

*Walgreens*



REPRESENTATIVE PHOTO

# The Kase Group

**WALGREENS | ABSOLUTE NNN LEASED OFFERING**

5000 TEASLEY LN, DENTON, TX 76210

**JACOB ABUSHARKH | MANAGING PRINCIPAL**  
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

**KASE ABUSHARKH | FOUNDING PRINCIPAL**  
T: 925.231.1770 E: kase@thekasegroup.com BRE#01311211

# INVESTMENT OVERVIEW

## WALGREENS | ABSOLUTE NNN LEASE

5000 TEASLEY LN, DENTON, TX 76210

\$6,086,957

5.75% CAP

FEE SIMPLE OWNERSHIP

## SUMMARY

The subject offering is a fee simple interest in an absolute NNN leased Walgreens. The lease expires in April of 2034 and calls for zero landlord obligations. The subject property is well situated on a major commercial thoroughfare, surrounded by major national retailers.

|                       |              |
|-----------------------|--------------|
| <b>TENANT NAME</b>    | WALGREENS    |
| <b>SQUARE FOOTAGE</b> | 14,820       |
| <b>LEASE BEGINS</b>   | 5/1/2009     |
| <b>LEASE ENDS</b>     | 4/30/2034    |
| <b>ANNUAL RENT</b>    | \$350,000    |
| <b>OPTIONS</b>        | TEN, 5 YEAR  |
| <b>INCREASES</b>      | RENT IS FLAT |

# INVESTMENT HIGHLIGHTS

WALGREENS NNN LEASED OFFERING

ZERO LANDLORD RESPONSIBILITIES

100% FEE SIMPLE INTEREST

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NASDAQ: WBA

WELL SITUATED IN A MAJOR RETAIL TRADE AREA

## OFFERING SPECIFICATIONS

|                             |             |
|-----------------------------|-------------|
| <b>PRICE</b>                | \$6,086,957 |
| <b>CAP RATE</b>             | 5.75%       |
| <b>NET OPERATING INCOME</b> | \$350,000   |
| <b>SQUARE-FOOTAGE</b>       | 14,820      |
| <b>YEAR BUILT</b>           | 2009        |

## OPERATING SUMMARY

|             | NET OPERATING INCOME | CAP RATE |
|-------------|----------------------|----------|
| ANNUAL RENT | \$350,000            | 5.75%    |



# AERIAL & DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION         | 5,243    | 11,129   | 14,569   |
| TOTAL HOUSEHOLDS         | 2,204    | 3,277    | 4,319    |
| AVERAGE HOUSEHOLD INCOME | \$50,847 | \$58,225 | \$62,034 |
| AVERAGE AGE              | 40.50    | 40.30    | 40.30    |

