

7% Return on Cash available! with new non-recourse loans



Walgreens

\$7,764,000

**5.40%
CAP Rate**

Walgreens Pharmacy #13987

Providence, Rhode Island

- True NNN lease with ~20 years guaranteed rent
- Proven, performing location with established sales record of ~5 years
- Retail neighbors include TD Bank, Super Stop & Shop, Dunkin' Donuts, Wendy's, and Advance Auto Parts
- **Just 6 miles north of downtown Providence**
- **True NNN lease with zero landlord responsibilities**
- Walgreens corporate credit guarantees the rent



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Pawtucket, Rhode Island



Investment Summary

Price \$7,764,000

CAP Rate 5.40%

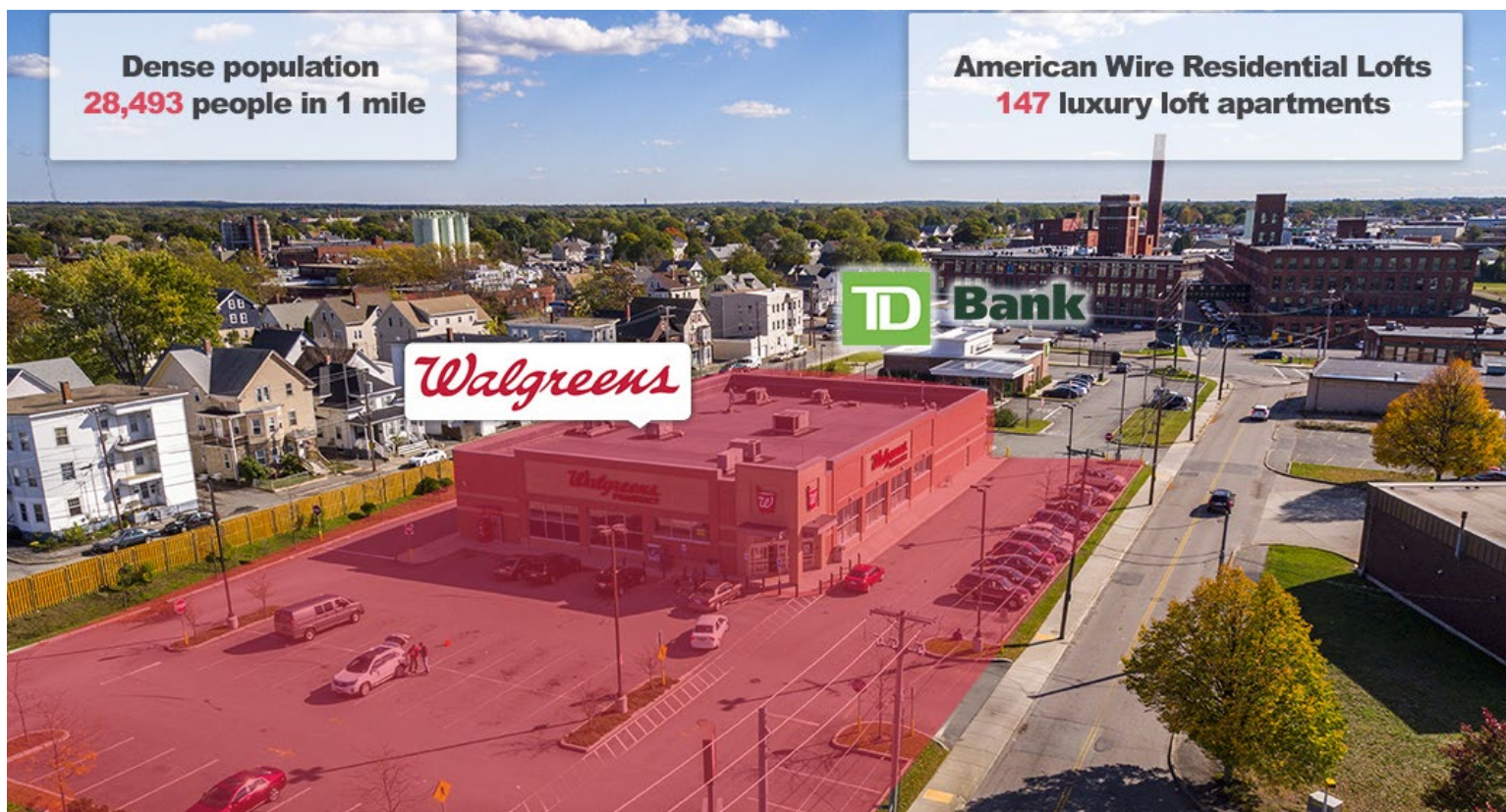
Annual Income \$419,250

Years Guaranteed ~20 years

	1 Mile	3 Mile	5 Mile
Population	28,493	129,606	256,606
Avg. HH Income	\$51,679	\$61,613	\$70,354

This is a rare opportunity for an investor to acquire a longer term Walgreens drugstore with a proven track record of established sales. Five years ago, this was a relocation of an existing store. At that same time, a new TD Bank was developed on the adjacent parcel. Neighboring retailers include Super Stop & Shop, Advance Auto Parts, Dunkin' Donuts and Wendy's. Pawtucket is a stable, blue collar town with tremendous population density, located just minutes outside of Providence off Route 1. This store is surrounded by rooftops and boasts a dense population with over 28,000 people living within one mile. A multitude of theatre, museums, concerts, festival events, fine restaurants and more make Pawtucket an exciting Providence suburb.

