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## Fractional Interests Starting at \$100K

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ESSENTIAL BUSINESS, RECESSION-RESISTANT  
REAL ESTATE INVESTMENT OPPORTUNITY

- 1031 EXCHANGE ELIGIBLE
- DST STRUCTURE
- IRA INVESTORS WELCOME
- ACCREDITED INVESTORS ONLY

**WALGREENS**  
5555 WEST 79TH STREET, BURBANK, IL 60459  
*SUBURBAN CHICAGO LOCATION*

ABSOLUTE NNN | 17+ YEAR LEASE  
5.75% CASH-ON-CASH YEAR ONE  
CORPORATE GUARANTEED LEASE  
INVESTMENT GRADE CREDIT TENANT

## ESSENTIAL BUSINESS, RECESSION-RESISTANT INVESTMENT

### SINGLE, INVESTMENT GRADE TENANT ON 17+ YEAR, ABSOLUTE NNN LEASE NO LANDLORD RESPONSIBILITY

Built in 2013, this Walgreens with a drive-thru pharmacy benefits from its high visibility location and ease of access in Burbank, a suburban city of Chicago and part of the Chicago MSA. The property lies just 15 miles southwest of downtown Chicago and two miles south of Midway Airport. The property site is situated in a densely populated area at a signalized intersection with high traffic counts. This investment property is a great opportunity to purchase fractional interest in a prime, recession-resistant asset with dependable, predictable cash flow that is non-correlated to Wall Street performance.



## INVESTMENT HIGHLIGHTS

- **Absolute NNN with No Landlord Responsibilities.** Tenant is responsible for reimbursement of all costs including real estate taxes, insurance and other maintenance costs.
- **2013 Construction and Fantastic Visibility:** 14,833 sq. ft. new building with modern design and drive-thru pharmacy located at intersection with daily traffic counts of over 50,000. The property has 62 parking spaces on a total lot size of 54,866 sq ft.
- **Tenant Pays Percentage Rent:** In addition to annual fixed net rent of \$499,208 over the entire lease term. Tenant pays additional rent of 2% of gross sales (excluding food & drug) plus 0.5% of gross sales of food and drug in excess of annual rent.
- 5.75% annual cash-on-cash in year one
- 17+ years remaining on lease term with 10 5-year options
- Investment grade tenant
- S&P Global rates Walgreens “BBB”
- Corporate Guarantee by Parent Company, Walgreens Boots Alliance {NASDAQ: WBA}
- Fixed interest rate on loan
- Non-recourse loan
- Minimum investment: \$100,000



## ABOUT WALGREENS BOOTS ALLIANCE

- Founded in 1901, Walgreens Boots Alliance is the global leader in pharmacy-led health and well being retail.
- Operates more than 13,200 stores in 11 countries, 8,175 of which are in the 50 states, District of Columbia, Puerto Rico and US Virgin Islands.
- Serves more than 6 million customers daily
- Average of 68 million visits to websites monthly
- As of August 2018, approximately 76% of US population lived within 5 miles of a Walgreens store
- In 2014, Walgreen's merged with Alliance Boots, a Swiss-based pharmaceutical group with a presence in more than 27 countries.
  - Walgreens first bought a 45% stake in the Swiss multinational company for \$6.7 billion with the option to buy the remainder at a later date.
  - This acquisition allowed Walgreens to spread its operations on an international scale with approximately 400,000 global employees.
- In September, 2017, Walgreens purchased 1,923 Rite-Aid stores across the country, strengthening Walgreens' national presence as the largest pharmacy chain in the US.



## THE PHARMACY SECTOR REMAINS STRONG DURING THE PANDEMIC

- Rite Aid Q2 revenue: \$5.98 billion, up 11.5% from the prior-year period's \$5.37 billion and well being retail.
- CVS wants to immediately hire 15,000 employees to prepare for an expected rise in Covid-19 and flu cases this fall and winter.
- Walgreens Fiscal 2020 Year Sales increased 2.3% to \$34.7 billion, up 2.3% on a constant currency basis.



CAP RATE TRENDS (DRUG STORES)



SALES VOLUME TRENDS (DRUG STORES)



Source: Costar



## MARKET AREA INFORMATION

Walgreens is located in Burbank, IL which borders the city limits of Chicago. The property lies just two miles south of Midway Airport and approximately 15 miles Southwest of Downtown Chicago

Burbank is one of the younger suburban cities in Cook County, founded in 1970. The city covers almost four square miles and is mainly made up of residential and retail, with a variety of restaurants, shopping, and lodging options. More than half of the city's revenue comes from retail sales taxes. Stores are mainly concentrated along Harlem and Cicero Avenues, the city's main north-south thoroughfares, with some retail businesses also on 79th and 87th Streets. There is almost no manufacturing in Burbank. Burbank's mostly middle-class residents drive to their places of business; almost half work in Chicago.

