

Walgreens



REPRESENTATIVE PHOTO

The Kase Group

WALGREENS | ABSOLUTE NNN LEASED OFFERING

700 W PARK AVE, GREENWOOD, MS 38930

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

700 W PARK AVE, GREENWOOD, MS 38930

\$4,777,600

6.25% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

The subject offering is a fee simple interest in an absolute NNN leased Walgreens. The lease expires in June of 2032 and calls for zero landlord obligations. The subject property is well situated on a major commercial thoroughfare, surrounded by major national retailers.

TENANT NAME	WALGREENS
SQUARE FOOTAGE	14,820
LEASE BEGINS	7/1/2007
LEASE ENDS	6/30/2032
ANNUAL RENT	\$298,600
OPTIONS	TEN, 5 YEAR
INCREASES	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

PRICE	\$4,777,600
CAP RATE	6.26%
NET OPERATING INCOME	\$298,600
SQUARE-FOOTAGE	14,820
YEAR BUILT	2007

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
ANNUAL RENT	\$298,600	6.25%

AERIAL & DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,266	16,711	22,804
TOTAL HOUSEHOLDS	1,839	6,535	8,403
AVERAGE HOUSEHOLD INCOME	\$61,730	\$44,202	\$42,440
AVERAGE AGE	41.10	36.30	36.50