Well Located Store Surrounded by Rooftops and Customers



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Property Details and Lease Summary

Address 385 Cottage St., Pawtucket, Rhode Island 02861

Year Built 2011

Building Size 14,550 Square Feet

Lot Size 1.60 acres

Tenant Walgreens (NASDAQ:WBA)

Rent Start Date September 1, 2011

Lease End Date August 31, 2086

Options to Terminate Tenant may terminate as of 8/31/2036 with 12 months notice

Strong Retail Neighbors



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Attractive Storefront with Full Parking Lot



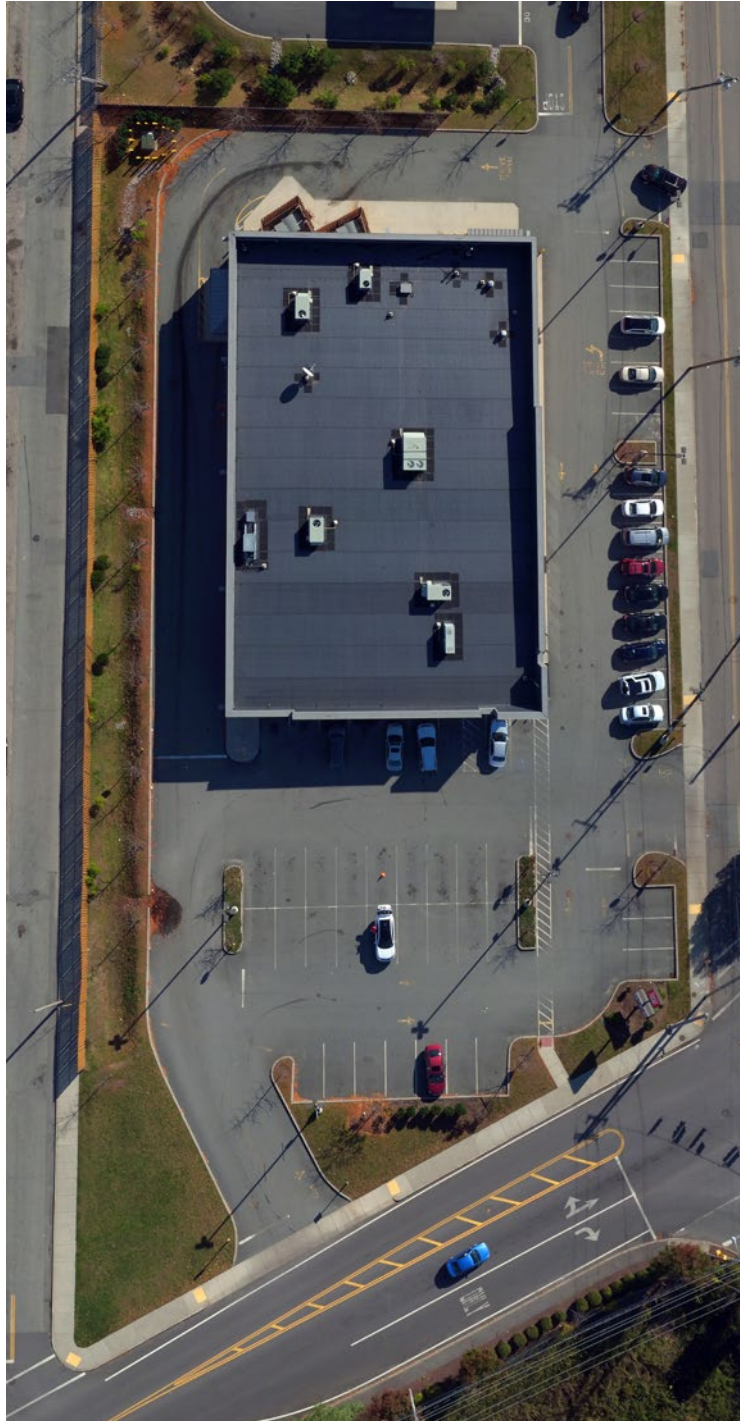
Store Photos



Store Photos



Vertical Aerial Showing Site





About Walgreens Boots Alliance

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise in the world. Our purpose is to help people across the world lead healthier and happier lives.

Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

The Company, with a presence in more than 25 countries, employs over 370,000 people and is the largest retail pharmacy, health and daily living destination in the USA and Europe.

The Company's size, scale, and expertise will help us to expand the supply, and address the rising cost of, prescription drugs in the USA and worldwide.

By leveraging these advantages and opportunities, as well as the full benefit of our best practices and expertise, Walgreens Boots Alliance will be positioned to create substantial incremental efficiency, synergy and growth opportunities.

The creation of Walgreens Boots Alliance provides an opportunity to further accelerate the development of a fully integrated, global platform for the future to provide innovative ways to address health and wellness challenges. Our Company is well positioned to expand customer offerings in existing markets and become the health and wellbeing partner of choice in emerging markets.



Walgreens Boots Alliance -- Segment Structure



Walgreens Boots Alliance -- Retail Pharmacy USA Division

The Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form the largest drugstore chain in the USA.

This Division operates 8,240 drugstores in 50 states, the District of Columbia, Puerto Rico and the US Virgin Islands. As of August 2014, approximately 76% of the population of the USA lives within five miles of a Walgreens.

The company sells prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. They provide customers with convenient, omni-channel access to consumer goods and services, pharmacy, and health and wellness services in communities across America.

The company's websites, which include Walgreens.com and drugstore.com, receive an average of approximately 60 million visits per month. Integrated with an e-commerce platform, the Walgreens mobile application allows customers to refill prescriptions through scan technology, receive text messages alerting when a refill is due and other front-end functionality, such as photo and shopping features.

Prescription drugs account for 64 percent of sales, while retail products are 36 percent. Overall, WBA filled approximately 699 million prescriptions in 2014.

3Q15 Financial Performance – Retail Pharmacy USA

GAAP	\$ million
Total Sales	\$20,425
Gross Profit	\$5,527
SG&A	\$4,494
Operating Income	\$1,033
Operating Margin	5.1%

Pawtucket, Rhode Island



Walgreens Properties Nationwide

The Company's locations, including drugstores, infusion and respiratory service facilities, specialty pharmacies and mail service facilities at August 31, 2014 and 2013 are listed below.

	<u>2014</u>	<u>2013</u>		<u>2014</u>	<u>2013</u>		<u>2014</u>	<u>2013</u>
Alabama	115	113	Louisiana	154	152	Oklahoma	117	121
Alaska	8	7	Maine	15	15	Oregon	77	80
Arizona	250	258	Maryland	89	80	Pennsylvania	131	138
Arkansas	83	78	Massachusetts	168	185	Rhode Island	26	29
California	646	663	Michigan	232	232	South Carolina	110	119
Colorado	160	172	Minnesota	154	164	South Dakota	14	14
Connecticut	95	125	Mississippi	78	79	Tennessee	254	271
Delaware	65	66	Missouri	219	221	Texas	712	729
District of Columbia	6	5	Montana	14	14	Utah	48	45
Florida	861	881	Nebraska	60	62	Vermont	3	4
Georgia	204	208	Nevada	84	92	Virginia	141	149
Hawaii	19	17	New Hampshire	32	36	Washington	139	140
Idaho	40	42	New Jersey	191	215	West Virginia	17	23
Illinois	610	620	New Mexico	69	68	Wisconsin	228	234
Indiana	201	218	New York	486	527	Wyoming	11	11
Iowa	70	72	North Carolina	263	221	Guam	0	1
Kansas	70	72	North Dakota	1	1	Puerto Rico	120	118
Kentucky	98	103	Ohio	250	272	U.S. Virgin Islands	1	0
						TOTAL	8,309	8,582

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Pawtucket, Rhode Island



Income Statements Trailing 5 Years

Fiscal year is September-August. All values USD Millions.						
	2010	2011	2012	2013	2014	5-year trend
+ Sales/Revenue	\$67,420	\$72,184	\$71,633	\$72,217	\$76,392	
+ Cost of Goods Sold (COGS) incl. D&A	48,399	51,692	51,291	51,098	54,823	
COGS excluding D&A	47,369	50,606	50,125	49,815	53,507	
Depreciation & Amortization Expense	1,030	1,086	1,166	1,283	1,316	
Depreciation	848	867	911	894	923	
Amortization of Intangibles	182	219	255	389	393	
Amortization of Deferred Charges	-	0	0	-	-	
+ Gross Income	19,021	20,492	20,342	21,119	21,569	
	2010	2011	2012	2013	2014	5-year trend
+ SG&A Expense	15,208	16,443	16,782	17,325	17,647	
Research & Development	-	0	0	0	0	
Other SG&A	15,208	16,443	16,782	17,325	17,647	
Other Operating Expense	0	0	0	0	0	
Unusual Expense	354	118	117	107	(21)	
Non Operating Income/Expense	0	434	0	29	(847)	
Non-Operating Interest Income	0	0	0	0	0	
Equity in Affiliates (Pretax)	-	-	-	344	617	
+ Interest Expense	86	71	67	165	156	
Gross Interest Expense	98	81	76	172	162	
Interest Capitalized	12	10	9	7	6	
+ Pretax Income	3,373	4,294	3,376	3,895	3,557	
Income Tax	1,282	1,580	1,249	1,445	1,526	
Income Tax - Current Domestic	-	1,448	1,010	1,256	1,316	
Income Tax - Current Foreign	-	-	-	15	35	
Income Tax - Deferred Domestic	-	132	239	172	180	
Income Tax - Deferred Foreign	-	-	-	2	(5)	
Other After Tax Income (Expense)	0	0	0	0	0	
Consolidated Net Income	2,091	2,714	2,127	2,450	2,031	
Minority Interest Expense	0	0	0	0	99	
+ Net Income	2,091	2,714	2,127	2,450	1,932	

