

Absolute NNN Long-Term Lease | Well-Established Retail Pharmacy with Strong Store Sales



Walgreens
900 Main Avenue
Moorhead, MN

Marcus & Millichap
GLASS HERNANDEZ GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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Marcus & Millichap

INVESTMENT OVERVIEW¹ & INTERACTIVE LINKS

LONG-TERM ABSOLUTE NNN LEASE

The subject retail pharmacy operates under a long-term, corporate, absolute NNN lease with no landlord maintenance or management responsibilities whatsoever.

WELL-ESTABLISHED RETAIL PHARMACY

The subject property is a well-established Walgreens retail pharmacy store with over 18 years of operational history at this location.

WALGREENS - AMERICA'S #1 RETAIL PHARMACY

Walgreen Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day. The company operates more than 12,500 locations across the U.S., Europe, and Latin America. The subject property lease is guaranteed by Walgreen Co., which carries a "BBB-" rating from Standard & Poors and "Ba1" from Moody's.

FARGO-MOORHEAD MSA | CENTRALLY LOCATED ALONG MAIN AVE

The subject property is centrally located in Downtown Moorhead along Main Avenue with strong daily traffic counts of 10,625 VPD. The well-established retail pharmacy is surrounded by regional and national tenants including Ace Hardware, Scheels, KFC, Taco Bell, Hornbacher's Supermarket and national tenants situated in the immediate trade area include Target, Walmart Supercenter, Tractor Supply, Menard's and more.

SURROUNDED BY HIGHER-LEARNING INSTITUTIONS

The city of Moorhead and the larger Fargo-Moorhead MSA is home a number of higher-learning institutions, including Minnesota State University Moorhead (6,700 students annually), Condordia College (2,300+ students annually), Minnesota State Community and Technical College (3,600+ students annually), and North Dakota State University (14,500+ students annually).

CLICK LINKS BELOW TO REGISTER AND VIEW DOCUMENTS

[LEASE DOCUMENTS](#)[SURVEY](#)[ENVIRONMENTAL REPORT](#)[TITLE REPORT](#)[AERIALS & LOCATION INFORMATION](#)[COMPANY INFORMATION & FINANCIALS](#)

(1) Walgreen Co., the Guarantor under the Lease, has been rated "BBB-" from S&P and carries a rating of "Ba1" from Moody's. Buyer is responsible for verifying during the Due Diligence. Sources: www.standardandpoors.com, www.moody's.com www.walgreensbootsalliance.com, Yahoo Finance

OFFERING HIGHLIGHTS¹

WALGREENS

900 MAIN AVE
MOORHEAD, MN 56560

OFFER PRICE

\$4,698,667

OFFER CAP RATE

7.50%

Net Operating Income	\$352,400
Lease Type	Absolute NNN
Lease Years Remaining	10 Years
Initial Lease Term	25 Years
First Termination Option	7/31/2031
Years Remaining	7 Years
Year Built	2006 ¹
Rentable Area	14,490 SF ¹
Lot Size	1.79 Acres ¹
Percentage Rent	Tenant pays additional rent in the amount of 2% of gross sales excluding Food & Drug plus 0.5% of gross sales of Food & Drug in excess of annual rent ⁽³⁾
Options	10, 5-Year Options ⁽¹⁾
Tenant / Guarantor	Walgreen Co.
Credit Ratings	BBB- by S&P / Ba1 by Moody's



DEMOGRAPHICS⁽¹⁾

HOUSEHOLD INCOMES

YEAR 2023	1 MILES	3 MILES	5 MILES
AVERAGE	\$59,770	\$68,198	\$71,110
MEDIAN	\$50,166	\$52,491	\$53,932

POPULATION

2028 Projection Total Population	12,813	89,334	142,875
2023 Census Total Population	12,726	88,469	141,275

(1) Rentable Area, Lot Size, Lease Terms, Building Specifications, Year Built, Rent Increases, Options, Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) Tenant and Guarantor information obtained from Lease Agreement, Lease Guaranty and other Lease-related documents along with public information. Marcus & Millichap has not made any investigation into the accuracy of this information and makes no representations or warranties to the accuracy of this information, explicit or implied. Buyer must conduct their own Due Diligence to verify this information. Sources: www.standardandpoors.com, www.moody's.com, Yahoo! Finance, Walgreens.com.

