



WESLEY CHAPEL, NC



COMMERCE, GA



LIMERICK, PA



MT. HEALTHY, OH
FILE PHOTO



RED WING, MN

Walgreens Portfolio

5 LOCATIONS – NC | GA | PA | OH | MN

BERKELEY
CAPITAL ADVISORS

BERKELEY

CAPITAL ADVISORS

Contacts

CALVIN SHORT
949.506.2009
short@berkeleycap.com

ARON CLINE
949.506.3209
cline@berkeleycap.com

MATT COATES
949.506.2654
coates@berkeleycap.com

GARY CHOU
949.506.2012
chou@berkeleycap.com

SCOTT REID
949.942.6578
broker@parasellinc.com

Offices

CHARLOTTE | NC
1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

ORANGE COUNTY | CA
19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

NASHVILLE | TN
10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC
1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

BCA FIRM NORTH CAROLINA
RE LICENSE NO.: C9467

BCA FIRM GEORGIA
RE LICENSE NO.: H-64417

IN COOPERATION WITH PARASELL INC.
A LICENSED OHIO BROKER.: #REC.2020005946
A LICENSED MINNESOTA BROKER.: #40685007

IN ASSOCIATION WITH BAYARD STREET
CAPITAL: MICHAEL J. ANTONOPLOS
A LICENSED PENNSYLVANIA BROKER.: RB063105

Portfolio Overview

WALGREEN PORTFOLIO INVESTMENT HIGHLIGHTS:

- Lease backed by Walgreens' Investment-grade Credit | BAA2/BBB
- Long-term, passive investments | Average of 10 years of guaranteed term remaining on their respective absolute NNN leases
- Strong sales trends at all locations | Speak with Agent for details
- Walgreens is ranked #18 on the Fortune 500 and #45 on the Fortune Global 500
- Walgreens operates over 8,800 stores across all 50 states and was recently included in Fortunes' 2023 list of the World's Most Admired Companies for the 30th 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

\$26,753,000

Asking Price (6.94% Cap Rate)

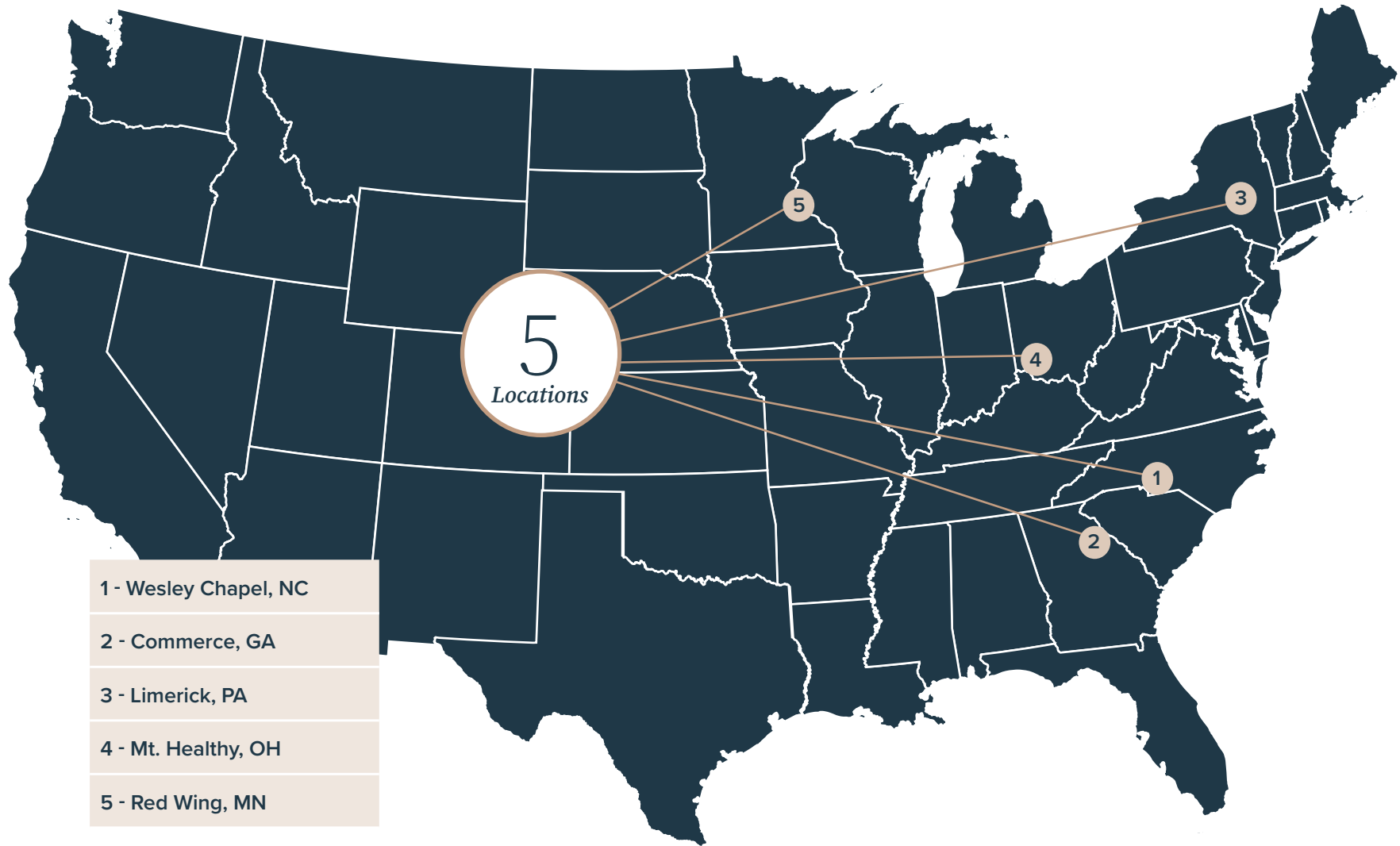
*** MUST BE SOLD AS A PORTFOLIO – SITES MAY NOT BE SOLD SEPARATELY ***

Address	City, State	Sales Reporting	ROFR	Monthly Rent	Annual Rent	Lease Expiration	Lease Term Remaining	CAP Rate	Total SF	Rent PSF	Sales Price
5975 Weddington Rd	Wesley Chapel, NC	*Yes	20 days	\$26,286.67	\$315,440	1/31/2033	±10 Years	6.50%	14,750	\$21.39	\$4,853,000
2100 Broad St	Commerce, GA	*Yes	21 days	\$30,250.00	\$363,000	12/31/2033	±11 Years	6.50%	14,456	\$25.11	\$5,585,000
30 W Ridge Pike	Limerick, PA	*Yes	N/A	**\$33,345.33	**\$400,144	3/31/2034	±11 Years	6.50%	14,748	\$30.17	\$6,156,000
7864 Hamilton Ave	Mt. Healthy, OH	*Yes	10 days	\$28,250.00	\$339,000	3/31/2028	±5 Years	10.00%	13,580	\$24.96	\$3,390,000
3142 S Service Dr	Red Wing, MN	*Yes	21 days	\$36,666.67	\$440,000	5/31/2034	13+ Years	6.50%	14,398	\$30.56	\$6,769,000
TOTAL PRICING				\$154,799	\$1,857,584			6.94%	71,932	\$25.82	\$26,753,000

*See Agent for details.

**Base rent is \$445,000 annually; amounts shown are the 2023 projected NOI after slippage (speak with Agent for Details).

