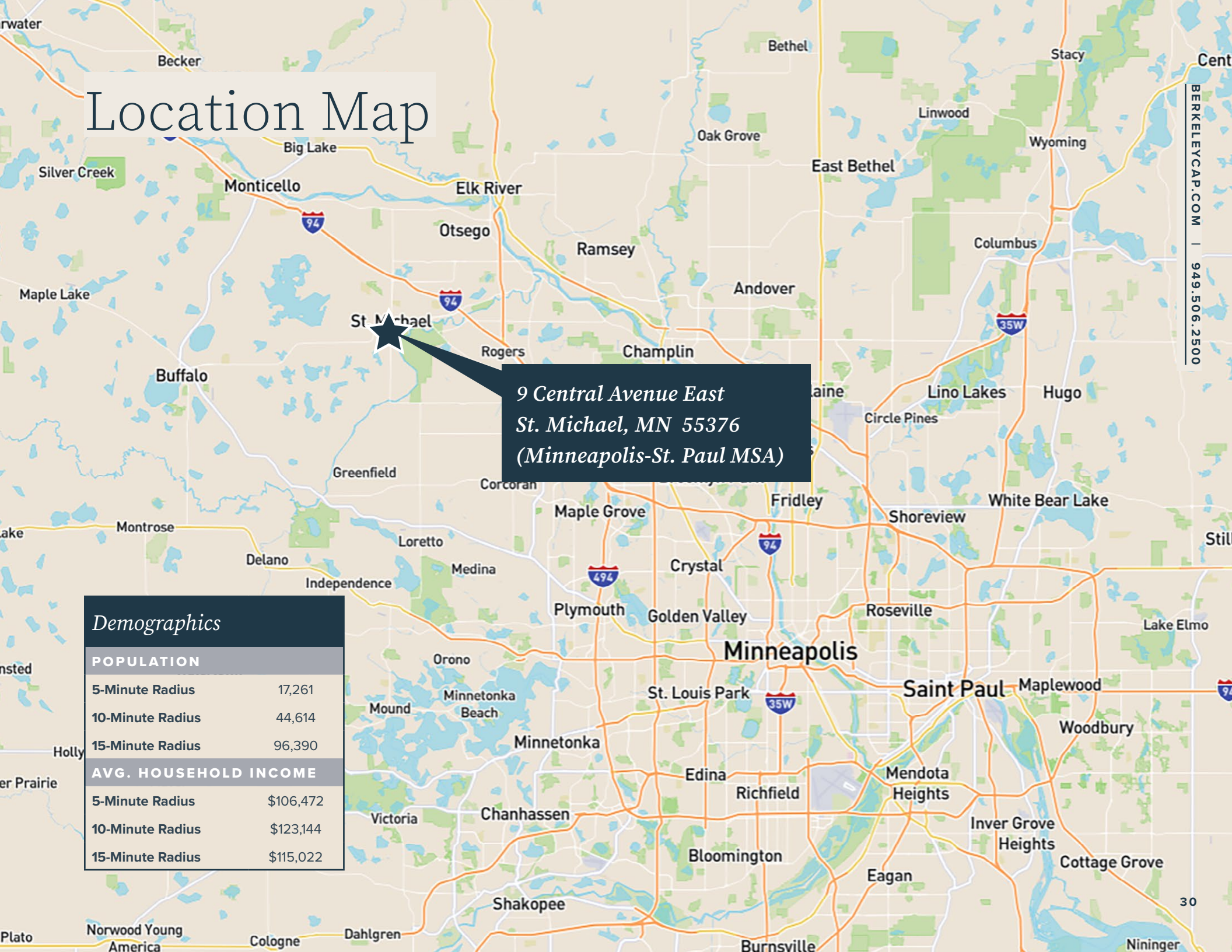


St. Michael, MN

9 Central Avenue



Location Map



*9 Central Avenue East
St. Michael, MN 55376
(Minneapolis-St. Paul MSA)*

Demographics

POPULATION

5-Minute Radius	17,261
10-Minute Radius	44,614
15-Minute Radius	96,390

AVG. HOUSEHOLD INCOME

5-Minute Radius	\$106,472
10-Minute Radius	\$123,144
15-Minute Radius	\$115,022

Investment Overview

PROPERTY

Walgreens

ADDRESS

*9 Central Avenue East
St. Michael, MN 55376
(Minneapolis-St. Paul MSA)*

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

April 11, 2011

LEASE EXPIRATION

*April 30, 2036

ORIGINAL LEASE TERM

25 Years

LEASE TERM REMAINING

*±13 Years

OPTIONS REMAINING

*Fifty, 1-Year Options

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

ROOF & STRUCTURE

Tenant Responsible

NOI

\$510,000

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 21 Days

PROPERTY DETAILS

14,079

Square Feet

±1.22

Acres

2010

Year Built

58

Parking Spaces

\$7,669,000

Asking Price (6.65% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - *4/30/36	\$42,500.00	\$510,000	—	6.65%