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Pawtucket, Rhode Island



Demographics - 1 Mile Radius

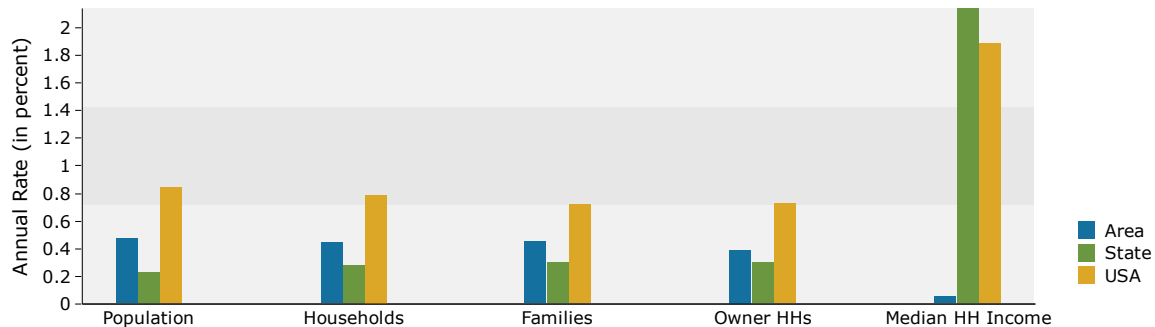


Demographic and Income Profile

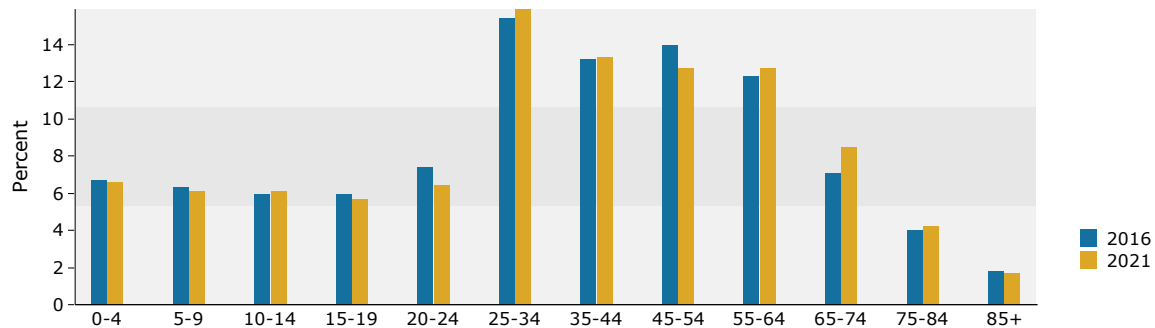
385 Cottage St, Pawtucket, Rhode Island, 02861
Ring: 1 mile radius

Prepared by Esri
Latitude: 41.88664
Longitude: -71.36699

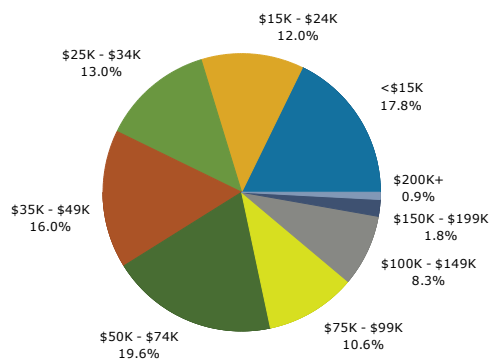
Trends 2016-2021



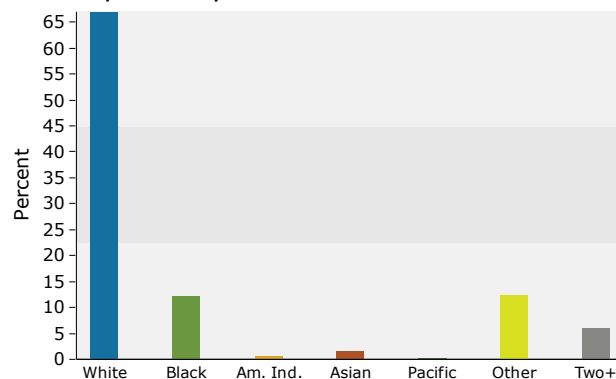
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 27.0%