Walgreens Locations Map

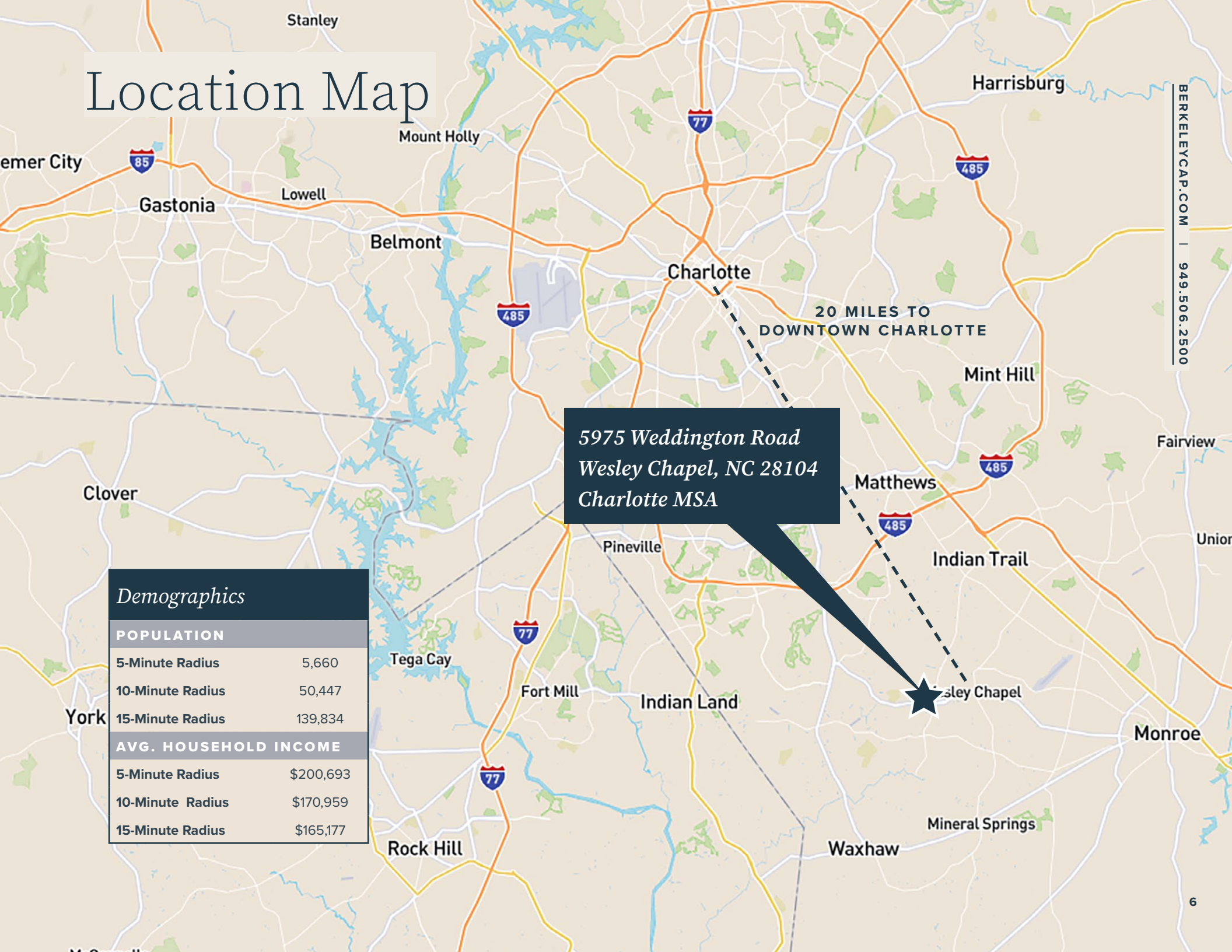


Wesley Chapel, NC

5975 Weddington Road (Charlotte MSA)



Location Map



Investment Overview

PROPERTY

Walgreens

ADDRESS

*5975 Weddington Road
Wesley Chapel, NC 28104
Charlotte MSA*

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

January 28, 2008

LEASE EXPIRATION

*January 31, 2033

ORIGINAL LEASE TERM

25 Years

LEASE TERM REMAINING

*±10 Years

OPTIONS REMAINING

*Fifty, 1-Year Termination Options

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

LANDLORD RESPONSIBILITIES

None

NOI

\$315,440

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 20 Days

PROPERTY DETAILS

14,750

Square Feet

1.51

Acres

2007

Year Built

74

Parking Spaces

\$4,853,000

Asking Price (6.50% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT P SF	CAP RATE
Current - *1/31/33	\$26,286.67	\$315,440	\$21.39	6.50%

ADDITIONAL INFORMATION/FOOTNOTES

* Tenant shall have the right to terminate the Lease with 12 months' notice, effective as of 1/31/33 and any month, thereafter



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 | *Wesley Chapel*

PROPERTY HIGHLIGHTS

- Strong sales trends | Site experienced a near 19% growth in sales in 2021 | Speak with Agent for details
- Long term lease | Approximately 10 years of guaranteed term remaining on the base term of the lease
- Zero Landlord responsibilities | Absolute NNN lease
- Signalized, hard corner location with excellent access and visibility from Weddington Rd & Waxhaw-Indian Trl Rd | Combined 84,550 VPD
- Extremely affluent area | Average household income exceeds \$181,000 within a 3-mile radius
- Strong retail corridor | Surrounded by strong national tenants including Target, Harris Teeter, Food Lion, McDonald's, Chick-fil-A, PetSmart, Dunkin', Bank of America, Wells Fargo, Anytime Fitness, among others

DEMOGRAPHIC SNAPSHOT

139,834

2022 POPULATION WITHIN
FIFTEEN MINUTE DRIVE

\$206,719

2022 AVERAGE HOUSEHOLD
INCOME WITHIN ONE MILE

40.64%

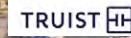
2010-2022 POPULATION
GROWTH WITHIN FIVE MILES





