



WALGREENS NEW 15 YEAR ABSOLUTE NNN LEASE WITH 5% INCREASES EVERY 5 YEARS

1023 1ST AVE NE, LITTLE FALLS, MN 56345

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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 15 Year Absolute NNN Lease with Rental Increases Every 5 Years
- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- S&P Rated BBB Investment Grade Credit
- Close Proximity to Voyageur Highway & Interstate 27 Interchange - 14,000+ VPD
- Across from Little Falls Community Middle & High School - 1,302 students combined
- 5 Minutes from St. Gabriels Hospital - 49 Beds
- Neighboring tenants include Ace Hardware, Subway, Burger King, Sanchez Burrito, Circle K and more

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$3,747,414 |
| Building Size: | 10,640 SF |
| NOI: | \$217,350.00 |
| Cap Rate: | 5.80% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,907 | 4,084 | 4,765 |
| Total Population | 3,932 | 8,805 | 10,413 |
| Average HH Income | \$50,462 | \$55,688 | \$59,748 |

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Little Falls, Minnesota with a new 15 year absolute NNN lease. The lease calls for zero landlord obligations and is corporately guaranteed by Walgreens. The recently extended lease calls for 5% increases every 5 years and twelve, 5-year options to renew. The asset benefits from its close proximity to the Voyageur Highway & Interstate 27 interchange with exposure to 14,000+ vehicles per day. Neighboring tenants include Ace Hardware, Subway, Burger King, Sanchez Burrito, Circle K and more.

LOCATION DESCRIPTION

Little Falls is a city in Morrison County, Minnesota, United States, near the geographic center of the state. Established in 1848, Little Falls is one of the oldest European-American cities in Minnesota. It is the county seat of Morrison County. The population was 9,140 at the 2020 census.

According to the United States Census Bureau, the city has an area of 7.78 square miles, of which 7.24 square miles is land and 0.54 square miles is water. U.S. Highway 10 and Minnesota State Highways 27 and 371 are three of the main routes in the city.

Little Falls is also the eastern terminus of Minnesota Highway 28, which heads to Browns Valley at its western terminus at the Minnesota–South Dakota border. Highway 28 is co-signed with Highway 27, 12 miles west of town, until it turns towards Swanville. Highway 28 is unsigned until outside the city limits.



LOCATION INFORMATION

SECTION 2

ADDITIONAL PHOTOS



AERIAL MAP

1023 1ST AVE NE
LITTLE FALLS, MN 56345





FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

| | |
|----------------------|------------------------|
| Price | \$3,747,414 |
| Net Operating Income | \$217,350.00 |
| CAP Rate | 5.80% |
| Lease Start | 09/01/2023 |
| Lease End | 09/30/2038 |
| Options | Twelve, 5-Year Options |
| Increases | 5%, Every 5 Years |

RENT SUMMARY

| | |
|-------------|--------------|
| Years 1-5 | \$217,350.00 |
| Years 6-10 | \$228,217.50 |
| Years 11-15 | \$239,628.38 |

WALGREENS TENANT INFORMATION

WALGREENS TENANT SUMMARY

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. It also provides specialty pharmacy services and mail services; and manages in-store clinics.

The Retail Pharmacy International segment sells prescription drugs; and health and wellness, beauty, personal care, and other consumer products through its pharmacy-led health and beauty stores and optical practices, as well as through boots.com and an integrated mobile application. 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.

The Pharmaceutical Wholesale segment engages in the wholesale and distribution of specialty and generic pharmaceuticals, health and beauty products, and home healthcare supplies and equipment, as well as provides related services to pharmacies and other healthcare providers. This segment operates in the United Kingdom, Germany, France, Turkey, Spain, the Netherlands, Egypt, Norway, Romania, the Czech Republic, and Lithuania.

Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.



