



Representative Photo

10 Property Walgreens Leasehold Portfolio

- ZERO Cash Flow Deal
- Walgreens Corporate Credit Guarantees the Rent
- Strategically Important Locations
- Strong Sales
- 100% Depreciable*

*Buyer to verify with tax professional.

Walgreens

\$4,000,000

 (415) 730-3024

 atg@deerfieldteam.com

Art Griffith



DeerfieldPartners

The Drugstore Experts

INVESTMENT SUMMARY

10 PROPERTY WALGREENS LEASEHOLD PORTFOLIO

\$4,000,000

PRICE

20%*

% OVER DEBT

7

YRS. GUARANTEED

Leasehold

LEASE TYPE

Store #	Annual Leasehold Rent	Address	Building Size	Lot Size	Rent Start	Firm Term End	Termination Options
WAG #4464		10345 W Roosevelt Rd Westchester, IL 60154	13,905 sq. ft.	86,466 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #4973		7000 Douglas Ave Urbandale, IA 50322	15,120 sq. ft.	66,254 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #4980		20 Hatton Place Hilton Head Island, SC 29926	13,905 sq. ft.	53,000 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5076		6800 Ogden Ave Berwyn, IL 60402	13,081 sq. ft.	73,309 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5407		295 Main St. Manchester, CT 06040	13,905 sq. ft.	77,101 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5591		24930 Western Ave Harbor City, CA 90710	13,905 sq. ft.	29,550 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5647		6116 NE M L King Blvd. Portland, OR 97211	15,120 sq. ft.	66,105 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5668		8301 W Camelback Rd. Phoenix, AZ 85037	15,120 sq. ft.	83,811 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5773		11800 Artesia Blvd Artesia, CA 90701	15,120 sq. ft.	68,825 sq. ft.	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)
WAG #5923		13000 Indian School Rd NE Albuquerque, NM 87112	15,120 sq. ft.	1.6952 Acres	7/1/2002	7/31/2027	10 x 5 Years (6 months prior written notice)

*Call to discuss.

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LEASE SUMMARY

10 PROPERTY WALGREENS LEASEHOLD PORTFOLIO

\$4,000,000

PRICE

\$19,783,000

DEBT TO ASSUME

7

YRS. GUARANTEED

Leasehold

LEASE TYPE

Store #	Address	ROFR Timing	Estoppel Timing	SNDA Timing	Taxes	Insurance	Repairs/ Maintenance	CAMs
WAG #4464	10345 W Roosevelt Rd Westchester, IL 60154	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #4973	7000 Douglas Ave Urbandale, IA 50322	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #4980	20 Hatton Place Hilton Head Island, SC 29926	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5076	6800 Ogden Ave Berwyn, IL 60402	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5407	295 Main St. Manchester, CT 06040	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5591	24930 Western Ave Harbor City, CA 90710	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5647	6116 NE M L King Blvd. Portland, OR 97211	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5668	8301 W Camelback Rd. Phoenix, AZ 85037	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5773	11800 Artesia Blvd Artesia, CA 90701	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None
WAG #5923	13000 Indian School Rd NE Albuquerque, NM 87112	20 Days	30 Days	30 Days	Paid Directly by Tenant	Tenant Self Insures	Tenant	None

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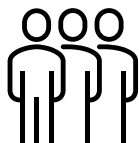
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DEMO SUMMARY