Cresswind Wesley
Chapel
600+ homes

Wesley Chapel
Elementary
577 students



Siler Presbyterian
Church

WEDDINGTON RD - 57,550 VPD

WAXHAU INDIAN TRL RD - 27,000 VPD





Downtown
Charlotte
22 miles from site

Weddington Middle
& High Schools
3,038 total students
1.7 miles from site



Forest Lake
Dental



WEDDINGTON RD - 57,550 VPD

WAXHAU INDIAN TRL RD - 27,000 VPD



New Town Elementary
755 students

WEDDINGTON RD - 57,550 VPD

Siler Presbyterian Church

WAXHAW INDIAN TRL RD
27,000 VPD



Property Photos | *Wesley Chapel*



Market Overview – Charlotte, NC



#2

*Largest banking center in
the United States by
assets held*

20%

*Employment increases
projected over the
next 5 years*

5th

**BUSIEST AIRPORT IN THE NATION,
MEASURED BY TAKE OFF AND LANDINGS.
728 FLIGHTS PER DAY**

55K+

**55,975 STUDENTS ARE ENROLLED
AT 6 COLLEGES & UNIVERSITIES**

\$3B

**IN CENTER CITY REAL ESTATE PROJECTS
UNDER CONSTRUCTION**

#4

*Charlotte's U.S. ranking as
the city people are moving to
in 2022*

9

*Fortune 500 companies
are headquartered
in Charlotte*

Demographics | Wesley Chapel

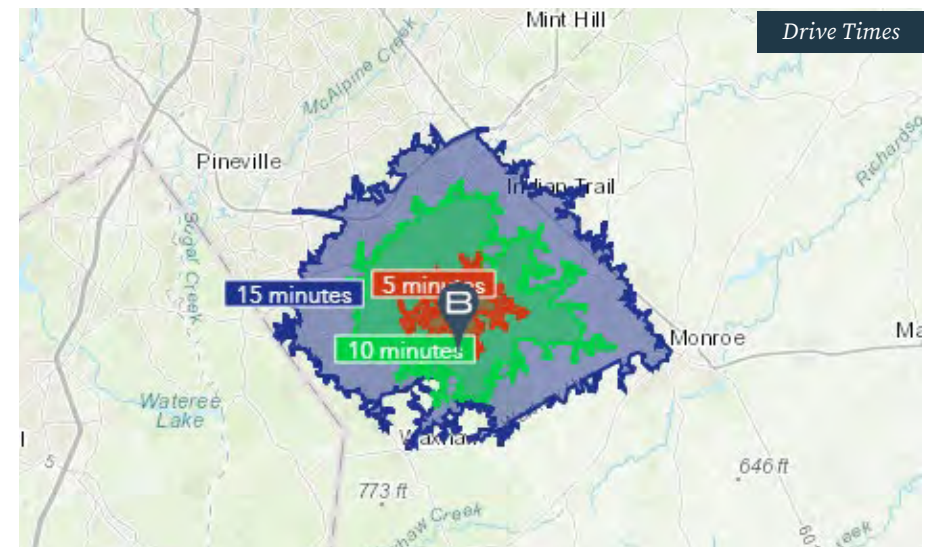
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	2,744	30,900	86,084
2022 Population	2,643	28,144	80,101
2020 Census	2,568	25,816	75,667
2010 Census	2,196	18,260	56,953
2022-2027 Annual Rate	0.75%	1.89%	1.45%
2020-2022 Annual Rate	1.29%	3.91%	2.56%
2010-2020 Annual Rate	1.58%	3.52%	2.88%
HOUSEHOLDS			
2027 Total Households	808	9,554	27,443
2022 Total Households	775	8,674	25,478
2020 Households	749	7,932	24,001
2010 Households	599	5,664	18,164
2022-2027 Annual Rate	0.84%	1.95%	1.50%
2020-2022 Annual Rate	1.53%	4.05%	2.69%
2010-2020 Annual Rate	2.26%	3.43%	2.83%
2022 AVG. HH INCOME	\$206,719	\$181,674	\$168,720



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	5,977	54,230	147,570
2022 Population	5,660	50,447	139,834
2020 Census	5,375	47,578	133,753
2010 Census	4,176	36,298	108,155
2022-2027 Annual Rate	1.10%	1.46%	1.08%
2020-2022 Annual Rate	2.32%	2.64%	2.00%
2010-2020 Annual Rate	2.56%	2.74%	2.15%
HOUSEHOLDS			
2027 Total Households	1,777	16,929	49,329
2022 Total Households	1,676	15,718	46,693
2020 Households	1,573	14,827	44,800
2010 Households	1,181	11,366	35,826
2022-2027 Annual Rate	1.18%	1.50%	1.10%
2020-2022 Annual Rate	2.86%	2.63%	1.86%
2010-2020 Annual Rate	2.91%	2.69%	2.26%
2022 AVG. HH INCOME	\$200,693	\$170,959	\$165,177

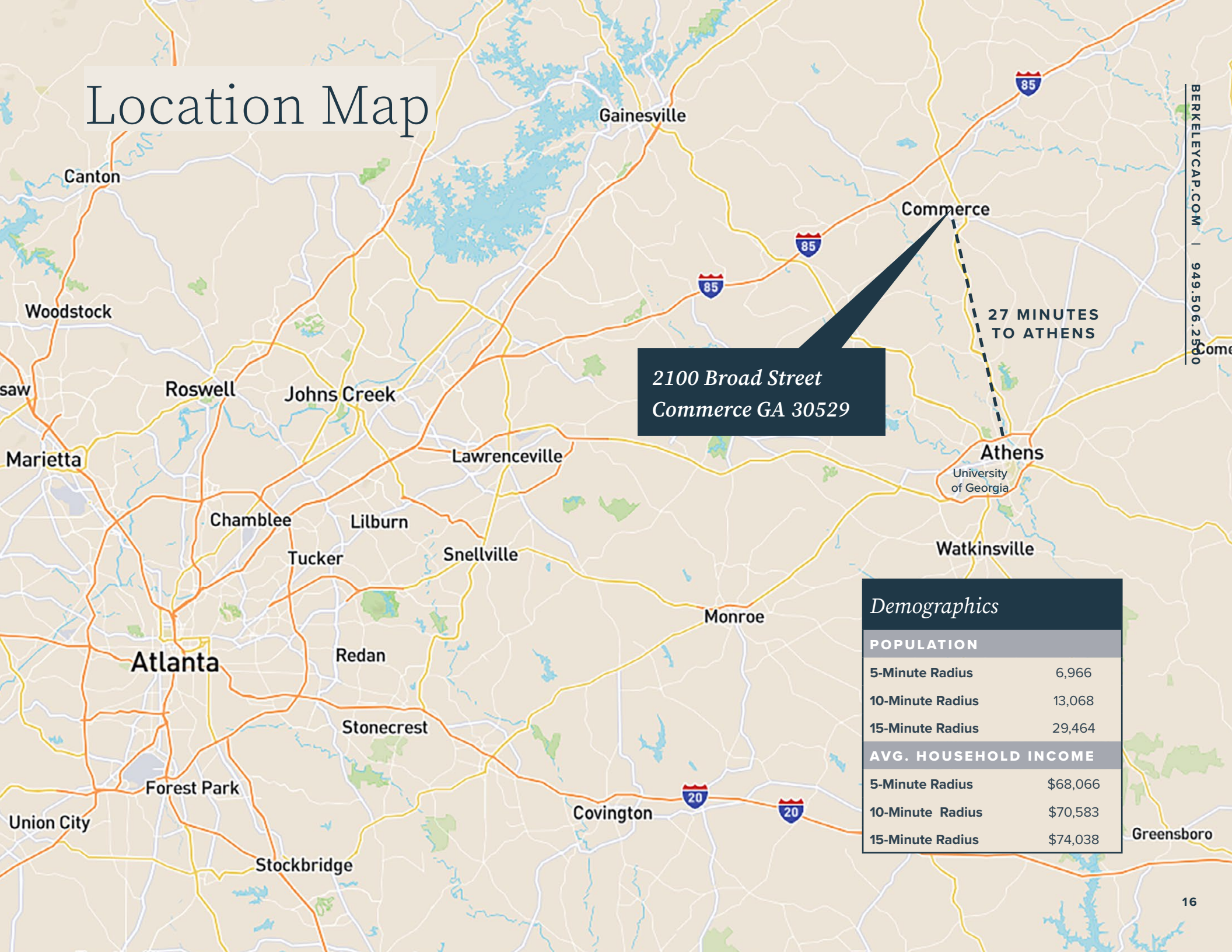


Commerce, GA

2100 Broad Street



Location Map



*2100 Broad Street
Commerce GA 30529*

**27 MINUTES
TO ATHENS**

Demographics

POPULATION

5-Minute Radius	6,966
10-Minute Radius	13,068
15-Minute Radius	29,464

AVG. HOUSEHOLD INCOME

5-Minute Radius	\$68,066
10-Minute Radius	\$70,583
15-Minute Radius	\$74,038

Investment Overview

PROPERTY

Walgreens

ADDRESS

*2100 Broad Street
Commerce, GA 30529*

LEASE GUARANTOR	Corporate
RENT COMMENCEMENT	January 1, 2009
LEASE EXPIRATION	*December 31, 2033
ORIGINAL LEASE TERM	25 Years
LEASE TERM REMAINING	*±11 Years
OPTIONS REMAINING	*Fifty, 1-Year Termination Options
LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
LANDLORD RESPONSIBILITIES	None
NOI	\$363,000
RENT INCREASES	Flat
SALES REPORTING	Yes - Speak with Agent for Details
RIGHT OF FIRST REFUSAL	Yes - 21 Days

PROPERTY DETAILS

14,456
Square Feet

2.25
Acres

2008
Year Built

71
Parking Spaces

\$5,585,000

Asking Price (6.50% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - *12/31/2033	\$30,250.00	\$363,000	\$25.11	6.50%

ADDITIONAL INFORMATION/FOOTNOTES

* Tenant shall have the right to terminate the Lease with 12 months' notice, effective as of 12/31/33 and any month, thereafter.