### BURBANK DEMOGRAPHICS

- Population: 177,165
- Households: 59,936
- Median HH Income: \$61,938
- Daytime Employees: 75,200

Demographics reflect numbers within a 3 mile radius of Walgreen location



### DOWNTOWN CHICAGO (THE LOOP)

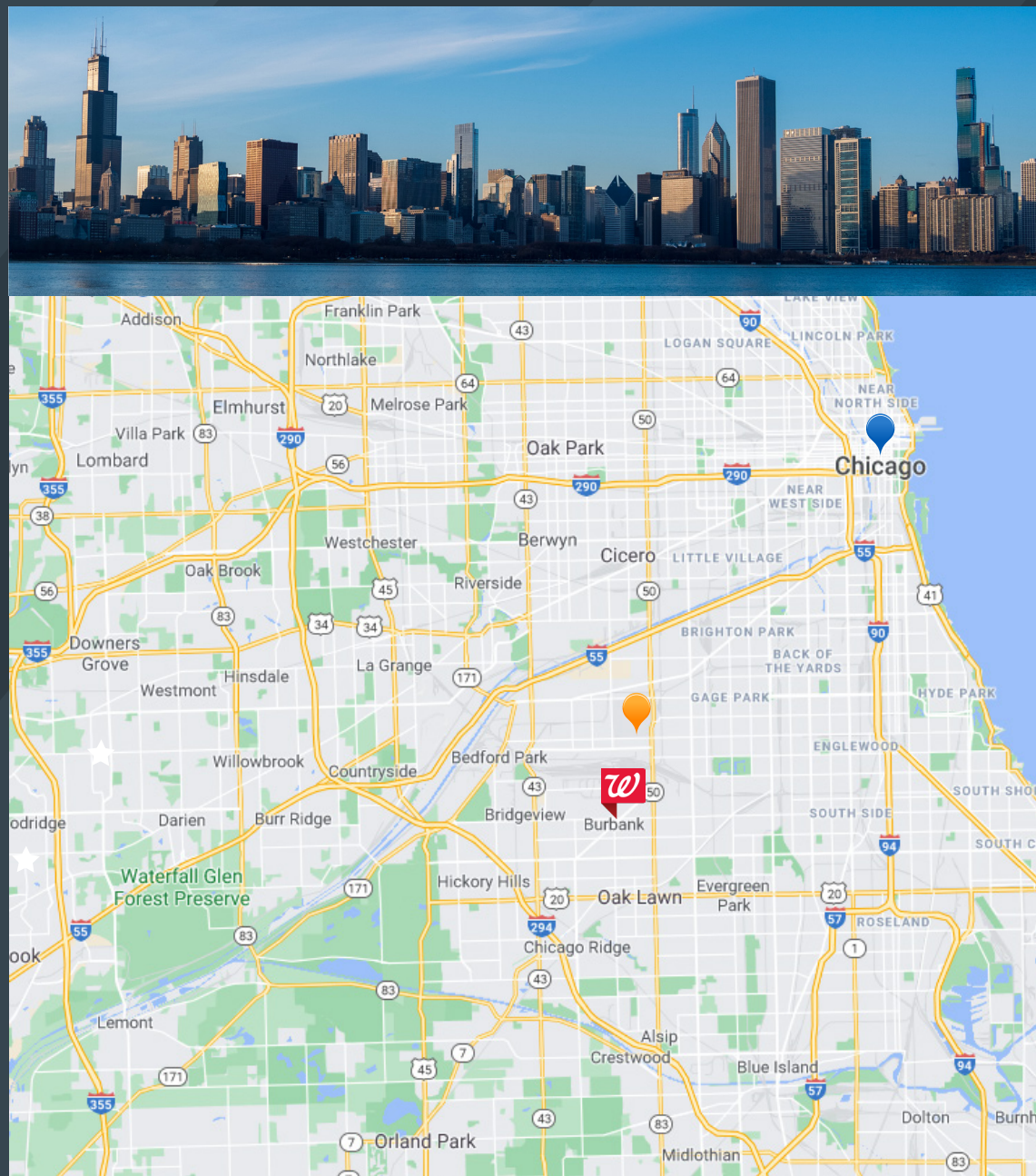
The Loop is the second largest commercial district in North America



### MIDWAY INTERNATIONAL AIRPORT

Midway International Airport served 20,844,860 passengers in 2019.

Sources:  
[https://en.wikipedia.org/wiki/Chicago\\_Loop](https://en.wikipedia.org/wiki/Chicago_Loop)  
[https://en.wikipedia.org/wiki/Burbank,\\_Illinois](https://en.wikipedia.org/wiki/Burbank,_Illinois)







October 31, 2020

Walgreens lies about 15 miles SW of Downtown Chicago at the intersection of Central Avenue and 79th Street. The intersection has daily traffic counts of over 50,000 cars.





October 31, 2020

Walgreens was newly constructed in 2013 and benefits from a high visibility site. The property has 62 parking spaces on a total lot size of 54,866 sq ft.





November 4 2020

Walgreens Burbank Features a Drive-Through Pharmacy





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# WALGREENS

5555 WEST 79TH STREET, BURBANK, IL 60459

*SUBURBAN CHICAGO LOCATION*

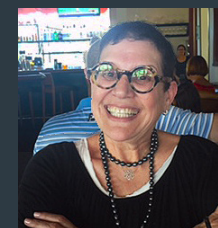


November 4, 2020

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