(3) Percentage Rent is outlined in the Lease. Buyer is responsible for verifying during their Due Diligence process.

COMPANY OVERVIEW¹

WALGREENS BOOTS ALLIANCE, INC.¹

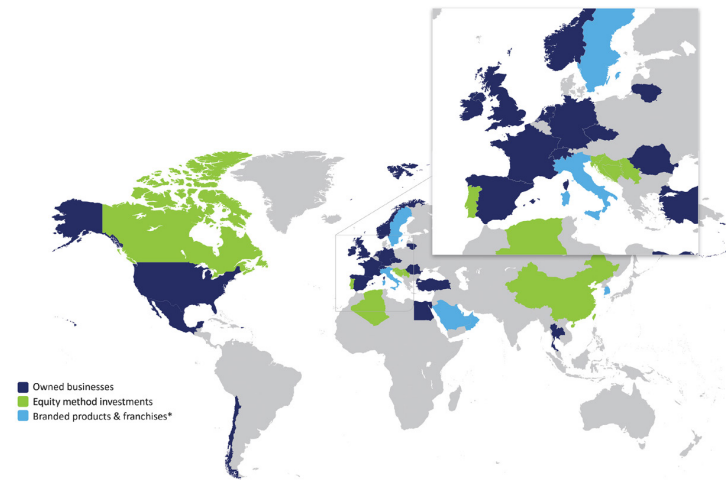
Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. A trusted, global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.

WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. WBA has been recognized for its commitment to being an inclusive workplace. In fiscal 2023, the Company received a score of 100 from the Human Rights Campaign's Corporate Equality Index, scored 100 percent on the Disability Equality Index for disability inclusion and was named Disability:IN's 2023 Employer of the Year. In addition, WBA has been recognized for its commitment to operating sustainably as the company is an index component of the Dow Jones Sustainability Indices (DJSI).