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 | *Commerce*

PROPERTY HIGHLIGHTS

- Strong sales | Site saw a 14% YoY increase in 2021 | Speak with Agent for details
- Long-term investment | Just under 11 years of guaranteed term remaining on the base term of the lease
- Zero Landlord responsibilities | Absolute NNN lease
- Signalized, hard-corner location with a drive-thru

DEMOGRAPHIC SNAPSHOT

\$74,038

2022 AVERAGE HOUSEHOLD
INCOME WITHIN FIFTEEN MINUTES

10.25%

2022 POPULATION GROWTH
WITHIN TEN MINUTES





Downtown Atlanta
1+ Hour from
property site

85 61,900 VPD



Distribution
Center
1.2MM SF

SK battery America
2.4 MM SF | \$1.67B
facility | ±2,000 employees

Tanger Outlets Commerce



OLD NAVY

Marshall's

Old Country Store

Applebee's

QT QuickTrip

Walmart
Supercenter

441 20,200 VPD



Distribution
Center
962M SF



American
Veterans
Memorial Park

Walgreens



BROAD ST - 7,000 VPD
ELM ST - 6,650 VPD

HOMER RD - 6,100 VPD





Southeast Toyota
Distributors
350K SF | ±300
employees

Athens | UGA
27 minutes from
Property Site

Commerce Elementary |
Primary | High Schools
1,210 students

441 20,200
VPD



HOMER RD - 6,100 VPD

ELM ST - 6,650 VPD
BROAD ST - 7,000 VPD



Property Photos | *Commerce*



University of Georgia



39,147

Total Enrollment

1785

Year Founded

*Located just 27 minutes from the
subject property*

#1

*2022 CFP National
Champions*

#10

*Top public university
in the U.S.*

-Niche

\$7.6B

*2022 economic impact
in Georgia*

92K+

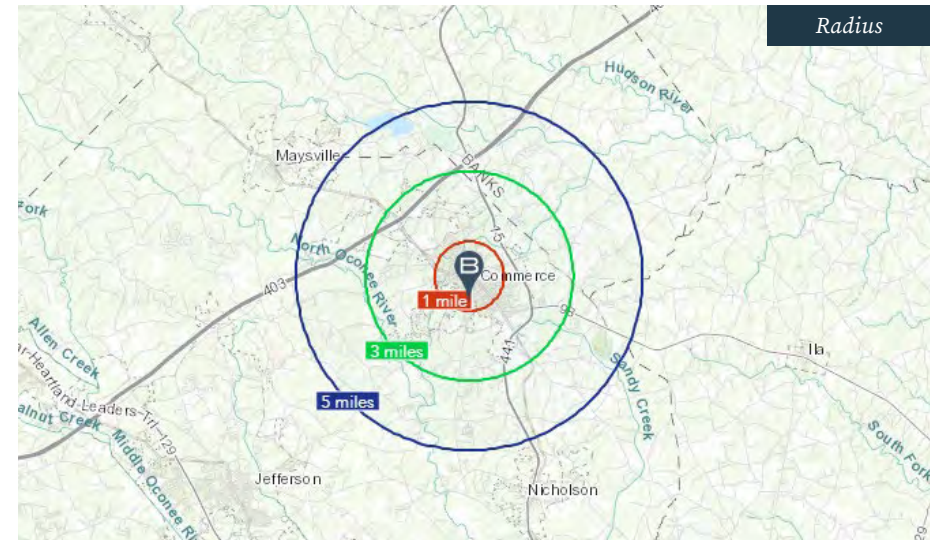
*Average Bulldogs' 2022
home game attendance
– 92,746*



Demographics | Commerce

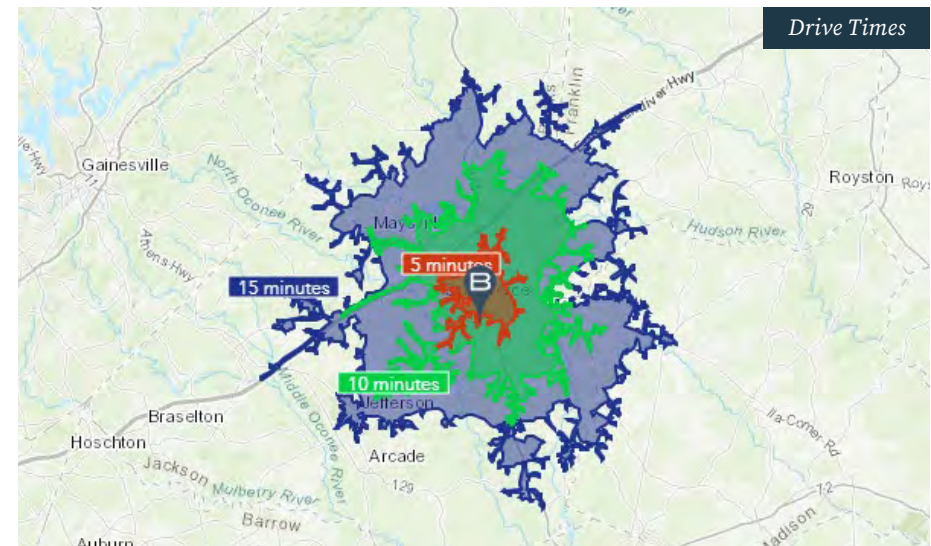
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	4,433	10,304	15,391
2022 Population	4,356	10,106	14,965
2020 Population	4,245	9,989	14,831
2010 Population	3,901	9,069	13,646
2022-2027 Annual Rate	0.35%	0.39%	0.56%
2020-2022 Annual Rate	1.15%	0.52%	0.40%
2010-2020 Annual Rate	0.85%	0.97%	0.84%
HOUSEHOLDS			
2027 Households	1,687	3,875	5,702
2022 Households	1,665	3,810	5,557
2020 Households	1,642	3,781	5,521
2010 Households	1,502	3,388	5,045
2022-2027 Annual Rate	0.26%	0.34%	0.52%
2020-2022 Annual Rate	0.62%	0.34%	0.29%
2010-2020 Annual Rate	0.90%	1.10%	0.91%
2022 AVG. HH INCOME	\$67,387	\$68,868	\$71,113



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	7,101	13,339	30,450
2022 Population	6,966	13,068	29,464
2020 Population	6,852	12,951	29,191
2010 Population	6,254	11,853	27,375
2022-2027 Annual Rate	0.38%	0.41%	0.66%
2020-2022 Annual Rate	0.74%	0.40%	0.41%
2010-2020 Annual Rate	0.92%	0.89%	0.64%
HOUSEHOLDS			
2027 Households	2,667	4,877	11,069
2022 Households	2,622	4,787	10,727
2020 Households	2,597	4,755	10,631
2010 Households	2,333	4,304	9,922
2022-2027 Annual Rate	0.34%	0.37%	0.63%
2020-2022 Annual Rate	0.43%	0.30%	0.40%
2010-2020 Annual Rate	1.08%	1.00%	0.69%
2022 AVG. HH INCOME	\$68,066	\$70,583	\$74,038

