

SALT LAKE CITY MSA INVESTMENT OFFERING

Walgreens

7227 SOUTH STATE STREET | SALT LAKE CITY (MIDVALE), UT 84047

BRIGHTON

O'SULLIVAN PEAK

LONE PEAK

SNOWBIRD SKI & SUMMER
RESORT CORPORATE OFFICES

Walgreens
SUBJECT PROPERTY

7200 SOUTH ±29,000 VEHICLES PER DAY



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Offering Summary

LIST PRICE	\$5,988,308
CAP RATE	5.85%
PRICE PER SF	\$404.06
TERM REMAINING	10 Years, 4 Months
OPTIONS	10 (5-year)
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$350,316
MONTHLY RENT	\$29,193
BUILDING SIZE (SF)	±14,820
LOT SIZE (SF)	±91,040
YEAR BUILT	2005
PARCEL NUMBER	22-30-152-051-0000

Investment Highlights

STABLE INCOME

The lease income is guaranteed by Walgreens Corporation (NYSE: WAG) with a credit rating (S&P) of BBB (Investment Grade).

ABSOLUTE NET LEASE WITH 10+ YEARS REMAINING

There are approximately ten (10) years and four (4) months remaining on an absolute net lease with no landlord responsibilities whatsoever.

RARE MOUNTAIN WEST WALGREENS INVESTMENT OFFERING UNDER \$6,000,000

For being located on a infill Salt Lake City corner, the subject property has modest rent level and a price per square foot acquisition cost of under \$400.

SALT LAKE CITY MSA LOCATION

The subject property benefits from ±129,638 residents within a three-mile radius and ±371,138 residents within a five-mile radius. Some of the area's largest employers include Delta Airlines, L3 Communications, Ebay, Goldman Sachs & Company, and Overstock.com.

OUTSTANDING TRAFFIC COUNTS OF ±65,000 VEHICLES PER DAY

The property is 0.7 miles from where the two largest freeways in the state of Utah meet, Interstate 15 (196,000 vehicles per day) and Interstate 215 (116,000 vehicles per day). The subject property is located at exit 297 from Interstate 15 at the southeast signalized corner of State Street (36,000 vehicles per day) and 7200 South (29,000 vehicles per day) with a combined traffic count of ±65,000 vehicles per day.

SUBSTANTIAL FOOT TRAFFIC

There are many commuters walking past the subject property from the Midvale Fort Union Station (located 0.7 west of the subject property) towards the dense residential area east of the subject property which contains roughly 31,524 rooftops in a 1 mile trade area.

ONLY FREESTANDING NATIONAL DRUGSTORE WITHIN 2 MILES

This Walgreens is the only national drugstore in a two mile radius and has limited competition. The closes CVS is 2.36 miles away and there are no Rite Aids in the state of Utah.

LOCATED WITHIN 2-MILE RADIUS CONTAINING 6,400,000 SF OF RETAIL SPACE

The subject property is surrounded by over 6,400,000 square feet of retail within a two mile radius. Some of the major retail centers include Fashion Place Mall located ±1.5 miles north (±456,000 square foot super regional mall with over 130 tenants) and Shops at Fort Union ±1.9 miles East (±740,000 square foot power center).

PROPERTY TO BE DELIVERED FREE AND CLEAR OF DEBT OR BY LOAN ASSUMPTION

Property may be purchased free and clear or by assuming the existing debt in place at a 3.89% rate. There is a 1% assumption fee and no prepayment penalty. The balance on the loan is approximately \$3,700,000 and has 60 months remaining.



Lease Summary

ADDRESS	7227 South State Street Midvale, UT 84047
TENANT	Walgreens
LEASE COMMENCEMENT	March 1, 2005
LEASE EXPIRATION	February 28, 2030
LEASE TYPE	Absolute Net Lease
ANNUAL RENT	\$350,316
MONTHLY RENT	\$29,193
RENT PER SQUARE FOOT	\$23.63
OPTIONS	10 (5-Year) Options
LANDLORD RESPONSIBILITIES	None