Pawtucket, Rhode Island



Demographics - 1 Mile Radius



Demographic and Income Profile

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Ring: 1 mile radius

Prepared by Esri
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Summary	Census 2010		2016		2021	
Population	27,857		28,493		29,169	
Households	11,405		11,617		11,873	
Families	6,841		6,972		7,129	
Average Household Size	2.42		2.44		2.44	
Owner Occupied Housing Units	4,743		4,561		4,650	
Renter Occupied Housing Units	6,662		7,056		7,224	
Median Age	36.3		36.8		37.3	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	0.47%		0.23%		0.84%	
Households	0.44%		0.28%		0.79%	
Families	0.45%		0.30%		0.72%	
Owner HHs	0.39%		0.30%		0.73%	
Median Household Income	0.05%		2.14%		1.89%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
<\$15,000			2,068	17.8%	2,204	18.6%
\$15,000 - \$24,999			1,392	12.0%	1,345	11.3%
\$25,000 - \$34,999			1,508	13.0%	1,853	15.6%
\$35,000 - \$49,999			1,860	16.0%	1,204	10.1%
\$50,000 - \$74,999			2,277	19.6%	2,204	18.6%
\$75,000 - \$99,999			1,231	10.6%	1,506	12.7%
\$100,000 - \$149,999			970	8.3%	1,186	10.0%
\$150,000 - \$199,999			213	1.8%	263	2.2%
\$200,000+			99	0.9%	108	0.9%
Median Household Income			\$40,542		\$40,638	
Average Household Income			\$51,679		\$55,214	
Per Capita Income			\$21,259		\$22,658	
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,984	7.1%	1,905	6.7%	1,915	6.6%
5 - 9	1,683	6.0%	1,802	6.3%	1,782	6.1%
10 - 14	1,663	6.0%	1,687	5.9%	1,790	6.1%
15 - 19	1,898	6.8%	1,691	5.9%	1,674	5.7%
20 - 24	2,092	7.5%	2,099	7.4%	1,876	6.4%
25 - 34	4,124	14.8%	4,391	15.4%	4,643	15.9%
35 - 44	3,998	14.4%	3,760	13.2%	3,884	13.3%
45 - 54	4,174	15.0%	3,978	14.0%	3,703	12.7%
55 - 64	2,944	10.6%	3,510	12.3%	3,710	12.7%
65 - 74	1,617	5.8%	2,017	7.1%	2,470	8.5%
75 - 84	1,190	4.3%	1,128	4.0%	1,235	4.2%
85+	489	1.8%	523	1.8%	488	1.7%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,033	71.9%	19,086	67.0%	18,404	63.1%
Black Alone	2,984	10.7%	3,460	12.1%	3,875	13.3%
American Indian Alone	147	0.5%	164	0.6%	180	0.6%
Asian Alone	362	1.3%	462	1.6%	545	1.9%
Pacific Islander Alone	32	0.1%	36	0.1%	39	0.1%
Some Other Race Alone	2,805	10.1%	3,537	12.4%	4,187	14.4%
Two or More Races	1,495	5.4%	1,748	6.1%	1,940	6.7%
Hispanic Origin (Any Race)	5,847	21.0%	7,704	27.0%	9,446	32.4%

