

EXCLUSIVELY LISTED INVESTMENT OFFERING

Walgreens

ILLINOIS INVESTMENT OPPORTUNITY | 2100 SHERIDAN ROAD | ZION, IL 60099



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Offering Summary

ASKING PRICE	\$3,693,332
CAP RATE	7.50%
PRICE PER SF	\$244.26
LEASE TERM REMAINING	3 Years
OPTIONS	8 (5-Year)
LEASE TYPE	Double Net
ANNUAL RENT (NOI)	\$276,999.96
MONTHLY RENT	\$23,083.33
BUILDING SIZE (SQUARE FEET)	15,120
LOT SIZE (SQUARE FEET)	26,571
YEAR BUILT	2000

Investment Highlights

STABLE INCOME

Rental income guaranteed by Walgreens parent corporate (S&P BBB) investment grade Fortune 500 Company with over 8,000 locations.

LIMITED DRUGSTORE COMPETITION

One of only two drive-thru drugstores within a two mile radius and only pharmacy open until 10:00 PM.

NET LEASE TERMS

This Walgreens has approximately 3 years of primary lease term remaining and eight (5-year) options on a double net lease basis with landlord responsible for roof and structure.

SOLID SALES

This store has a history of solid sales figures as well as an established customer base over the last 18 years.

MAIN AND MAIN LOCATION

The subject property is located on the main retail corridor of Zion at the signalized intersection of Sheridan Road and 21st Street with a combined traffic count of approximately 27,400 cars per day. National retail tenants include:

- Walmart Supercenter
- Dunkin' Donuts
- Aldi
- Domino's Pizza
- Burger King
- PNC Bank
- Taco Bell
- NAPA Auto Parts
- AutoZone
- McDonald's
- Shell
- Subway
- Jiffy Lube
- KFC
- Enterprise Rent-A-Car
- 7-Eleven
- Dollar General
- Wendy's
- Advance Auto Parts
- Ace Hardware
- CVS
- Applebee's Grill
- US Post Office
- O'Reilly Auto Parts

Lease Summary

ADDRESS	2100 Sheridan Road Zion, IL 60099
TENANT	Walgreens (NYSE: WAG)
LANDLORD INCOME	Corporate Guarantee
CREDIT RATING	Investment Grade, BBB (S&P)
LEASE COMMENCEMENT	July 14, 2001
INITIAL TERM EXPIRATION	July 13, 2021
TERM REMAINING	3 Years
OPTIONS	Eight (5-Year)
LEASE TYPE	Double Net
ANNUAL RENT (NOI)	\$276,999.96
MONTHLY RENT	\$23,083.33
RENT PER SQUARE FOOT	\$18.32
RENT INCREASES	None
LANDLORD RESPONSIBILITIES	Roof and Structure



Building Photos



Location Aerial



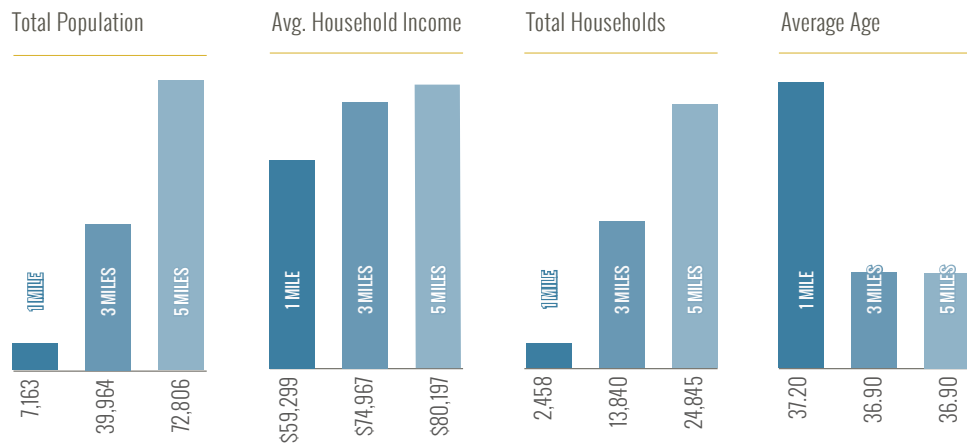
Location Overview and Demographics

Zion, Illinois is located at the mid-way point between Chicago, Illinois (47 miles south) and Milwaukee, Wisconsin (48 miles north) in Lake County along Lake Michigan coast. Adjacent to Zion are the North Dunes Nature Preserve and the Illinois Beach State Park providing the area with natural beauty and recreational opportunities.

Approximately twelve million people live along the shores of Lake Michigan concentrated near the cities of Milwaukee and Chicago. Lake County is in the northeastern corner of the state of Illinois and is the third most populous county in the state of Illinois with over 703,000 residents.

Some of the area's amenities and attractions include:

- **MIDWESTERN REGIONAL MEDICAL CENTER** (0.6 miles south) - This 5-story, 78,886 square foot hospital is part of the Cancer Treatment Centers of America system.
- **IRIS USA** (2.6 miles east) - Iris USA is a plastic container manufacturer and wholesaler with roots in Japan and employs approximately 500 people.
- **NORTH POINT MARINA** (3 miles north) - The largest marina on the Great Lakes offers 1,500 slips for vessels of varying sizes.
- **WAUKEGAN NATIONAL AIRPORT** (5 miles southwest) - The airport supports 188 based aircraft and approximately 50,500 annual aircraft operations.
- **SIX FLAGS GREAT AMERICA** (12 miles southwest) - This 20-acre amusement park and water park hosts almost 3 million guests annually.



Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.





Walgreens Company Summary*

Tenant History

Walgreens, headquartered in Deerfield, IL, is the largest drug retailing chain in the United States with more than 8,175 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Walgreens built out its national platform through its corporate real estate department heavily during the 1990's continuing through the mid 2000's. By 2012, Walgreens had opened its 8,000th store and later that year the company made a bold move by purchasing a 45% interest in Alliance Boots, a leading international pharmacy-led health and beauty group. Two years later, Walgreens exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance (NASDAQ: WBA).

This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years. Today, Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise including household products, convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions. In addition to these in-store offerings, the company operates digital businesses that include Walgreens.com, Drugstore.com, Beauty.com, SkinStore.com, and VisionDirect.com.

**Walgreens company information received from Walgreens investor relations.*

Tenant Profile

GUARANTOR	Walgreens Boots Alliance, inc.
OWNERSHIP	Public
STOCK SYMBOL (NASDAQ)	WBA
CREDIT RATING (S&P)	BBB
BUSINESS	Retail Pharmacy
LOCATIONS	8,175
ANNUAL REVENUE	\$117.35 billion
MARKET CAPITALIZATION	\$71.25 billion
HEADQUARTERS	Deerfield, IL
WEBSITE	www.walgreens.com



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