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TEXAS INVESTMENT OFFERING

Walgreens

2401 RANCH ROAD SOUTH 620 | AUSTIN, TX 78734
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This marketing material is meant only for your use in deciding if the Property fits your preliminary purchase requirements. The limited information within this marketing material regarding this Property may not be as complete as necessary for a prospective Purchaser’s evaluation and neither the Owner nor Pharma Property Group, Inc. and its affiliates make any representation or warranty as to its accuracy. All financial and lease information, along with property measurements and specifications are summaries or estimations. Qualified Buyers are encouraged to schedule inspections of the property by third parties. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase.

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Investment Highlights

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

**NEW LEASE EXTENSION WITH ±10 YEARS REMAINING ON INITIAL TERM**
Walgreens recently extended the lease term showing commitment to the location. There are now approximately 10 years of primary lease term remaining on an absolute net lease and 10 (5-year) options to renew with no landlord responsibilities whatsoever.

**NEW FUTURE VILLAGE MEDICAL CLINIC AT THIS WALGREENS LOCATION**
Walgreens will be adding a Village Medical Clinic to this store, speaking to the strength of this location. Village Medical, an in-store clinic that offers full-service primary care practices with on-site physicians, is operating in ±160 Walgreens sites across the country.

**AUSTIN-ROUND ROCK MSA LOCATION WITH A POPULATION OF ±2,200,000**
The subject property is located just 18 miles northwest of downtown Austin. Some of the major employers in Austin include 3M, Amazon, Apple, Google, IBM, Intel, Oracle, Texas Instruments and Whole Foods Market.

**ONE MILE FROM BAYLOR SCOTT & WHITE MEDICAL CENTER**
Located only one mile north of Baylor Scott & White Medical Center which is a 106-bed full-service hospital. This hospital is part of the largest non-profit healthcare system in Texas that include over 50 hospitals, 7,300 physicians and 49,000 employees.

**HIGH TRAFFIC COUNTS OF OVER 87,000 VEHICLES PER DAY**
The property is located at the signalized corner of Ranch Road 620 (±50,521 VPD) and Lohmans Spur Road (±37,271 VPD) with combined traffic count of ±87,792 vehicles per day.

**STRATEGIC LOCATION ACROSS FROM CVS & LIMITED DRUGSTORE COMPETITION**
Subject property is located directly across from a CVS making this a strategic location for Walgreens. This Walgreens is one of only two drugstores in a three-mile radius. The next nearest Walgreens is located 3.2 miles southeast and the next nearest CVS is located 3.2 miles south.

**AFFLUENT DEMOGRAPHICS, MEDIAN HOUSEHOLD INCOMES IN A FIVE MILE RADIUS**
The neighborhoods surrounding the subject property are affluent with a median household income of $161,502 in a one-mile radius, $150,408 in a three-mile radius and $151,498 in a five-mile radius.
# Lease Summary

| **ADDRESS** | 2401 Ranch Road South 620  
Austin, TX  78734 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TENANT</strong></td>
<td>Walgreens</td>
</tr>
<tr>
<td><strong>LEASE COMMENCEMENT</strong></td>
<td>November 16, 2002</td>
</tr>
<tr>
<td><strong>LEASE EXPIRATION</strong></td>
<td>November 30, 2032</td>
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<tr>
<td><strong>TERM REMAINING</strong></td>
<td>±10 Years</td>
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<tr>
<td><strong>LEASE TYPE</strong></td>
<td>Absolute Net</td>
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<tr>
<td><strong>ANNUAL RENT</strong></td>
<td>$374,000</td>
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<tr>
<td><strong>MONTHLY RENT</strong></td>
<td>$31,167</td>
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<tr>
<td><strong>RENT PER SQUARE FOOT</strong></td>
<td>$25.81</td>
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<tr>
<td><strong>OPTIONS</strong></td>
<td>10 (5-Year)</td>
</tr>
<tr>
<td><strong>LANDLORD RESPONSIBILITIES</strong></td>
<td>None</td>
</tr>
</tbody>
</table>
Location Aerial
Location Overview and Demographics

Austin, the eleventh largest city in the United States, is the state capital of Texas and the county seat of Travis County. Austin is in central Texas in the Texas Hill Country near numerous waterways including Lake Travis and the Colorado River. It is the cultural and economic center of the Austin-Round Rock Metropolitan area with a population of approximately 2,200,000.

Major employers in Austin include 3M, Amazon, Apple, Google, IBM, Intel, Oracle, Texas Instruments, Whole Foods Market (HQ). Austin is home to The University of Texas, the fifth-largest public university in the United States, the University of Texas enrolls approximately 51,000 students and over 24,000 faculty and staff. The Austin-Bergstrom International Airport is a 4,242-acre airport and the busiest in Texas second only to Dallas/Fort-Worth serving approximately 17,000,000 travelers annually.

<table>
<thead>
<tr>
<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>1 MILE</td>
<td>3,569</td>
<td>1 MILE</td>
<td>$161,502</td>
<td>RANCH RD 620</td>
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<tr>
<td>3 MILES</td>
<td>29,922</td>
<td>3 MILES</td>
<td>$150,408</td>
<td>W HWY 71</td>
</tr>
<tr>
<td>5 MILES</td>
<td>54,259</td>
<td>5 MILES</td>
<td>$151,498</td>
<td>I-35</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.
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.
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FOR MORE INFORMATION PLEASE CONTACT:

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