COMPANY HIGHLIGHTS¹

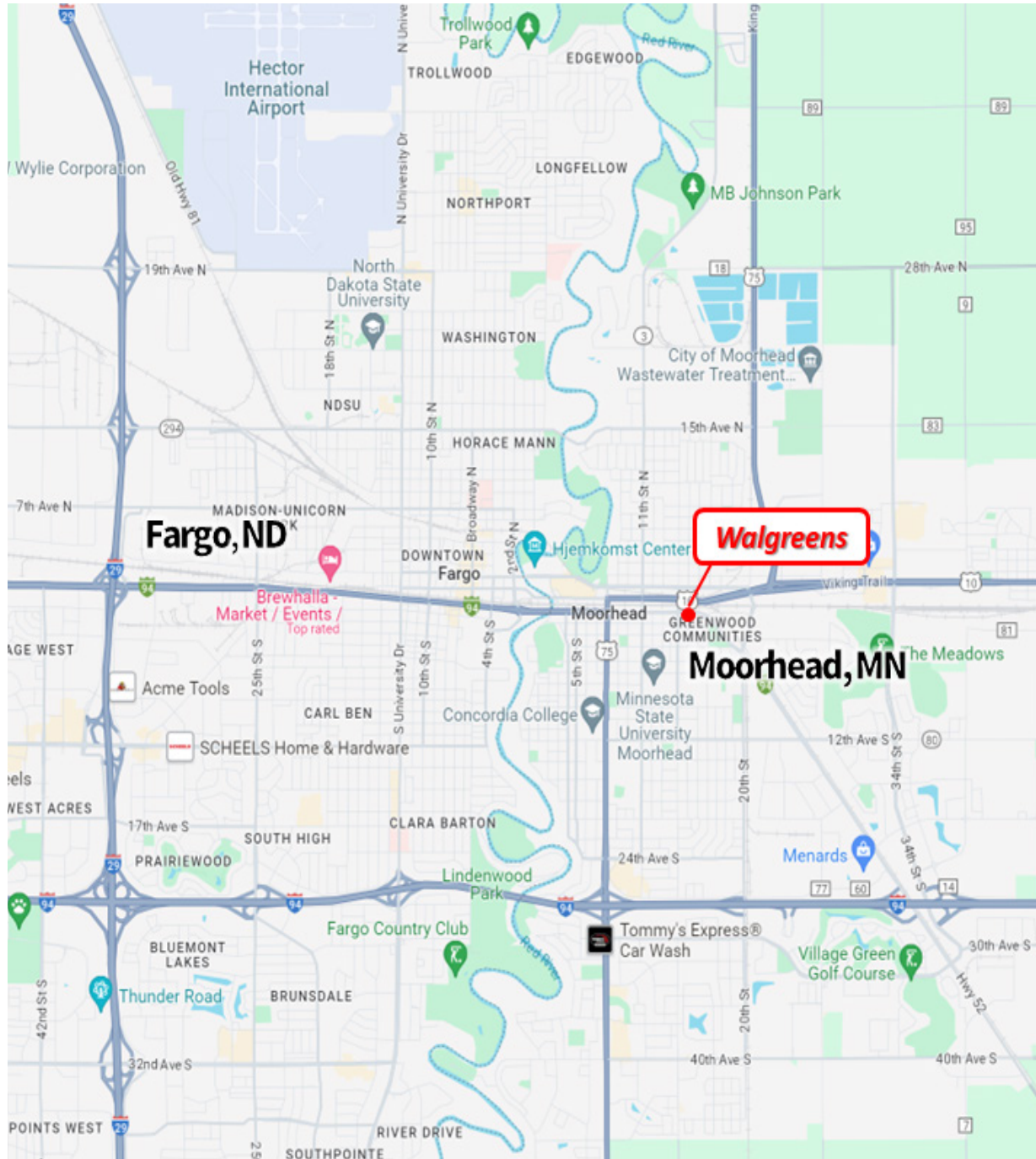
- ▶ \$139 BILLION IN REVENUE / \$96.6 TOTAL ASSETS (FY 2023)
- ▶ 8,700+ RETAIL PHARMACY STORES ACROSS 50 STATES, THE DISTRICT OF COLUMBIA, PUERTO RICO & THE U.S. VIRGIN ISLANDS
- ▶ WALGREENS BOOTS ALLIANCE EMPLOYS APPROXIMATELY 330,000 TEAM MEMBERS
- ▶ 75% OF RETAIL PHARMACY USA DIVISION SALES ARE PHARMACY, WITH THE REMAINING 25% FROM RETAIL SALES
- ▶ WALGREENS FILLED 1.2 BILLION PRESCRIPTIONS (INCLUDING IMMUNIZATIONS) ON A 30-DAY ADJUSTED BASIS IN FISCAL 2023.
- ▶ 78% OF THE POPULATION IN THE UNITED STATES LIVES WITHIN 5 MILES OF A WALGREENS, DUANE READE, OR ACQUIRED RITE AID

A GLOBAL PRESENCE¹



*Countries where the Company's products are available for purchase or there are Company franchises (other than those countries where there are owned businesses, equity method investments or joint ventures)