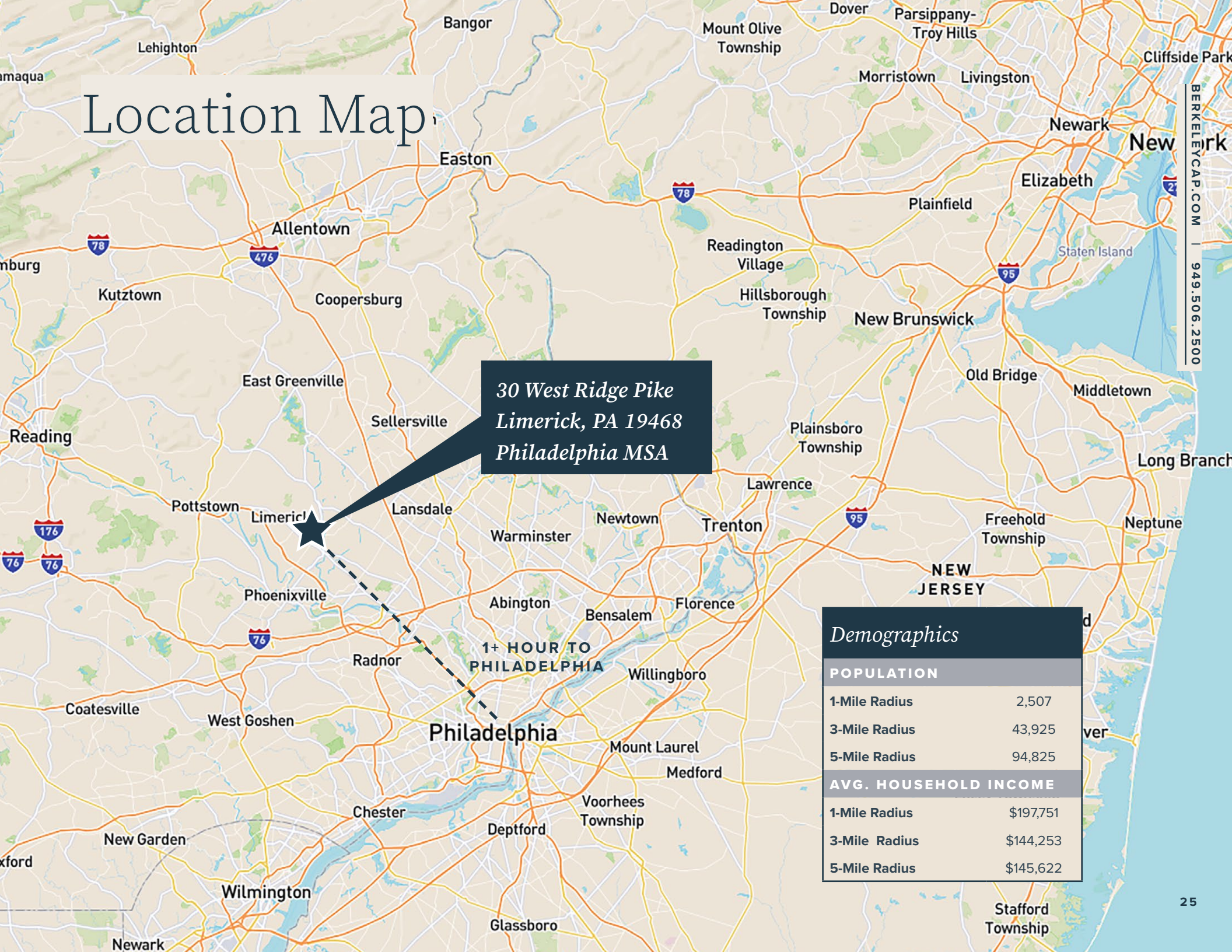


Limerick, PA

30 West Ridge Pike (Philadelphia MSA)



Location Map



*30 West Ridge Pike
Limerick, PA 19468
Philadelphia MSA*

**1+ HOUR TO
PHILADELPHIA**

Philadelphia

Demographics

POPULATION

1-Mile Radius	2,507
3-Mile Radius	43,925
5-Mile Radius	94,825

AVG. HOUSEHOLD INCOME

1-Mile Radius	\$197,751
3-Mile Radius	\$144,253
5-Mile Radius	\$145,622

Investment Overview

PROPERTY

Walgreens

ADDRESS

30 West Ridge Pike
Limerick, PA 19468
Philadelphia MSA

LEASE GUARANTOR	Corporate
RENT COMMENCEMENT	March 30, 2009
LEASE EXPIRATION	*March 31, 2034
ORIGINAL LEASE TERM	25
LEASE TERM REMAINING	*±11 Years
OPTIONS REMAINING	Seven, 5-Year Termination Options
LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
LANDLORD RESPONSIBILITIES	Association Expenses (Speak with Agent for Details)
NOI	**\$400,144
RENT INCREASES	Flat
SALES REPORTING	Yes - Speak with Agent for Details
RIGHT OF FIRST REFUSAL	None

PROPERTY DETAILS

14,748
Square Feet

1.32
Acres

2009
Year Built

60
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.

\$6,156,000

Asking Price (6.50% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY NOI	ANNUAL NOI	RENT PSF	CAP RATE
Current - 3/31/34	**\$33,345.33	**\$400,144	\$30.17	6.50%

ADDITIONAL INFORMATION/FOOTNOTES

* Tenant shall have the right to terminate the Lease with 12 months' notice, effective as of 3/31/34 and every 5 years thereafter.

** Base rent is \$445,000 annually; amount shown is the 2023 projected NOI after slippage (speak with Agent for Details).



Property Highlights | *Limerick*

PROPERTY HIGHLIGHTS

- Strong sales | Site saw a $\pm 8.50\%$ YoY increase in 2021 | Speak with Agent for details
- Long-term investment | ± 11 years of guaranteed term remaining on the base term of the lease
- Zero Landlord responsibilities | Absolute NNN lease
- Located just off the intersection of Ridge Pike & Township Line Rd, boasting a combined 56,000+ VPD
- Excellent access and visibility from W Ridge Pike | 26,000 VPD
- Dense and affluent area | About 44,000 residents with an AHI exceeding \$144,000 within a 3-mile radius of the site
- Less than 3 miles from Ursinus College | $\pm 1,500$ total students
- Strong retail corridor with major national tenants including Target, GIANT Food Stores, Wawa, Planet Fitness, Ross, Lidl, ALDI, McDonald's, Starbucks, Verizon, Petco, among others

DEMOGRAPHIC SNAPSHOT

141,729

2022 POPULATION WITHIN
FIFTEEN MINUTE DRIVE

\$197,751

2022 AVERAGE HOUSEHOLD
INCOME WITHIN ONE MILE

15.10%

2010-2022 POPULATION GROWTH
WITHIN FIVE MINUTES





Downtown
Philadelphia
1+ hour from site



Ursinus College
1,484 students

Pope John Paul II
High School
879 students



Great Clips



SUPERCUTS



verizon

Raymour
& Flanigan
FURNITURE
MATTRESSES



Giant

ROSS
DRESS FOR LESS

Staples

petco

Harleysville
BANK

Wawa

RITE
AID



9ROUND FITNESS

planet
fitness



TOWNSHIP LINE RD - 30,050 VPD

Citadel

RIDGE PIKE - 26,000 VPD

Walgreens





Philadelphia Premium Outlets

Logos: Nike, COACH, Under Armour, H&M, THE NORTH FACE, POLO, Starbucks, Chick-fil&, COSTCO WHOLESALE, Columbia RESTORATION HARDWARE, Brooks Brothers

Limerick
Generating Station

Heritage Field
Airport (KPTW)
±101 flights/day

Logos: DOLLAR TREE, Wawa

LIMERICK

Logos: UNITED STATES POSTAL SERVICE

Evans
Elementary
541 students

SONIC
America's Drive-In

McDonald's

Walgreens

Citadel

planet fitness

ALDI

RITE AID

RIDGE PIKE - 26,000 VPD

TOWNSHIP LINE RD
30,050 VPD

Property Photos | *Limerick*



Market Overview – Philadelphia, PA



#11

Best cities for outdoor activities in America

413

FLIGHTS PER DAY AT PHILADELPHIA INTERNATIONAL AIRPORT

26K+

Total students at the University of Pennsylvania

46K+

EMPLOYEES AT UNIVERSITY OF PENNSYLVANIA & HEALTH SYSTEM, THE CITY'S LARGEST EMPLOYER

6th

Most populous city in U.S. with over 6.2M people

5

PHILADELPHIA IS HOME TO 5 PROFESSIONAL SPORTS TEAMS: EAGLES (NFL), PHILLIES (MLB), FLYERS (NHL), 76ERS (NBA), AND UNION (MLS)