Building Photos



Building Photos



Building Photos



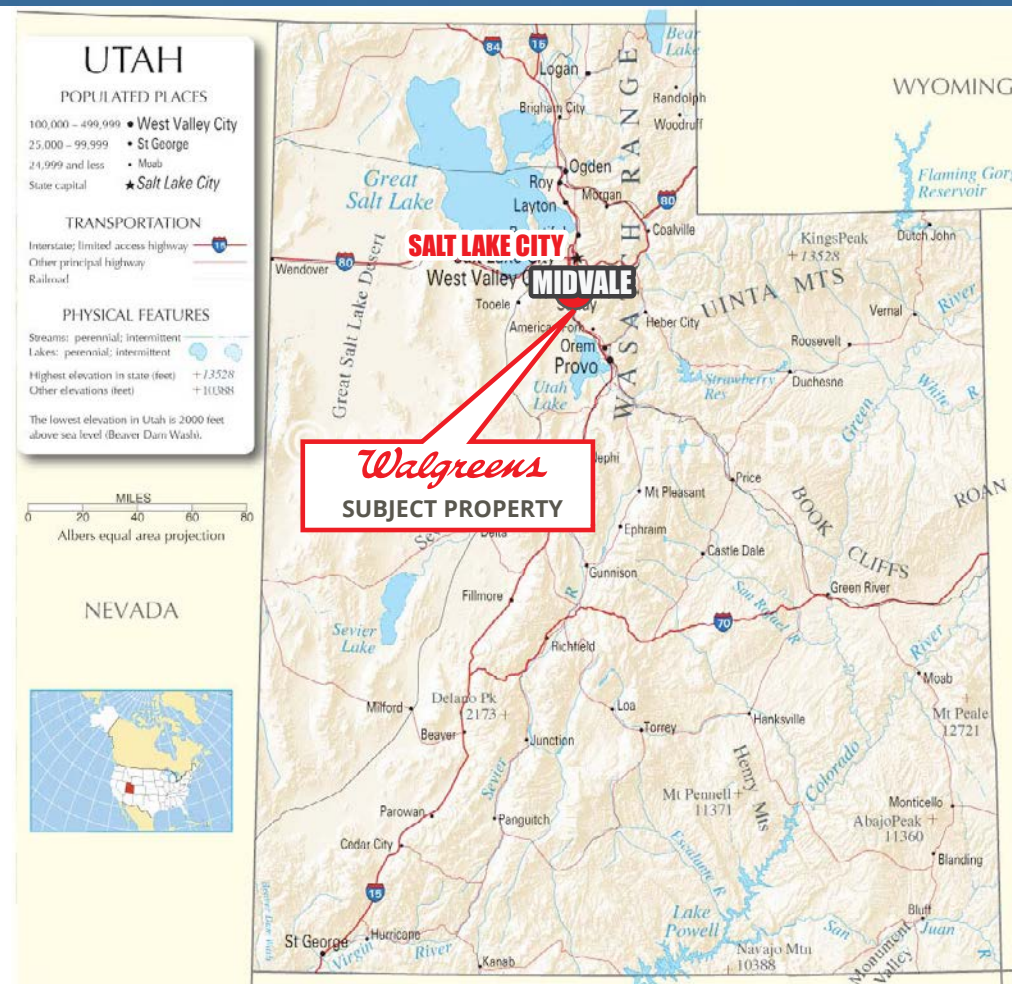
Location Aerial



Location Overview and Demographics

Midvale is a suburb located just 10 miles south of Downtown Salt Lake City. The subject property is located at the south east intersection of Interstate 15 and Interstate 215. Salt Lake City is the capital and the most populous city in the state of Utah. The Salt Lake City Metropolitan Area is home to more than 1,300,000 residents and is located at the base of the Wasatch Front of the Rocky Mountains.

- **Overstock.com Corporate Headquarters** (1.6 miles) - Overstock.com, an online "closeout" retailer, is headquartered in Salt Lake City and occupies to a six-story, 130,172 square foot building and employs approximately 1,800 people.
- **Intermountain Medical Center** (3 miles) - This hospital is the flagship of Intermountain Healthcare and sits on a 100-acre campus. It offers 452 beds, trauma center, critical care and Neonatal Intensive Care Unit.
- **Ski City** (12 miles) - Salt Lake City has some of the country's top skiing resorts including Alta, Brighton, Snowbird and Solitude. The 2002 Winter Olympics were held in Salt Lake City.
- **University of Utah** (14 miles) - The University of Utah enrolls approximately 33,000 students and offers over 100 undergraduate majors and over 92 graduate degree programs including a College of Law, a School of Medicine. It's healthcare system includes four hospitals and twelve community clinics.
- **Salt Lake City International Airport** (16 miles) - The SLC International Airport is a civil/military, 7,700-acre airport and is the one of the largest hubs of Delta Air Lines. This airport serviced approximately 25.5 million passengers in 2018.



Total Population

3 MILE	129,638
5 MILES	371,138
10 MILES	978,207



Average Household Income

3 MILE	\$80,629
5 MILES	\$87,756
10 MILES	\$90,559



Total Households

3 MILE	47,784
5 MILES	131,869
10 MILES	324,452



Average Age

3 MILE	36.10
5 MILES	36.40
10 MILES	34.80



Traffic Counts Vehicles/Day

S STATE ST	±36,000
7200 S	±29,000
I-15	±196,000

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

Headquartered in Deerfield, IL, Walgreens is the largest drugstore retail chain in the United States with approximately 9,500 stores in all 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

Walgreens opened its 8,000th store in 2012 in Los Angeles and that same year they purchased 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.

On Oct 27, 2015, Walgreens Boots Alliance entered into an agreement to acquire 1,932 stores, 3 distribution centers and related assets from Rite Aid Corporation (NYSE: RAD). After receiving Rite Aid stockholder and regulatory approvals, the acquisition was finalized in March of 2018.

Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise consisting of over 25,000 household products including 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.

As of 2018, Walgreens employs over 235,000 people worldwide, 78,000 of which are healthcare professionals, and fills over 990 million prescriptions annually. Walgreens boasts that 76% of the United States population lives within a five-mile radius of a Walgreens and interacts with over 8 million customers in stores and online on a daily basis.

**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	±9,500 (as of March 2018)
ANNUAL REVENUE	\$131.5 billion (2018)
MARKET CAPITALIZATION	\$64.35 billion (2018)
HEADQUARTERS	Deerfield, IL
WEBSITE	www.walgreens.com

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