ADDITIONAL INFORMATION/FOOTNOTES

*Tenant has the right to terminate the lease on the last day of any month following the last day of the 300th full calendar month (4/30/36) with 12 months' notice.



Note: Corporate lease. All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

Property Highlights | *St. Michael*

PROPERTY HIGHLIGHTS

- Long-term, passive investment | ± 13 years of guaranteed term remaining on the absolute NNN lease
- Drive-thru location
- Just off the signalized intersection of Central Ave & Main St | $\pm 34,000$ combined VPD
- Increasing store sales | See Agent for details
- Affluent area | Average household income exceeds \$123,000 within a 10-minute drive
- Just over half-a-mile from Allina Health St. Michael Clinic
- Less than 2.5 miles South of the Albertville Premium Outlets | 430,000 SF outlet center mall | 110+ tenants
- Over \$7MM in guaranteed income over the remaining base term of the lease

DEMOGRAPHIC SNAPSHOT

96,390

2021 POPULATION WITHIN
FIFTEEN MINUTES

\$123,144

2021 AVERAGE HOUSEHOLD
INCOME WITHIN TEN MINUTES

98.91%

2000-2021 POPULATION GROWTH
WITHIN FIFTEEN MINUTES





Kwik Trip

Club
FOODS



CVS



St. Michael
Vet Clinic

DUNN
BROTHERS
COFFEE

Liberty
Restaurant

Domino's



O'Reilly
AUTO PARTS



Big Al's
Bowling & Bar



Connex
Apartments

Walgreens

Crow-Hassan
Park Reserve
2,600 acres

Turrill
Elementary School
462 students

St. Michael
Catholic School
428 students

CENTRAL AVE - 22,250 VPD

ST MICHAEL PKWY - 18,850 VPD

MAIN ST - 11,700 VPD

snap
FITNESS-24-7

Main St.
Farmer Eatery





St. Michael
Catholic Church

St. Michael-Albertville
Public High School