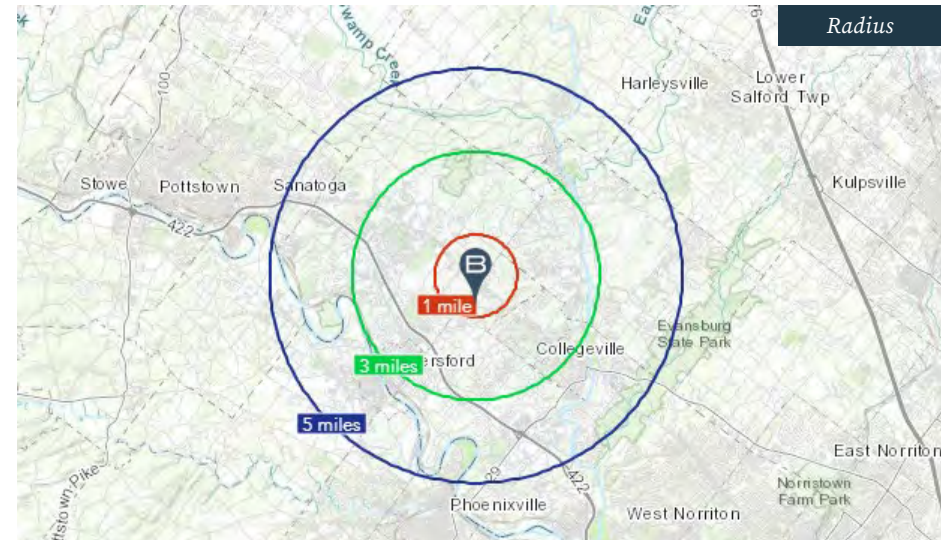
14

Fortune 500 companies are headquartered in Philadelphia

Demographics | *Limerick*

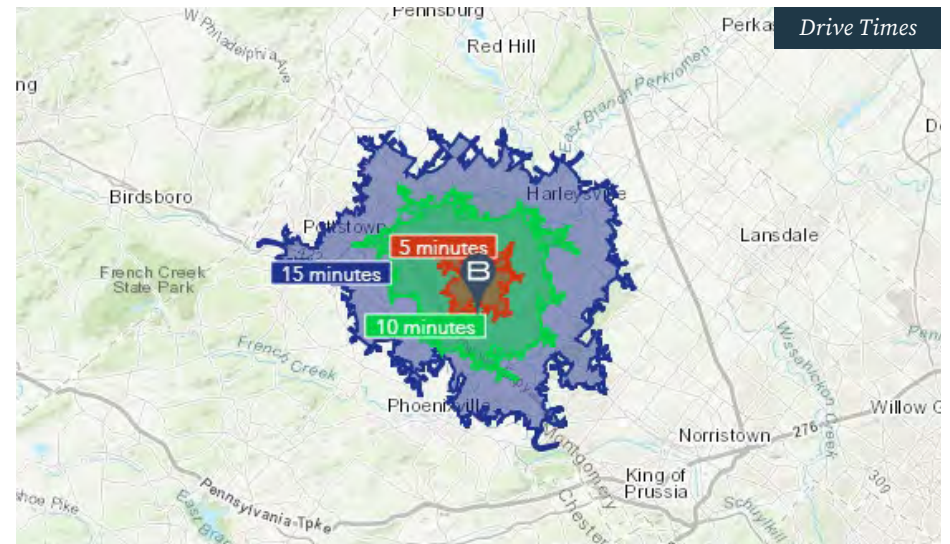
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	2,634	44,411	96,771
2022 Population	2,507	43,925	94,825
2020 Population	2,310	43,226	92,987
2010 Population	2,041	40,460	86,708
2022-2027 Annual Rate	0.99%	0.22%	0.41%
2020-2022 Annual Rate	3.70%	0.72%	0.87%
2010-2020 Annual Rate	1.25%	0.66%	0.70%
HOUSEHOLDS			
2027 Households	899	15,983	34,368
2022 Households	857	15,815	33,635
2020 Households	789	15,590	33,037
2010 Households	667	14,384	29,947
2022-2027 Annual Rate	0.96%	0.21%	0.43%
2020-2022 Annual Rate	3.74%	0.64%	0.80%
2010-2020 Annual Rate	1.69%	0.81%	0.99%
2022 AVG. HH INCOME	\$197,751	\$144,253	\$145,622



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	8,324	57,088	143,957
2022 Population	8,158	56,406	141,729
2020 Population	7,908	55,476	139,397
2010 Population	7,088	51,978	129,992
2022-2027 Annual Rate	0.40%	0.24%	0.31%
2020-2022 Annual Rate	1.39%	0.74%	0.74%
2010-2020 Annual Rate	1.10%	0.65%	0.70%
HOUSEHOLDS			
2027 Households	2,906	20,811	52,229
2022 Households	2,847	20,566	51,394
2020 Households	2,759	20,296	50,705
2010 Households	2,399	18,679	45,968
2022-2027 Annual Rate	0.41%	0.24%	0.32%
2020-2022 Annual Rate	1.41%	0.59%	0.60%
2010-2020 Annual Rate	1.41%	0.83%	0.99%
2022 AVG. HH INCOME	\$167,337	\$141,239	\$140,682



Mt. Healthy, OH

7864 Hamilton Avenue (Cincinnati MSA)



Location Map

7864 Hamilton Avenue
Mt. Healthy, OH
(Cincinnati MSA)

26 MINUTES
TO CINCINNATI

Demographics

POPULATION

1-Mile Radius	11,642
3-Mile Radius	94,819
5-Mile Radius	208,498

AVG. HOUSEHOLD INCOME

1-Mile Radius	\$63,607
3-Mile Radius	\$80,203
5-Mile Radius	\$86,910

Investment Overview

PROPERTY

*Walgreens
(Subleased to Dollar Tree)*

ADDRESS

*7864 Hamilton Avenue
Mt. Healthy, OH 45231
Cincinnati MSA*

TENANT

Walgreens

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

March 20, 2003

LEASE EXPIRATION

*March 31, 2028

ORIGINAL LEASE TERM

25 Years

LEASE TERM REMAINING

*±5 Years

OPTIONS REMAINING

Ten, 5-Year Termination Options

LEASE TYPE

NNN

TYPE OF OWNERSHIP

Fee Simple

LANDLORD RESPONSIBILITIES

None

NOI

\$339,000

RENT INCREASES

Flat

SALES REPORTING

Yes - Speak with Agent for Details

RIGHT OF FIRST REFUSAL

Yes - 10 Days

PROPERTY DETAILS

16,905
Square Feet

0.96
Acres

2003
Year Built

57
Parking Spaces

\$3,390,000

Asking Price (10.00% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current - *3/31/28	\$28,250.00	\$339,000	\$20.05	10.00%

ADDITIONAL INFORMATION/FOOTNOTES

* Tenant shall have the right to terminate the Lease with 6 months' notice, effective as of 3/31/28 and ever 5 years, thereafter



FILE PHOTO

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 | *Mt. Healthy*

PROPERTY HIGHLIGHTS

- Site is currently being subleased to Dollar General | Landlord will likely have an opportunity to negotiate a new lease with Dollar General when the current lease expires
- ±5 years of guaranteed term remaining on the base term of the lease
- Zero Landlord responsibilities | Absolute NNN lease
- Signalized, hard corner location with excellent access and visibility to a combined 62,100 VPD
- Dense area | Nearly 95,000 residents within a 3-mile radius of the site
- Mt Healthy is a suburb of Cincinnati

DEMOGRAPHIC SNAPSHOT

300,934

2022 POPULATION WITHIN
FIFTEEN MINUTES

\$88,247

2022 AVERAGE HOUSEHOLD
INCOME WITHIN FIFTEEN MINUTES





Walmart Supercenter

DICK'S SPORTING GOODS

Wendy's

BURGER KING

DOLLAR TREE

PET SMART

JOANN

Skylark

Mt Healthy North Elementary School
791 students

Kolping Park

HOBBY LOBBY

BEST BUY

BOB'S DISCOUNT FURNITURE

Starbucks

Logan's ROADHOUSE

JCPenney

OLD NAVY

OUTBACK STEAKHOUSE

meijer

Olive Garden

Canoe's

BUFFALO WILD WINGS

Sportsparks

Parky's Farm I
Winton Woods
Campground

Kroger

Walgreens

Northgate Mall

Marshalls

Michaels

DSW

ULTA

Bath & Body Works

Ashley HOMESTORE

Cheddar's

BIG LOTS!

