

SELLER WILL PROVIDE 50% LTV FINANCING



WALGREENS

1520 W. FREDDY GONZALEZ, EDINBURG, TX 78539

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PROPERTY INFORMATION

SECTION 1

Walgreens

PROPERTY HIGHLIGHTS

- Long Term Absolute NNN Lease
- Zero Landlord Obligations
- Seller will Provide 50% LTV Financing
- Corporate Guarantee - NASDAQ WBA
- Income Tax Free State
- Annual Reported Sales: \$2.55mm
- Prime Location in the heart of Edinburg
- Neighboring Tenants such as H-E-B, Walmart Supercenter & many more

OFFERING SUMMARY

Sale Price:	\$3,036,850
Building Size:	15,057 SF
NOI:	\$242,948.00
Cap Rate:	8.00%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,212	63,866	168,514
Total Population	13,254	184,096	501,593
Average HH Income	\$71,179	\$67,039	\$56,025



PROPERTY DESCRIPTION

An exceptional chance awaits to acquire a Walgreens property in Edinburg, TX, with an Absolute NNN lease structure, ensuring no landlord responsibilities. This expansive property encompasses 15,057 square feet and enjoys a prime location in the heart of Edinburg, with prominent neighbors such as H-E-B, Walmart Supercenter, and other retailers in close proximity.

LOCATION DESCRIPTION

Edinburg is a city in and the county seat of Hidalgo County, Texas, United States. Its population was 74,569 as of the 2010 census, and in 2019, its estimated population was 101,170, making it the second-largest city in Hidalgo County, and the third-largest city in the larger Rio Grande Valley region.

Edinburg is part of the McAllen–Edinburg–Mission and Reynosa–McAllen metropolitan areas. Edinburg is home to the main campus of University of Texas Rio Grande Valley.



LOCATION INFORMATION

SECTION 2





FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$3,036,850
Net Operating Income	\$242,948
CAP Rate	8.00%
Lease Expiration	09/30/2036
Options	Eight, 5-Year Options
Increases	None

RENT SUMMARY

Net Operating Income	\$242,948
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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

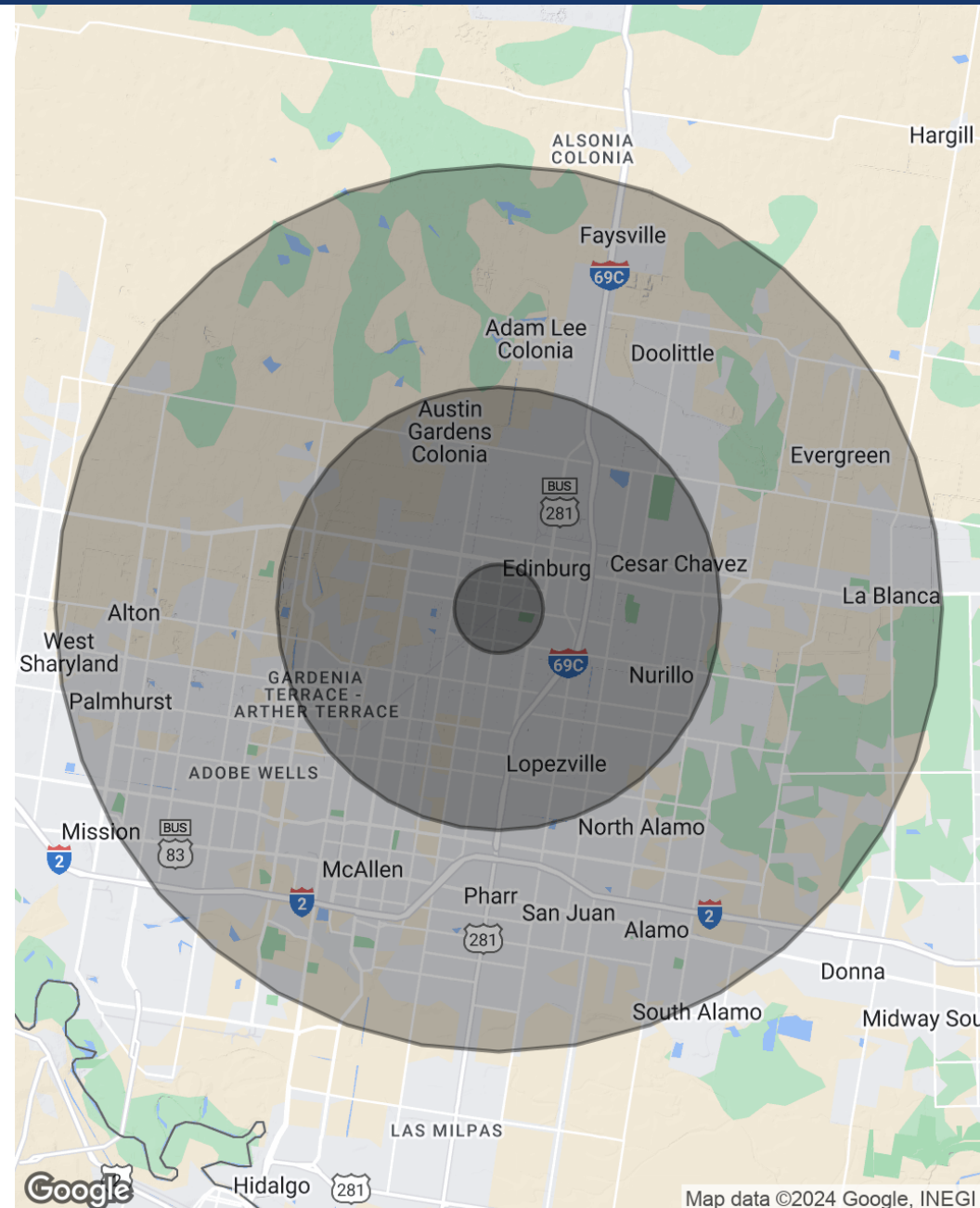
DEMOGRAPHICS MAP & REPORT

1520 W. FREDDY GONZALEZ
EDINBURG, TX 78539

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,254	184,096	501,593
Average Age	34.5	30.7	31.0
Average Age (Male)	34.7	29.3	29.4
Average Age (Female)	36.2	32.7	33.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,212	63,866	168,514
# of Persons per HH	2.5	2.9	3.0
Average HH Income	\$71,179	\$67,039	\$56,025
Average House Value	\$127,271	\$136,818	\$116,330

2020 American Community Survey (ACS)





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.