ST. LOUIS MSA INVESTMENT OFFERING

Walgreens

4140 SOUTH BROADWAY | ST. LOUIS, MISSOURI 63118

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Investment Highlights

**STABLE INCOME**
Rental income guaranteed by Walgreens Corporation with over 8,900 locations.

**EXTENSIVE OPERATIONAL HISTORY AND PRIOR LEASE EXTENSION**
The property was built in 1996 and has been in operations for 25 years. The term is currently extended to September 30th, 2026.

**LARGER DRUGSTORE BUILDING FOOTPRINT AT MODEST RENT LEVELS**
The subject property has a building square footage of 17,780 square foot with a drive thru. Walgreens is paying a modest $14 per square foot in rent allowing for minimal downside risk.

**BRAND NEW ROOF IN 2021**
Subject property’s roof was replaced in 2021 and carries a transferrable 15-year warranty.

**INFILL GREATER ST. LOUIS LOCATION WITH NEARLY 3 MILLION RESIDENTS**
The subject property is located 4 miles south of Downtown St. Louis just west of the Mississippi River at the border between Missouri and Illinois in the St. Louis MO-IL metropolitan statistical area with approximately 3,000,000 residents. There are approximately 271,785 residents and about 105,859 households within a 5-mile radius of this building.

**TWO BLOCKS FROM SOUTH CITY HOSPITAL**
South City Hospital is a 178-bed hospital in the center of South St. Louis providing acute care, intensive care, surgical services, lab procedures and behavioral health treatment to patients.

**SOLID EMPLOYMENT BASE**
Less than two miles northwest of the building is Anheuser-Busch Co. with 15,000 employees across all locations and approximately 6,000 in the St. Louis area.

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### Offering Summary

| **ASKING PRICE** | $3,828,631 |
| **CAP RATE** | 6.65% |
| **PRICE PER SF** | $215.33 |
| **LEASE TERM REMAINING** | ±4 Years |
| **OPTIONS** | 7 (5-Year) Options |
| **LEASE TYPE** | Double Net Lease |
| **ANNUAL RENT (NOI)** | $254,604 |
| **MONTHLY RENT** | $21,217 |
| **BUILDING SIZE (SQUARE FEET)** | ±17,780* |
| **LOT SIZE (SQUARE FEET)** | ±94,212* |
| **YEAR BUILT** | 1996 |

*Buyer to confirm building and parcel sizes during due diligence period.
### Lease Summary

| **ADDRESS** | 4140 South Broadway  
St. Louis, MO  63118 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TENANT</strong></td>
<td>Walgreens (NYSE: WAG)</td>
</tr>
<tr>
<td><strong>LANDLORD INCOME</strong></td>
<td>Corporate Guarantee</td>
</tr>
<tr>
<td><strong>CREDIT RATING</strong></td>
<td>Investment Grade, BBB- (S&amp;P)</td>
</tr>
<tr>
<td><strong>LEASE COMMENCEMENT</strong></td>
<td>September 22, 1996</td>
</tr>
<tr>
<td><strong>LEASE TERM EXPIRATION</strong></td>
<td>September 30, 2026</td>
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<tr>
<td><strong>RENT PER SQUARE FOOT</strong></td>
<td>$13.95</td>
</tr>
<tr>
<td><strong>RENT INCREASES</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>LANDLORD RESPONSIBILITIES</strong></td>
<td>Roof and Structure</td>
</tr>
</tbody>
</table>
Building Photos

- St. Louis University
- Lutheran School of Nursing
- Downtown St. Louis
- Zion City Church
- Carnahan High School
- South City Hospital
- South Broadway - ±19,659 Vehicles per Day
- Interstate 55 - ±83,071 Vehicles per Day
- Walgreens
- Subject Property
Building Photos

HOLLY HILLS / MOUNT PLEASANT RESIDENTIAL AREA

111,108 RESIDENTS IN 5-MILE RADIUS

SUBJECT PROPERTY

INTERSTATE 55 - ±63,071 VPD

SOUTH BROADWAY - ±19,659 VPD

MERAMAC ST - ±6,728 VPD

CONFLUENCE ACADEMY - SOUTH CITY

ST. ANTHONY OF PADUA CATHOLIC

UNIVERSAL FOOD MARKET

MERAMAC ELEMENTARY SCHOOL

UNIVERSAL FOOD MARKET

MINNIE WOOD MEMORIAL SQUARE
Location Aerial

WASHINGTON UNIVERSITY IN ST. LOUIS

DOWNTOWN ST. LOUIS

MISSISSIPPI RIVER

WASHINGTON UNIVERSITY

SUBJECT PROPERTY

178 BEDS

SOUTH CITY HOSPITAL

CARNAHAN HIGH SCHOOL

DOWNTOWN

ST. LOUIS
Location Overview and Demographics

St. Louis sits just west of the Mississippi River at the border between Missouri and Illinois. This city’s gross domestic product is approximately $160 Billion in industries such as manufacturing, trade, transportation service and tourism.

The Greater St. Louis area is home to almost 3,000,000 residents and it is the largest metropolitan area in the state of Missouri. Some of the Fortune 500 companies based there include Nestle Purina PetCare, Anheuser-Busch, Wells Fargo, US Bank, Anthem BlueCross/Blue Shield, and AT&T.

Anheuser-Busch LLC - Part of the Beer, Wine and Distilled Alcoholic Beverage Wholesalers, Anheuser-Busch has approximately 15,000 employees across all locations and is headquartered in St. Louis, MO.

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.
Tenant History

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.

*Source: Yahoo Finance*