Chick-fil-A

Longhorn STEAKHOUSE

ALDI

Arby's

Mt Healthy High School
865 students

Walgreens

Colerain High School
1,730 students

Mt Healthy South Elementary School
785 students

CVS

THE HOME DEPOT

TARGET

Furniture Fair
For Style and Flair

DOLLAR TREE

DUNKIN'

Wendy's

US bank

White Castle

Speedway

Downtown Cincinnati
16 miles from site

Walmart Supercenter

FAMILY DOLLAR

CVS

Staples

CITITRENDS

Auto Zone

KFC

McDonald's

North College Hill High & Elementary Schools
877 students

Kroger

ROSES

DOLLAR GENERAL

FIFTH THIRD BANK

CHASE

McDonald's

Friar's

Market Overview – Cincinnati, OH



2.2M

Total Metro Population

\$134B

GROSS DOMESTIC PRODUCT OF
CINCINNATI IN 2019

6

*Fortune 1000 Companies
Headquartered in Cincinnati*

\$26M

*Annual Visitors
Generating \$5.3B in
Total Economic Impact*

80K

CINCINNATI JOBS SUPPORTED BY
TRAVEL & TOURISM

39.2K

39,200 STUDENTS ATTEND THE
UNIVERSITY OF CINCINNATI

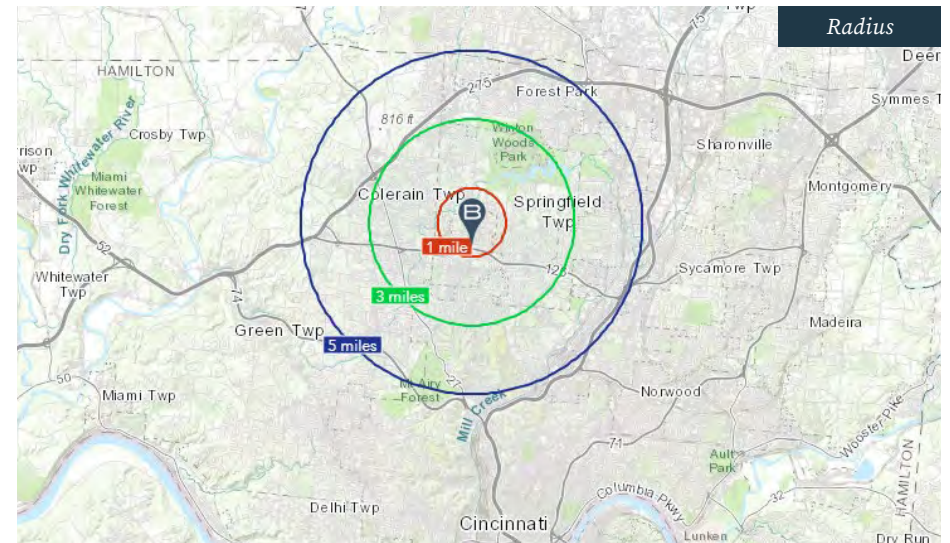
60K

*Students Enrolled in
10 Colleges in the
Cincinnati Area*

Demographics | *Mt. Healthy*

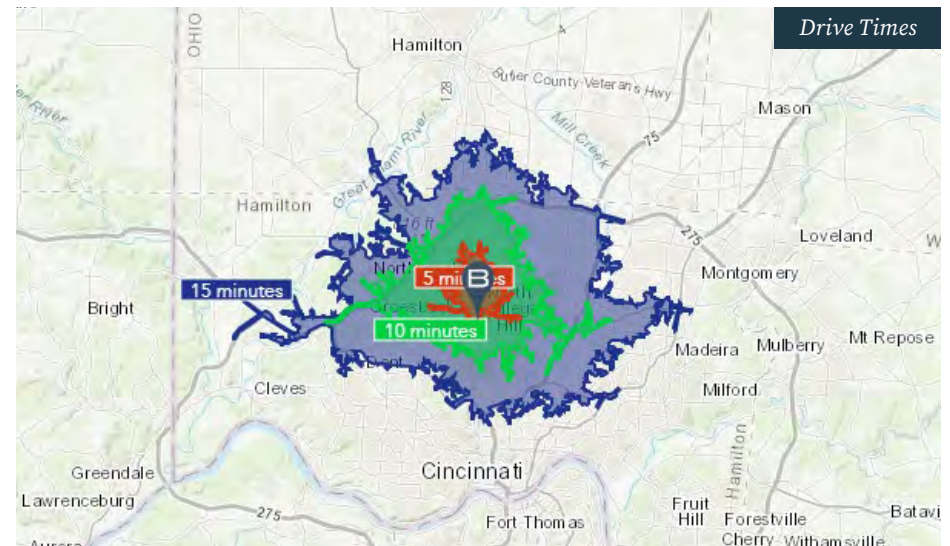
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	11,466	93,598	206,318
2022 Population	11,642	94,819	208,498
2020 Population	11,844	95,668	208,742
2010 Population	11,739	93,601	202,633
2022-2027 Annual Rate	-0.30%	-0.26%	-0.21%
2020-2022 Annual Rate	-0.76%	-0.40%	-0.05%
2010-2020 Annual Rate	0.09%	0.22%	0.30%
HOUSEHOLDS			
2027 Households	4,891	38,105	84,062
2022 Households	4,948	38,472	84,682
2020 Households	4,970	38,686	84,916
2010 Households	4,900	37,569	82,253
2022-2027 Annual Rate	-0.23%	-0.19%	-0.15%
2020-2022 Annual Rate	-0.20%	-0.25%	-0.12%
2010-2020 Annual Rate	0.14%	0.29%	0.32%
2022 AVG. HH INCOME	\$63,607	\$80,203	\$86,910



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	14,177	113,851	298,248
2022 Population	14,401	115,353	300,934
2020 Population	14,627	116,151	301,618
2010 Population	14,439	113,477	292,519
2022-2027 Annual Rate	-0.31%	-0.26%	-0.18%
2020-2022 Annual Rate	-0.69%	-0.31%	-0.10%
2010-2020 Annual Rate	0.13%	0.23%	0.31%
HOUSEHOLDS			
2027 Households	5,806	45,891	124,001
2022 Households	5,876	46,349	124,745
2020 Households	5,905	46,600	124,870
2010 Households	5,757	45,354	120,467
2022-2027 Annual Rate	-0.24%	-0.20%	-0.12%
2020-2022 Annual Rate	-0.22%	-0.24%	-0.04%
2010-2020 Annual Rate	0.25%	0.27%	0.36%
2022 AVG. HH INCOME	\$65,360	\$81,675	\$88,247



Red Wing, MN

3142 South Service Center (St. Paul MSA)



Location Map

Demographics	
POPULATION	
1-Mile Radius	1,737
3-Mile Radius	12,222
5-Mile Radius	18,408
AVG. HOUSEHOLD INCOME	
1-Mile Radius	\$91,607
3-Mile Radius	\$84,150
5-Mile Radius	\$88,264

*3142 South Service Drive
Red Wing, MN 55066
St. Paul MSA*

48 MINUTES TO
DOWNTOWN ST PAUL

Investment Overview

PROPERTY

Walgreens

ADDRESS

*3142 South Service Drive
Red Wing, MN 55066
St. Paul MSA*

LEASE GUARANTOR	Corporate
RENT COMMENCEMENT	May 26, 2009
LEASE EXPIRATION	*May 31, 2034
ORIGINAL LEASE TERM	25 Years
LEASE TERM REMAINING	*11+ Years
OPTIONS REMAINING	Fifty, 1-Year Termination Options
LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
ROOF & STRUCTURE	Tenant Responsible
NOI	\$440,000
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

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.