Data Note: Income is expressed in current dollars

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Pawtucket, Rhode Island



Demographics - 3 Mile Radius

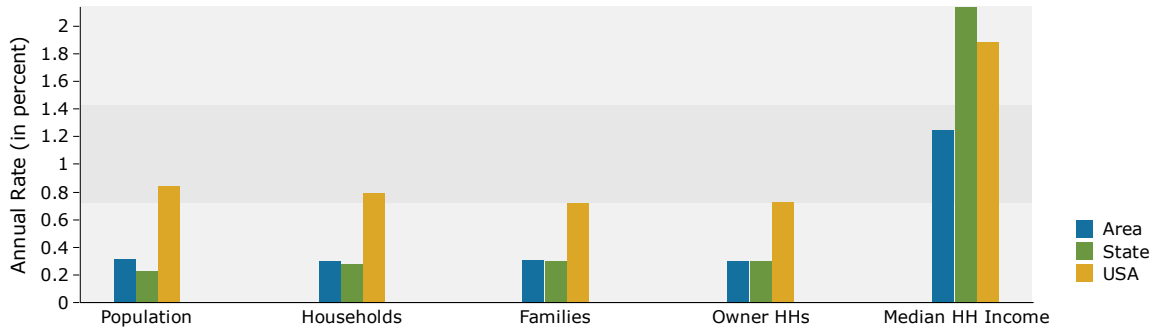


Demographic and Income Profile

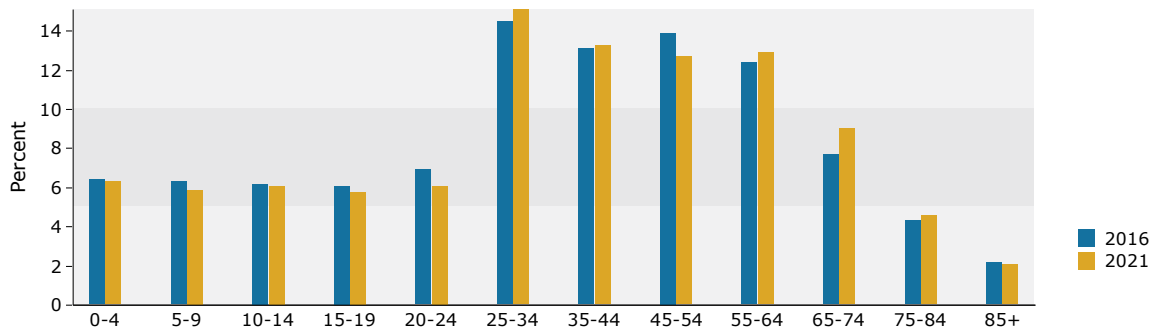
385 Cottage St, Pawtucket, Rhode Island, 02861
Ring: 3 mile radius

Prepared by Esri
Latitude: 41.88664
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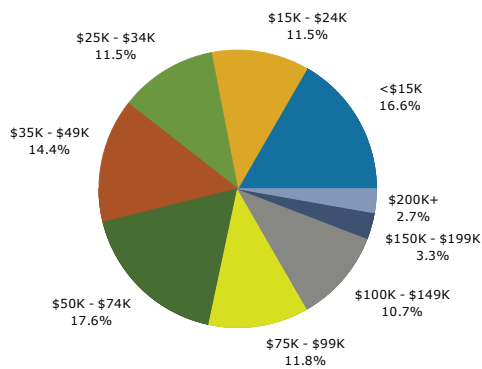
Trends 2016-2021



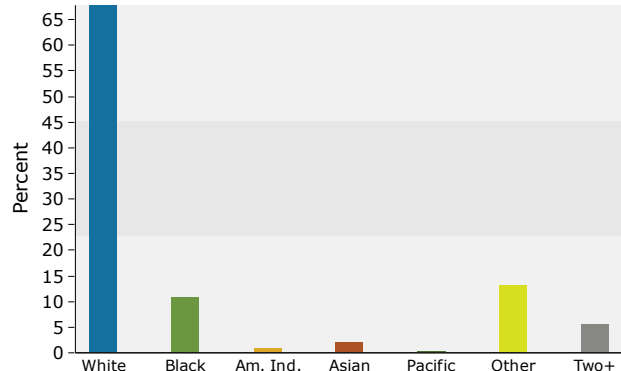
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 26.1%

