ST. LOUIS MSA INVESTMENT OFFERING

2532 NORTH ILLINOIS STREET  |  SWANSEA, ILLINOIS  62226

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Investment Highlights

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

**STRONG PERFORMING STORE WITH 25+ YEARS OPERATING HISTORY**
Walgreens has reported solid sales at this location. In 2015 they exercised their first two options early and extended the original lease by 10 years which speaks to the strength of the store. The next option is scheduled for June of 2027.

**PARKING LOT REPLACED IN 2016**
In 2016 Walgreens spent over $100,000 to have the parking lot replaced showing commitment to this location.

**LOCATED IN ST. LOUIS MSA WITH 2,800,000 RESIDENTS**
The subject property is located fifteen miles southeast of Downtown St. Louis east of the Mississippi River. Swansea is in the St. Louis MO-IL metropolitan statistical area with a population of 2,800,000 residents.

**OVER 2,600,000 SQUARE FEET OF RETAIL SPACE WITHIN A FOUR MILE RADIUS**
Schnucks Swansea Plaza (±210,000 SF) is across the street northwest of the subject property and an urgent care clinic is located south. Directly across the street is Park Plaza Professional Centre, a medical and dental office center totaling ±113,000 SF. Four miles north on Illinois Street is a retail corridor that include Fairview City Centre (±193,217 SF) and St. Claire Square Shopping Mall (±1,000,000 SF).

**TWO BLOCKS AWAY FROM SENIOR 55+ APARTMENTS & A METROLINK STATION**
Located across the street and two blocks south of the subject property is Metro Landing of Swansea, a 55+ apartment complex with over 60 units for senior citizens. Of the 38 MetroLink Stations in the St. Louis area, there is one located directly east of Metro Landing’s parking lot. MetroLink reported over 5.4 million boardings in 2021.

**NEARBY INTERSTATE 64 WITH ±78,800 VEHICLES PER DAY**
This Walgreens is located on Illinois Street/State Route 159 which runs north to south from Southern Illinois through Swansea and meets with Interstate 64 (±78,800 vpd). Interstate 64 is four miles north of the subject property and leads directly to Downtown St. Louis.

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**Offering Summary**

| **ASKING PRICE** | $3,527,433 |
| **CAP RATE** | 6.35% |
| **PRICE PER SF** | $253.68 |
| **YEARS REMAINING** | ±5 Years |
| **OPTIONS** | Eight (5-Year) Options |
| **LEASE TYPE** | Double Net Lease |
| **ANNUAL RENT (NOI)** | $223,992* |
| **MONTHLY RENT** | $18,666 |
| **BUILDING SIZE (SQUARE FEET)** | ±13,905** |
| **LOT SIZE (SQUARE FEET)** | ±79,279** |
| **YEAR BUILT** | 1997 |

*Landlord is reimbursed $11,713 per year in insurance costs which is not included in the above NOI
**Buyer to confirm building and parcel sizes during due diligence period.
# Lease Summary

<table>
<thead>
<tr>
<th><strong>ADDRESS</strong></th>
<th>2532 North Illinois Street Swansea, IL 62226</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>LEASE COMMENCEMENT</strong></td>
<td>June 28, 1997</td>
</tr>
<tr>
<td><strong>LEASE TERM EXPIRATION</strong></td>
<td>June 30, 2027</td>
</tr>
<tr>
<td><strong>TERM REMAINING</strong></td>
<td>±5 Years</td>
</tr>
<tr>
<td><strong>OPTIONS</strong></td>
<td>Eight (5-Year) Options</td>
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<tr>
<td><strong>MONTHLY RENT</strong></td>
<td>$18,666</td>
</tr>
<tr>
<td><strong>RENT PER SQUARE FOOT</strong></td>
<td>$16.11</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>

*Landlord is reimbursed $11,713 per year in insurance costs which is not included in the above NOI*
Building Photos
Location Overview and Demographics

The village of Swansea is in St. Clair County, Illinois in the southwestern region of the state. It is in the St. Louis metropolitan statistical area and sits approximately fifteen miles southeast of downtown St. Louis Missouri.

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 Express Scripts Holding Co., Anheuser-Busch, Bunge Ltd., Edward Jones, Nestle Purina PetCare, Centene Corporation and AT&T.

Scott Air Force Base - (9 miles east of the subject) Scott Air Force Base employs over 15,000 active-duty military as well as civilian personnel. This military base has been active since 1917 and covers 3.7 square miles of land that serves the Air Force, Air National Guard & Reserve and their families.

Anheuser-Busch LLC - (17 miles west of the subject) 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.

<table>
<thead>
<tr>
<th>1 MILE</th>
<th>Total Population</th>
<th>Median Household Income</th>
<th>Total Households</th>
<th>Average Age</th>
<th>Traffic Counts Vehicles/Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,296</td>
<td>$70,797</td>
<td>2,527</td>
<td>42.20</td>
<td>16,100</td>
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<tr>
<td>64,274</td>
<td>$56,238</td>
<td>27,025</td>
<td>40.50</td>
<td>14,100</td>
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<tr>
<td>111,099</td>
<td>$63,351</td>
<td>46,191</td>
<td>40.60</td>
<td>20,500</td>
<td></td>
</tr>
</tbody>
</table>

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 Profile (As of January 2022)

**WEBSITE**
https://www.walgreensbootsalliance.com/

**LOCATIONS**
8,965

**STOCK SYMBOL (NASDAQ)**
WBA

**CREDIT RATING (S&P)**
BBB

**MARKET CAPITALIZATION**
$46.893 Billion

**REVENUE (2021)**
$132.5 Billion

**ASSETS**
$81.2 Billion

**EMPLOYEES**
315,000

**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*
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