\$6,769,000

Asking Price (6.50% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current - *5/31/34	\$36,666.67	\$440,000	\$30.56	6.50%

ADDITIONAL INFORMATION/FOOTNOTES

** Tenant shall have the right to terminate the Lease with 12 months' notice, effective as of 5/31/34 and any month, thereafter.*



Property Highlights | *Red Wing*

PROPERTY HIGHLIGHTS

- Long term lease | Over 11 years of guaranteed term remaining on the base term of the lease
- Zero Landlord responsibilities | Absolute NNN lease
- Excellent access and visibility being located just off the intersection of Highway 61 & Tyler Rd | Combined 39,150 VPD
- Drive-thru location
- Strong retail corridor with major national tenants in immediate proximity including Target, Walmart Supercenter, ALDI, Menard's, T.J. Maxx, Dunham's Sports, Dollar Tree, among others

DEMOGRAPHIC SNAPSHOT

19,562

2022 POPULATION WITHIN
FIFTEEN MINUTES DRIVE

\$91,607

2022 AVERAGE HOUSEHOLD
INCOME WITHIN ONE MILE



MISSISSIPPI RIVER

SPRING CREEK
LAKE

INDUSTRIAL AREA

Cannon Valley
Trail Access | Park



Jeep

slumberland
FURNITURE



JOANN

TJ-maxx



Applebee's

FAMOUS
footwear

TARGET

First
Farmers
& Merchants

snap
FITNESS 24-7

SUBWAY



23,900 VPD



FIRST STATE BANK
OF RED WING

T Mobile

TYLER ROAD - 15,250 VPD



Edward
Jones

SERVICE RD - 3,100 VPD

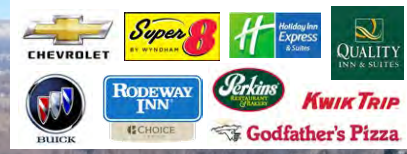
Walgreens



ESPEN LAKES

MISSISSIPPI RIVER

RED
WING



Flooring | Wines |
Meat Market



23,900 VPD

SERVICE RD - 3,100 VPD

SERVICE RD - 3,100 VPD





MENARDS®

Walmart
Supercenter

Culver's

verizon

Edward
Jones

H&R BLOCK

Walgreens

TYLER ROAD - 15,250 VPD

SERVICE RD - 3,100 VPD

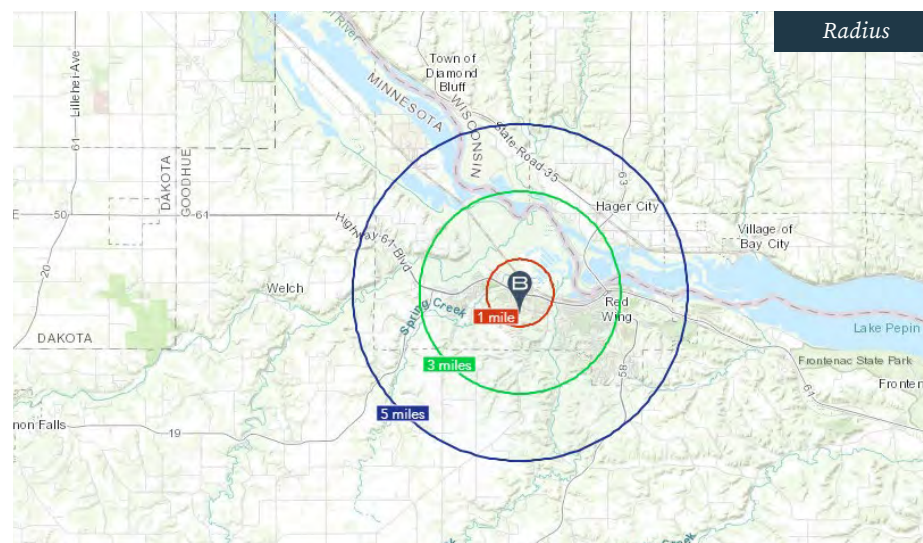
Property Photos | *Red Wing*



Demographics | *Red Wing*

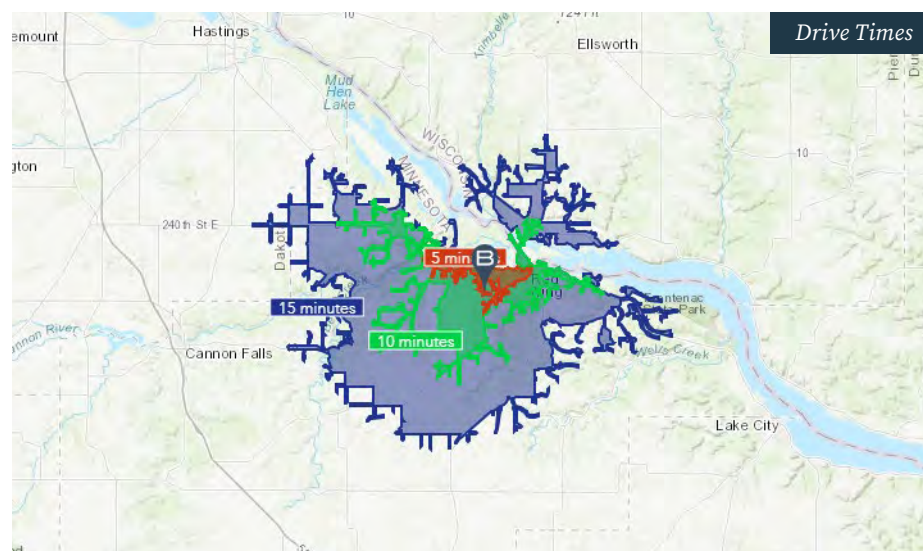
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	1,958	12,451	18,578
2022 Population	1,737	12,222	18,408
2020 Population	1,579	12,177	18,391
2010 Population	1,524	12,113	18,191
2022-2027 Annual Rate	2.42%	0.37%	0.18%
2020-2022 Annual Rate	4.33%	0.16%	0.04%
2010-2020 Annual Rate	0.36%	0.05%	0.11%
HOUSEHOLDS			
2027 Households	916	5,657	8,128
2022 Households	815	5,529	8,017
2020 Households	745	5,448	7,948
2010 Households	727	5,302	7,719
2022-2027 Annual Rate	2.36%	0.46%	0.28%
2020-2022 Annual Rate	4.07%	0.66%	0.38%
2010-2020 Annual Rate	0.24%	0.27%	0.29%
2022 AVG. HH INCOME	\$91,607	\$84,150	\$88,264



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	4,269	12,881	19,720
2022 Population	4,128	12,654	19,562
2020 Population	4,111	12,606	19,551
2010 Population	4,170	12,528	19,372
2022-2027 Annual Rate	0.67%	0.36%	0.16%
2020-2022 Annual Rate	0.18%	0.17%	0.03%
2010-2020 Annual Rate	-0.14%	0.06%	0.09%
HOUSEHOLDS			
2027 Households	1,899	5,787	8,526
2022 Households	1,836	5,659	8,417
2020 Households	1,794	5,578	8,351
2010 Households	1,732	5,431	8,122
2022-2027 Annual Rate	0.68%	0.45%	0.26%
2020-2022 Annual Rate	1.03%	0.64%	0.35%
2010-2020 Annual Rate	0.35%	0.27%	0.28%
2022 AVG. HH INCOME	\$84,083	\$82,958	\$89,667



Tenant Overview

Walgreens

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

BCA FIRM GEORGIA
RE LICENSE NO.: H-64417

IN COOPERATION WITH PARASELL INC.

A LICENSED OHIO BROKER.:

#REC.2020005946

A LICENSED MINNESOTA BROKER.:

#40685007

IN ASSOCIATION WITH BAYARD STREET

CAPITAL: MICHAEL J. ANTONOPLOS

A LICENSED PENNSYLVANIA BROKER.:

RB063105

BERKELEY

CAPITAL ADVISORS

CALVIN SHORT

Partner

949.506.2009

short@berkeleycap.com

ARON CLINE

Partner

949.506.3209

cline@berkeleycap.com

MATT COATES

Senior Account Manager

714.336.1236

coates@berkeleycap.com

GARY CHOU

Partner

949.506.2012

chou@berkeleycap.com

SCOTT REID

Parasell

949.942.6578

broker@parasellinc.com

WESLEY CHAPEL, NC

COMMERCE, GA

LIMERICK, PA

**DOLLAR
TREE**

MT. HEALTHY, OH
FILE PHOTO

WALGREENS HAS
YOUR VACCINATION
NEEDS COVERED!
NEW BOOSTER HERE!



Walgreens

RED WING, MN

Walgreens Portfolio

5 LOCATIONS – NC | GA | PA | OH | MN