Pawtucket, Rhode Island



Demographics - 3 Mile Radius



Demographic and Income Profile

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Ring: 3 mile radius

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Summary	Census 2010		2016		2021		
Population	128,489		129,606		131,682		
Households	50,762		51,119		51,896		
Families	32,293		32,539		33,045		
Average Household Size	2.51		2.51		2.51		
Owner Occupied Housing Units	25,285		24,530		24,902		
Renter Occupied Housing Units	25,477		26,589		26,994		
Median Age	37.0		37.8		38.4		
Trends: 2016 - 2021 Annual Rate	Area		State		National		
Population	0.32%		0.23%		0.84%		
Households	0.30%		0.28%		0.79%		
Families	0.31%		0.30%		0.72%		
Owner HHs	0.30%		0.30%		0.73%		
Median Household Income	1.25%		2.14%		1.89%		
Households by Income			2016		2021		
			Number	Percent	Number	Percent	
	<\$15,000		8,462	16.6%	8,748	16.9%	
	\$15,000 - \$24,999		5,886	11.5%	5,657	10.9%	
	\$25,000 - \$34,999		5,883	11.5%	7,308	14.1%	
	\$35,000 - \$49,999		7,342	14.4%	4,806	9.3%	
	\$50,000 - \$74,999		9,008	17.6%	8,309	16.0%	
	\$75,000 - \$99,999		6,016	11.8%	6,835	13.2%	
	\$100,000 - \$149,999		5,475	10.7%	6,605	12.7%	
	\$150,000 - \$199,999		1,675	3.3%	2,060	4.0%	
	\$200,000+		1,372	2.7%	1,569	3.0%	
	Median Household Income		\$44,889		\$47,765		
	Average Household Income		\$61,613		\$66,627		
Per Capita Income		\$24,438		\$26,393			
Population by Age	Census 2010		2016		2021		
		Number	Percent	Number	Percent	Number	Percent
	0 - 4	8,803	6.9%	8,316	6.4%	8,339	6.3%
	5 - 9	8,239	6.4%	8,122	6.3%	7,819	5.9%
	10 - 14	8,057	6.3%	8,003	6.2%	8,000	6.1%
	15 - 19	8,632	6.7%	7,896	6.1%	7,631	5.8%
	20 - 24	8,810	6.9%	8,956	6.9%	8,095	6.1%
	25 - 34	18,219	14.2%	18,831	14.5%	19,848	15.1%
	35 - 44	18,259	14.2%	16,989	13.1%	17,539	13.3%
	45 - 54	19,079	14.8%	18,032	13.9%	16,713	12.7%
	55 - 64	13,950	10.9%	16,103	12.4%	16,994	12.9%
	65 - 74	8,024	6.2%	9,959	7.7%	11,852	9.0%
	75 - 84	5,752	4.5%	5,525	4.3%	6,084	4.6%
	85+	2,666	2.1%	2,874	2.2%	2,770	2.1%
	Race and Ethnicity	Census 2010		2016		2021	
			Number	Percent	Number	Percent	Number
White Alone		91,883	71.5%	87,901	67.8%	85,437	64.9%
Black Alone		12,406	9.7%	13,823	10.7%	15,161	11.5%
American Indian Alone		754	0.6%	854	0.7%	961	0.7%
Asian Alone		2,091	1.6%	2,646	2.0%	3,138	2.4%
Pacific Islander Alone		82	0.1%	90	0.1%	95	0.1%
Some Other Race Alone		14,808	11.5%	17,017	13.1%	18,974	14.4%
Two or More Races		6,466	5.0%	7,275	5.6%	7,915	6.0%
Hispanic Origin (Any Race)		27,707	21.6%	33,878	26.1%	39,687	30.1%

Data Note: Income is expressed in current dollars

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Demographics - 5 Mile Radius

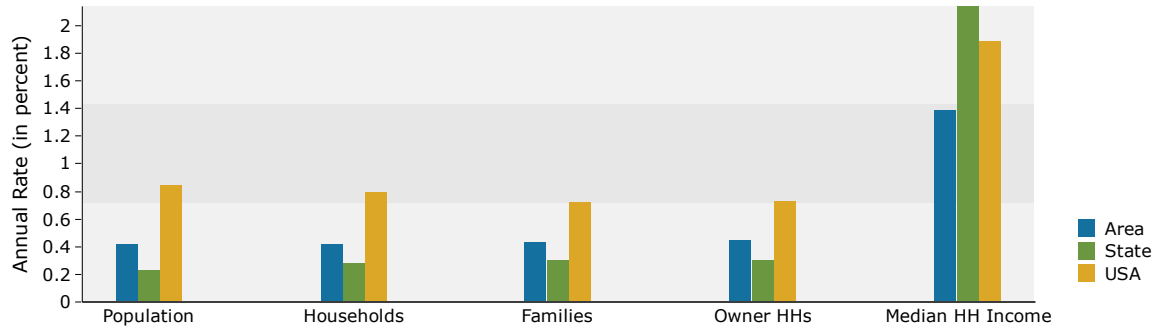


Demographic and Income Profile

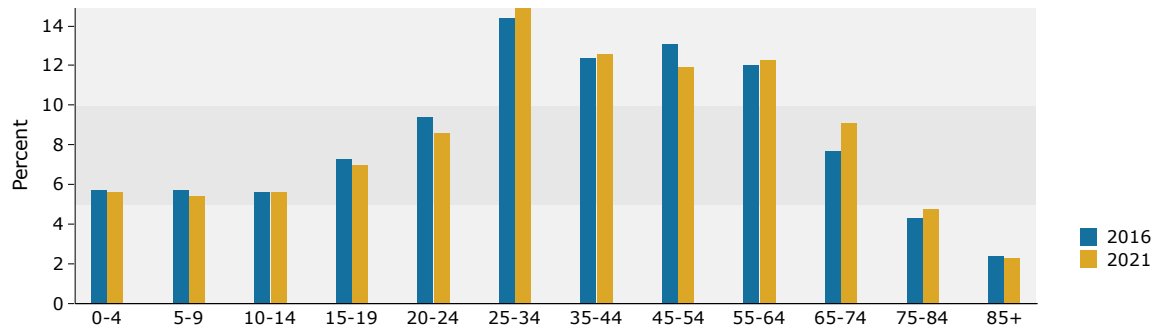
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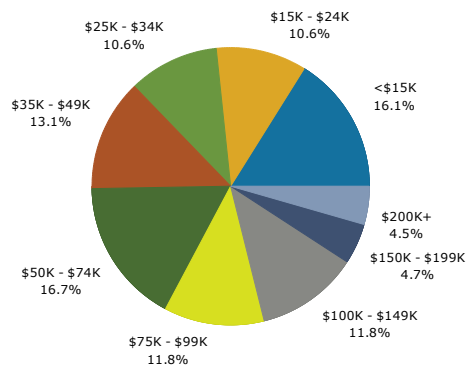
Trends 2016-2021