2,085 students

St. Michael-Albertville
Middle School West
1,137 students

St. Michael
Catholic School
428 students



Main St.
Farmer Eatery

MAIN ST - 11,700 VPD

CENTRAL AVE - 22,250 VPD



Liberty
Restaurant



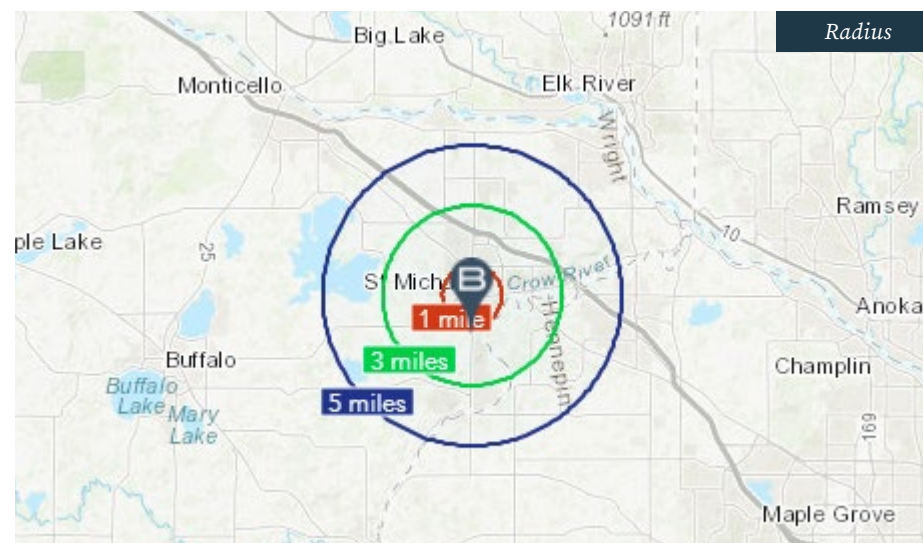
Property Photos | *St. Michael*



Demographics | *St. Michael*

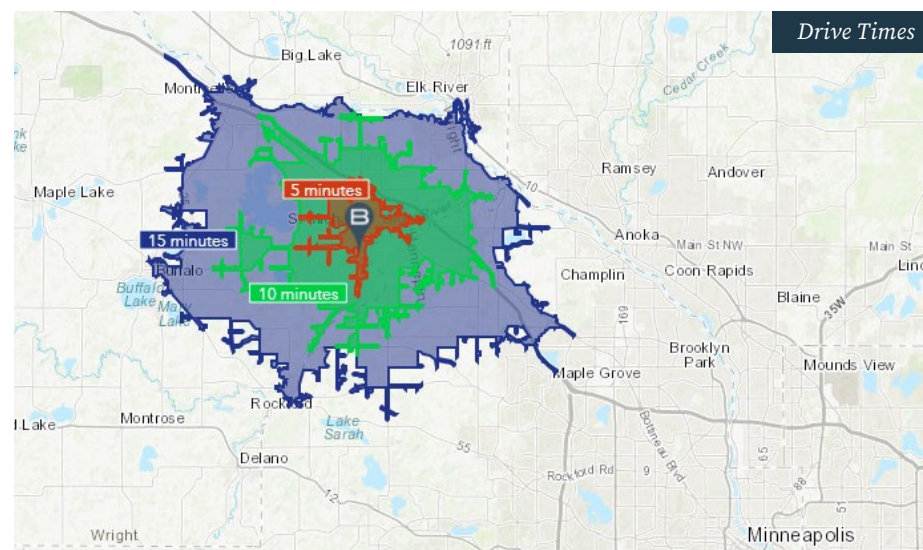
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	8,044	27,946	48,079
2021 Population	7,556	26,172	44,507
2010 Census	6,676	22,893	36,404
2000 Census	4,311	11,773	18,854
2021-2026 Annual Rate	1.26%	1.32%	1.56%
2010-2021 Annual Rate	1.11%	1.20%	1.80%
2000-2010 Annual Rate	4.47%	6.88%	6.80%
HOUSEHOLDS			
2026 Total Households	2,591	9,005	15,629
2021 Total Households	2,438	8,449	14,490
2010 Households	2,167	7,473	11,903
2000 Households	1,452	3,940	6,197
2021-2026 Annual Rate	1.22%	1.28%	1.52%
2010-2021 Annual Rate	1.05%	1.10%	1.76%
2000-2010 Annual Rate	4.09%	6.61%	6.74%
2021 AVG. HH INCOME	\$106,488	\$111,295	\$122,687



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	18,329	48,010	103,884
2021 Population	17,261	44,614	96,390
2010 Census	15,281	37,407	79,663
2000 Census	8,421	19,281	48,458
2021-2026 Annual Rate	1.21%	1.48%	1.51%
2010-2021 Annual Rate	1.09%	1.58%	1.71%
2000-2010 Annual Rate	6.14%	6.85%	5.10%
HOUSEHOLDS			
2026 Total Households	5,854	15,666	35,433
2021 Total Households	5,529	14,585	32,968
2010 Households	4,950	12,301	27,472
2000 Households	2,832	6,360	16,512
2021-2026 Annual Rate	1.15%	1.44%	1.45%
2010-2021 Annual Rate	0.99%	1.53%	1.63%
2000-2010 Annual Rate	5.74%	6.82%	5.22%
2021 AVG. HH INCOME	\$106,472	\$123,144	\$115,022