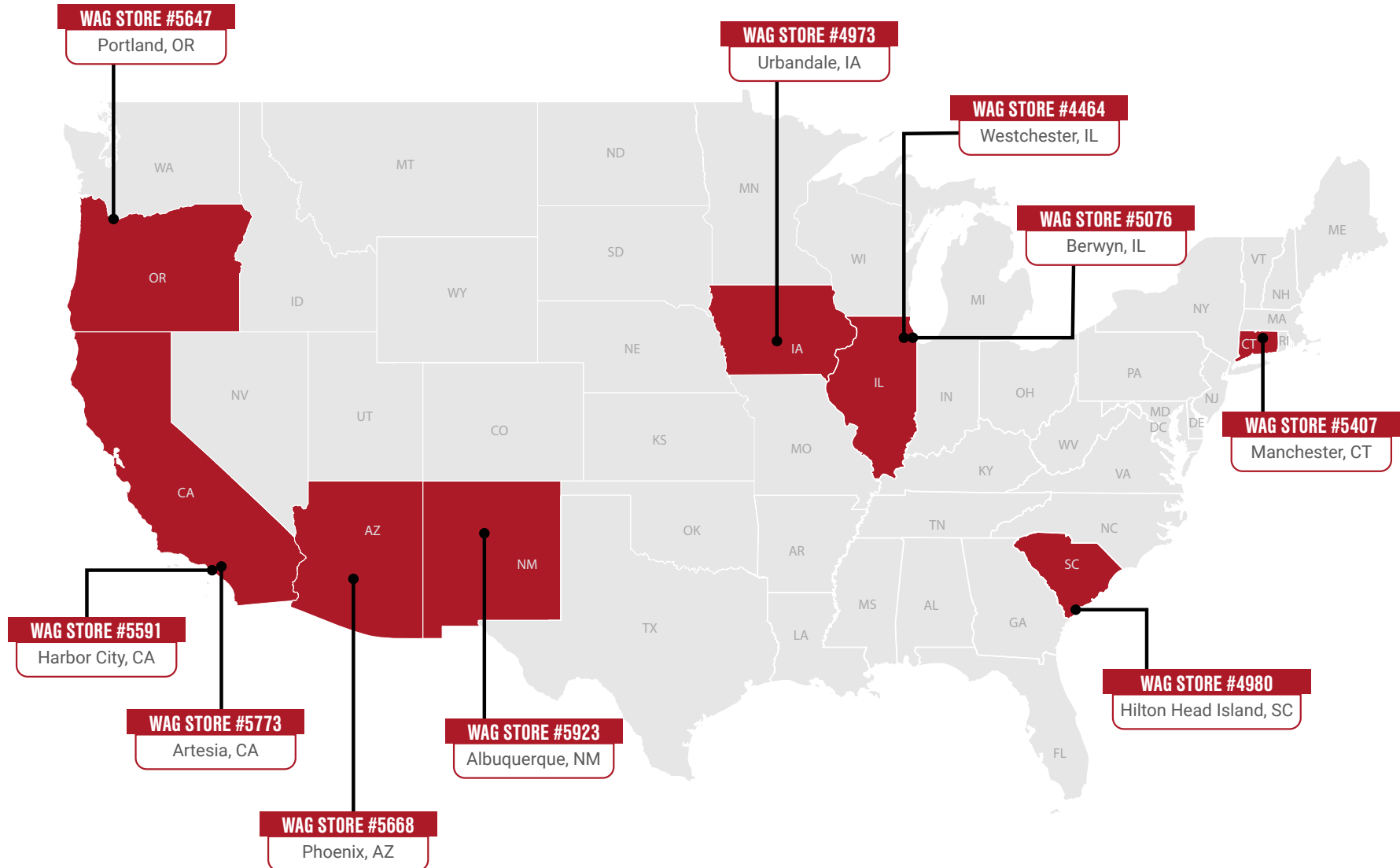
10 PROPERTY WALGREENS LEASEHOLD PORTFOLIO



Store #	City, State	Population			Avg HH Income			Traffic Count
		1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	
WAG #4464	Westchester, IL	13,835	131,363	381,626	\$86,061	\$91,459	\$114,054	32,950
WAG #4973	Urbandale, IA	14,193	93,460	203,704	\$82,858	\$95,321	\$94,112	18,300
WAG #4980	Hilton Head Island, SC	2,089	26,374	37,311	\$128,358	\$115,991	\$120,021	38,200
WAG #5076	Berwyn, IL	30,027	218,485	615,812	\$87,922	\$81,125	\$80,234	26,000
WAG #5407	Manchester, CT	3,484	48,465	109,878	\$115,355	\$96,754	\$104,337	6,700
WAG #5591	Harbor City, CA	36,389	233,070	450,831	\$91,873	\$103,268	\$116,498	28,500
WAG #5647	Portland, OR	28,279	143,822	350,889	\$97,729	\$113,932	\$106,529	23,075
WAG #5668	Phoenix, AZ	21,176	173,252	380,530	\$63,859	\$62,031	\$59,592	29,172
WAG #5773	Artesia, CA	29,161	250,856	639,875	\$94,619	\$98,856	\$99,023	25,272
WAG #5923	Albuquerque, NM	16,408	93,570	199,084	\$77,039	\$71,229	\$74,984	16,619

PORTFOLIO MAP

10 PROPERTY WALGREENS LEASEHOLD PORTFOLIO



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Please contact us for additional lease information. Seller requires a signed NDA before release.

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Deerfield Partners

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**100% Focused on Drugstores
All Day, Every Day**



All information provided is deemed reliable, but is not guaranteed and should be independently verified.