LOCATION OVERVIEW



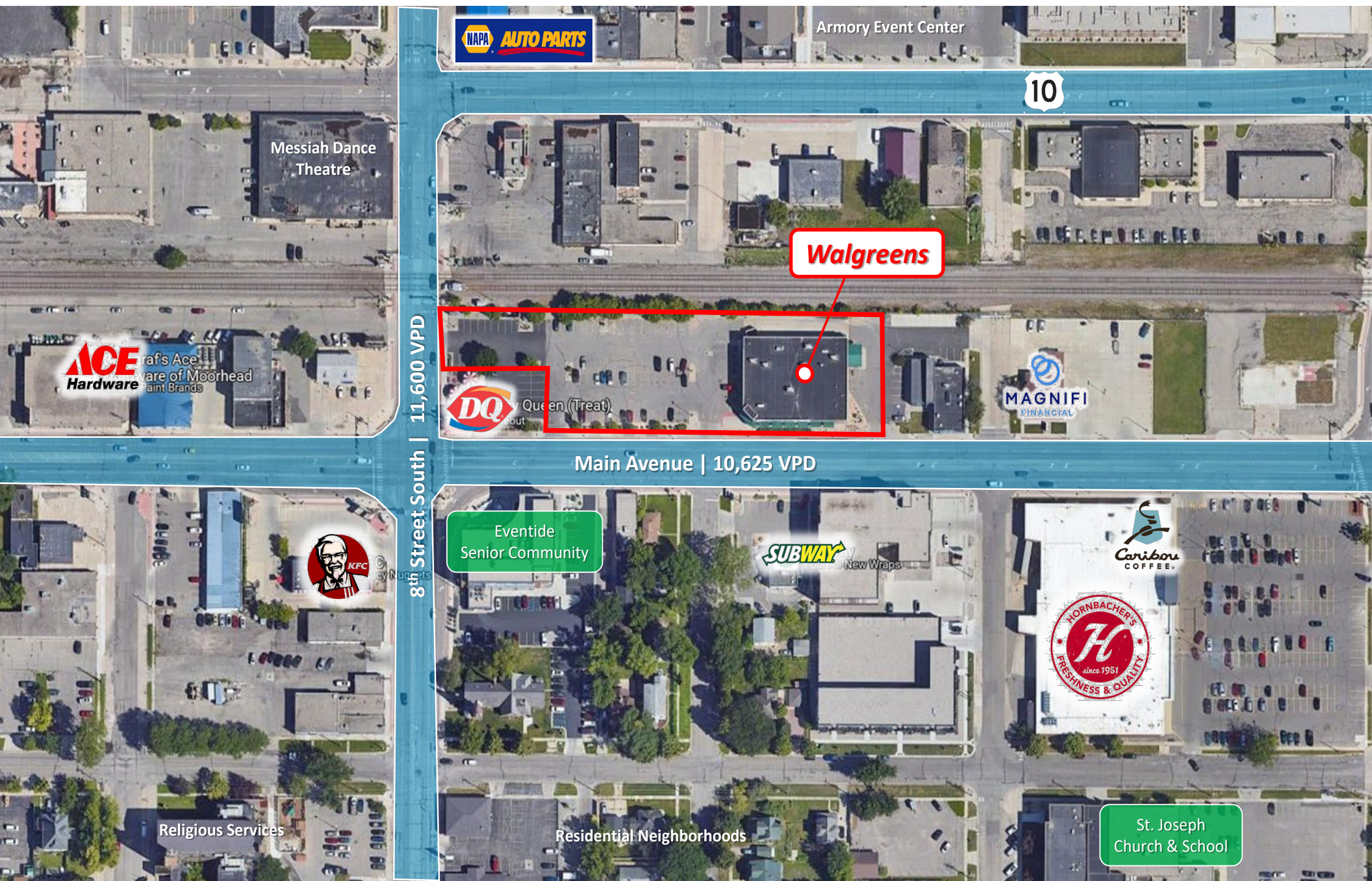
FARGO-MOORHEAD MSA

The Fargo-Moorhead Metropolitan Statistical Area (MSA) encompasses the northern U.S. cities of Fargo, North Dakota, and Moorhead, Minnesota. The area is comprised of Cass County and Clay County and is the largest urban center between Minneapolis and Spokane, WA. It's known for its robust economy, driven by industries like agriculture, healthcare, education, manufacturing, and technology. The area's top employers include

The subject property is centrally located in Downtown Moorhead along Main Avenue with excellent access and visibility. The property benefits from strong daily traffic counts of 10,625 VPD along Main Avenue. The well-established retail pharmacy is also surrounded by regional and national tenants including Ace Hardware, Scheels, KFC, Taco Bell, Hornbacher's Supermarket and national tenants situated in the immediate trade area include Target, Walmart Supercenter, Tractor Supply, Menard's and more.

The city of Moorhead and the larger Fargo-Moorhead MSA is home to a number of higher-learning institutions, including Minnesota State University Moorhead (6,700 students annually), Concordia College (2,300+ students annually), Minnesota State Community and Technical College (3,600+ students annually), and North Dakota State University (14,500+ students annually). These institutions are some of the most prominent employers in the region and help contribute to the city of Moorhead's robust economy.

AERIAL OVERVIEW





Walgreens

Moorhead, MN

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