Tecumseh, MI

1330 West Chicago Boulevard



Location Map

*1330 West Chicago Boulevard
Tecumseh, MI 49286*

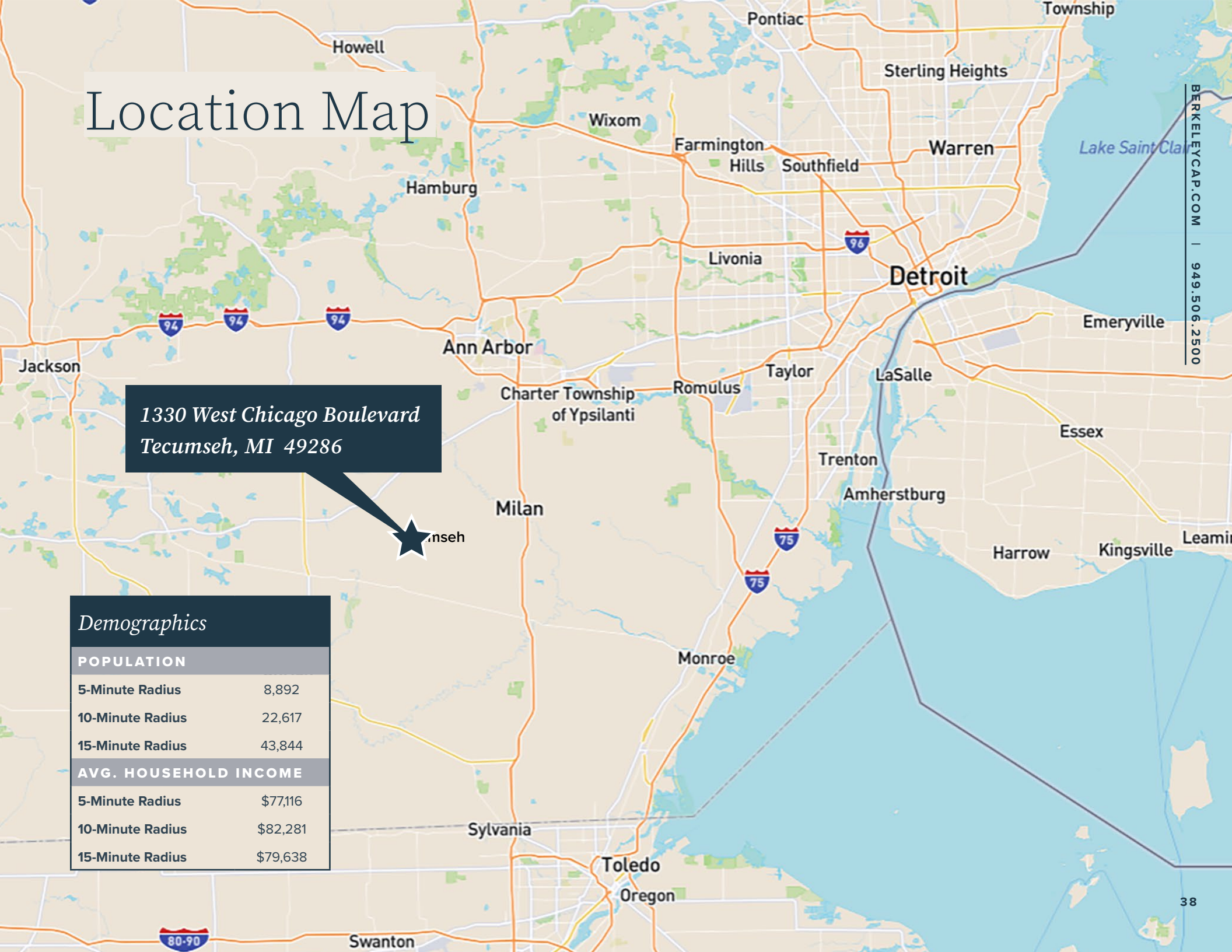
Demographics

POPULATION

5-Minute Radius	8,892
10-Minute Radius	22,617
15-Minute Radius	43,844

AVG. HOUSEHOLD INCOME

5-Minute Radius	\$77,116
10-Minute Radius	\$82,281
15-Minute Radius	\$79,638



Investment Overview

PROPERTY

Walgreens

ADDRESS

*1330 West Chicago Boulevard
Tecumseh, MI 49286*

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

July 13, 2009

LEASE EXPIRATION

*July 31, 2034

ORIGINAL LEASE TERM

25 Years

LEASE TERM REMAINING

*±11 Years

OPTIONS REMAINING

*Fifty, 1-Year Options

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

ROOF & STRUCTURE

Tenant Responsible

NOI

\$357,000

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 30 Days

PROPERTY DETAILS

13,580

Square Feet

1.36

Acres

2009

Year Built

72

Parking Spaces

\$5,368,000

Asking Price (6.65% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - *7/31/34	\$29,750.00	\$357,000	—	6.65%

ADDITIONAL INFORMATION/FOOTNOTES

**Tenant has the right to terminate the lease on the last day of any month following the last day of the 300th full calendar month (7/31/34) with 12 months' notice.*