**Walgreens
Boots
Alliance**

TENANT OVERVIEW

| | |
|-----------------------|--|
| Ultimate Parent: | Walgreens Boots Alliance, Inc |
| Tenant: | Walgreens Co. |
| Revenue: | \$132.7 Billion (2022) |
| Market Capitalization | \$34.2 Billion (2022) |
| S&P Rating: | BBB |
| Stock Symbol: | WBA |
| Store Count: | 8,889 (2022) |
| Website: | www.walgreensbootsalliance.com |



DEMOGRAPHICS

SECTION 4

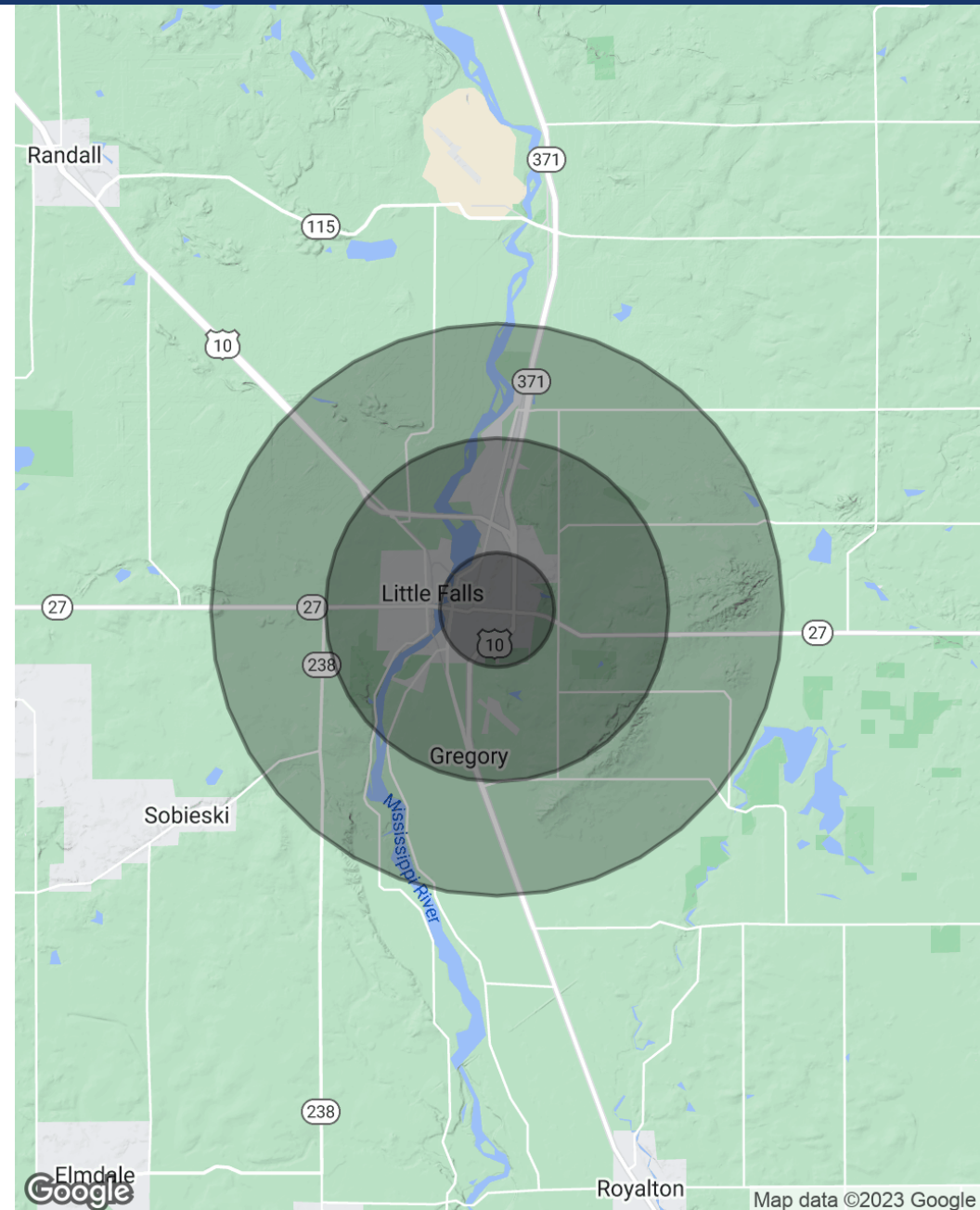
DEMOGRAPHICS MAP & REPORT

1023 1ST AVE NE
LITTLE FALLS, MN 56345

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,932 | 8,805 | 10,413 |
| Average Age | 38.8 | 41.3 | 41.9 |
| Average Age (Male) | 32.1 | 36.7 | 38.2 |
| Average Age (Female) | 44.6 | 44.8 | 44.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,907 | 4,084 | 4,765 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$50,462 | \$55,688 | \$59,748 |
| Average House Value | \$131,932 | \$140,825 | \$152,411 |

* Demographic data derived from 2020 ACS - US Census





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