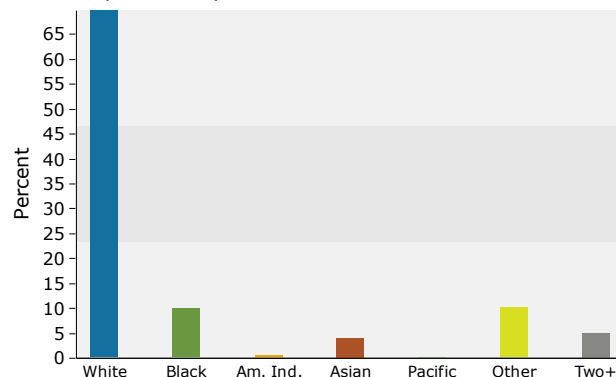
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 20.4%

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Demographics - 5 Mile Radius



Demographic and Income Profile

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Ring: 5 mile radius

Prepared by Esri
Latitude: 41.88664
Longitude: -71.36699

Summary	Census 2010		2016		2021	
Population	252,767		256,606		261,892	
Households	99,176		100,621		102,712	
Families	59,444		60,463		61,769	
Average Household Size	2.43		2.44		2.44	
Owner Occupied Housing Units	51,091		50,097		51,204	
Renter Occupied Housing Units	48,085		50,524		51,508	
Median Age	35.6		36.5		37.3	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	0.41%		0.23%		0.84%	
Households	0.41%		0.28%		0.79%	
Families	0.43%		0.30%		0.72%	
Owner HHs	0.44%		0.30%		0.73%	
Median Household Income	1.39%		2.14%		1.89%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
<\$15,000			16,181	16.1%	16,633	16.2%
\$15,000 - \$24,999			10,652	10.6%	10,171	9.9%
\$25,000 - \$34,999			10,706	10.6%	13,558	13.2%
\$35,000 - \$49,999			13,163	13.1%	8,511	8.3%
\$50,000 - \$74,999			16,836	16.7%	15,394	15.0%
\$75,000 - \$99,999			11,908	11.8%	13,378	13.0%
\$100,000 - \$149,999			11,901	11.8%	14,249	13.9%
\$150,000 - \$199,999			4,766	4.7%	5,799	5.6%
\$200,000+			4,507	4.5%	5,020	4.9%
Median Household Income			\$49,407		\$52,925	
Average Household Income			\$70,354		\$76,124	
Per Capita Income			\$28,192		\$30,458	
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,388	6.1%	14,667	5.7%	14,788	5.6%
5 - 9	14,557	5.8%	14,534	5.7%	14,124	5.4%
10 - 14	14,605	5.8%	14,492	5.6%	14,559	5.6%
15 - 19	19,866	7.9%	18,721	7.3%	18,251	7.0%
20 - 24	24,273	9.6%	24,103	9.4%	22,509	8.6%
25 - 34	35,644	14.1%	36,962	14.4%	38,949	14.9%
35 - 44	33,469	13.2%	31,761	12.4%	33,072	12.6%
45 - 54	35,251	13.9%	33,557	13.1%	31,201	11.9%
55 - 64	27,019	10.7%	30,811	12.0%	32,178	12.3%
65 - 74	15,769	6.2%	19,875	7.7%	23,720	9.1%
75 - 84	11,312	4.5%	11,041	4.3%	12,456	4.8%
85+	5,614	2.2%	6,083	2.4%	6,087	2.3%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	186,157	73.6%	179,220	69.8%	174,670	66.7%
Black Alone	22,782	9.0%	25,634	10.0%	28,429	10.9%
American Indian Alone	1,501	0.6%	1,687	0.7%	1,883	0.7%
Asian Alone	8,223	3.3%	10,282	4.0%	12,146	4.6%
Pacific Islander Alone	149	0.1%	166	0.1%	176	0.1%
Some Other Race Alone	22,340	8.8%	26,283	10.2%	29,826	11.4%
Two or More Races	11,614	4.6%	13,334	5.2%	14,763	5.6%
Hispanic Origin (Any Race)	42,193	16.7%	52,283	20.4%	62,017	23.7%

Data Note: Income is expressed in current dollars

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