Note: Corporate lease. All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

Property Highlights | *Tecumseh*

PROPERTY HIGHLIGHTS

- Long-term, passive investment | ± 11 years of guaranteed term remaining on the absolute NNN lease
- Drive-thru location
- Just off the signalized intersection of Chicago Blvd & Occidental Rd | 40,000+ combined VPD
- Increasing store sales | See Agent for details
- A couple blocks from Tecumseh High School | 770+ students
- Two parcels from Tecumseh Plaza | Tenants include Starbucks, Busch's Fresh Food Market, Anytime Fitness, Family Dollar, Verizon, Great Clips, among others
 - Other immediate surrounding tenants include Family Farm & Home, McDonald's, O'Reilly Auto Parts, Wendy's, KeyBank, Huntington Bank, T-Mobile, Taco Bell, Subway, Speedway, Burger King, Tim Hortons, among others
- About 3.5 miles from ProMedica Charles and Virginia Hickman Hospital | 58-beds
- Target demographics | 22,600+ residents with an average household income exceeding \$89,700 within a 10-minute drive

DEMOGRAPHIC SNAPSHOT

43,844

2021 POPULATION WITHIN
FIFTEEN MINUTES DRIVE

\$82,281

2021 AVERAGE HOUSEHOLD
INCOME WITHIN TEN MINUTES





Tecumseh East
STEAM Center
198 students

Tecumseh
Middle School
886 students

Tecumseh
High School
774 students

Red Mill Pet Supply |
Auto Value Parts | Martin's
Clearance Center

Hutson

T Mobile



Kirchhoff
Automotive Tecumseh
780 employees

EVANS ST - 11,350 VPD

Tecumseh
Brewing



OCCIDENTAL RD - 14,000 VPD



W CHICAGO BLVD - 26,200 VPD

Sudzy Duz It Car Wash



Tecumseh North
Early Learning Center
228 students

DOLLAR
GENERAL

Stone
Mountain Family
Fun Center

Tecumseh Place
Assisted Living



OCCIDENTAL RD - 14,000 VPD

Walgreens



Great Clips



verizon

Sudzy Duz It Car Wash



W CHICAGO BLVD - 26,200 VPD

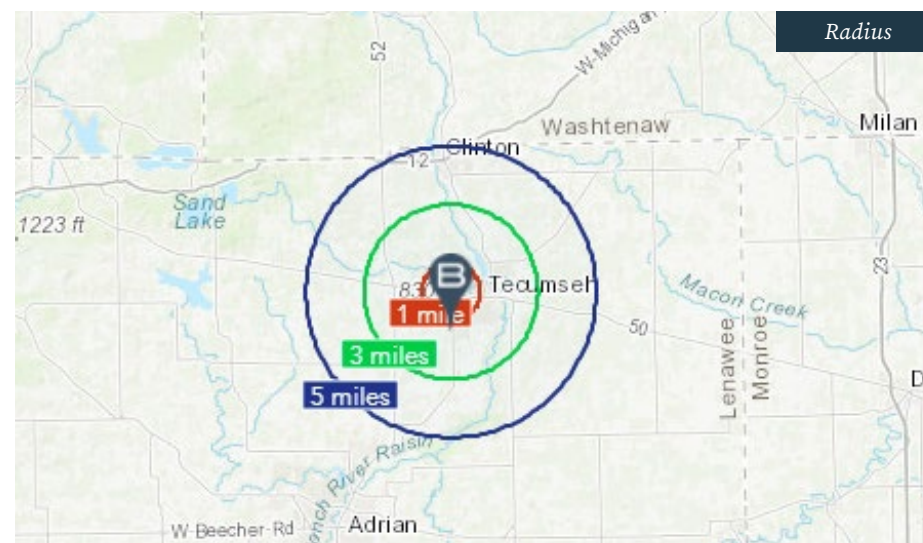
Property Photos | *Tecumseh*



Demographics | Tecumseh

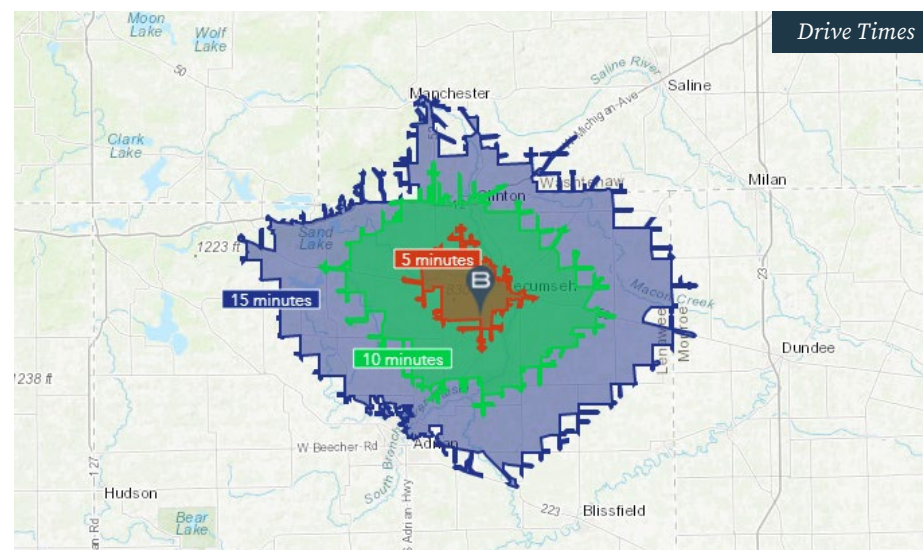
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	4,077	13,845	22,875
2021 Population	4,064	13,744	22,710
2010 Census	4,018	13,306	21,990
2000 Census	4,112	12,834	20,916
2021-2026 Annual Rate	0.06%	0.15%	0.14%
2010-2021 Annual Rate	0.10%	0.29%	0.29%
2000-2010 Annual Rate	-0.23%	0.36%	0.50%
HOUSEHOLDS			
2026 Total Households	1,740	5,647	9,098
2021 Total Households	1,729	5,590	9,002
2010 Households	1,683	5,354	8,612
2000 Households	1,614	5,000	7,974
2021-2026 Annual Rate	0.13%	0.20%	0.21%
2010-2021 Annual Rate	0.24%	0.38%	0.39%
2000-2010 Annual Rate	0.42%	0.69%	0.77%
2021 AVG. HH INCOME	\$84,200	\$83,588	\$81,903



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	8,934	22,783	44,061
2021 Population	8,892	22,617	43,844
2010 Census	8,698	21,896	42,894
2000 Census	8,736	20,797	42,187
2021-2026 Annual Rate	0.09%	0.15%	0.10%
2010-2021 Annual Rate	0.20%	0.29%	0.19%
2000-2010 Annual Rate	-0.04%	0.52%	0.17%
HOUSEHOLDS			
2026 Total Households	3,743	9,037	17,319
2021 Total Households	3,715	8,942	17,172
2010 Households	3,591	8,551	16,554
2000 Households	3,464	7,893	15,475
2021-2026 Annual Rate	0.15%	0.21%	0.17%
2010-2021 Annual Rate	0.30%	0.40%	0.33%
2000-2010 Annual Rate	0.36%	0.80%	0.68%
2021 AVG. HH INCOME	\$77,116	\$82,281	\$79,638



Tenant Overview



Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. It operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of retail products, including health, wellness, beauty, personal care, consumable, and general merchandise products through its retail drugstores and convenient care clinics.

As of August 31, 2021, this segment operated 8,965 retail stores under the Walgreens and Duane Reade brands in the United States; and five specialty pharmacies. The International segment sells prescription drugs; and health and wellness, beauty, personal care, and other consumer products through its pharmacy-led health and beauty retail stores and optical practices, as well as through boots.com and an integrated mobile application. It also engages in pharmaceutical wholesaling and distribution business in Germany. As of August 31, 2021, this segment operated 4,031 retail stores under the Boots, Benavides, and Ahumada in the United Kingdom, Thailand, Norway, the Republic of Ireland, the Netherlands, Mexico, and Chile; and 548 optical practices, including 160 on a franchise basis. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

BAA2/BBB

Credit Rating

WBA

NYSE Ticker Symbol

\$132B

Total Revenue

\$41B

Market Cap

12,996

Total Locations

202K

Total Employees



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

BCA FIRM NORTH CAROLINA
RE LICENSE NO.: C9467

A LICENSED ILLINOIS BROKER.:

478027307

IN COOPERATION WITH PARASELL INC.

A LICENSED MICHIGAN BROKER.:

6505425224

A LICENSED MINNESOTA BROKER.:

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BERKELEY

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CARBONDALE, IL (FILE PHOTO)

ELKIN, NC

LAPEER, MI

ST. MICHAEL, MN
(MINNEAPOLIS-ST. PAUL MSA)

LAPEER, MI

Walgreens Portfolio

5 LOCATIONS - IL | NC | MI (2) | MN