

OFFERING MEMORANDUM

Walgreens Boots Alliance

20 Hillside Avenue | Hillside, NJ



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This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Retail Property ("the Property") at 20 Hillside Avenue, Hillside, NJ. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") has been retained as the exclusive advisor for this investment opportunity. Any and all inquiries are to be directed to SCP.

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THE OFFERING

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EXECUTIVE SUMMARY

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Transaction Summary

Purchase Price **\$9,200,000**

Cap Rate **4.90%**

Annual Rent **\$451,000**

Location: 20 Hillside Avenue, Hillside, NJ

Lease Type: Absolute NNN

Landlord Responsibilities: None

Lease Commencement: November 1, 2016

Remaining Term: 20 Years

Options: 55, 1-Year Options

Net Rentable Square Feet: 14,630 SF

11,640 SF & 2,990 SF Mezzanine

Lot Size: 5.90 Acres

Year Built: 2016

Comments: Relocation Store

Tenant Summary

Walgreens Boots Alliance (NYSE: WAG) is the first global pharmacy-led, health and wellbeing enterprise in the world. It 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, and (including equity method investments) is:

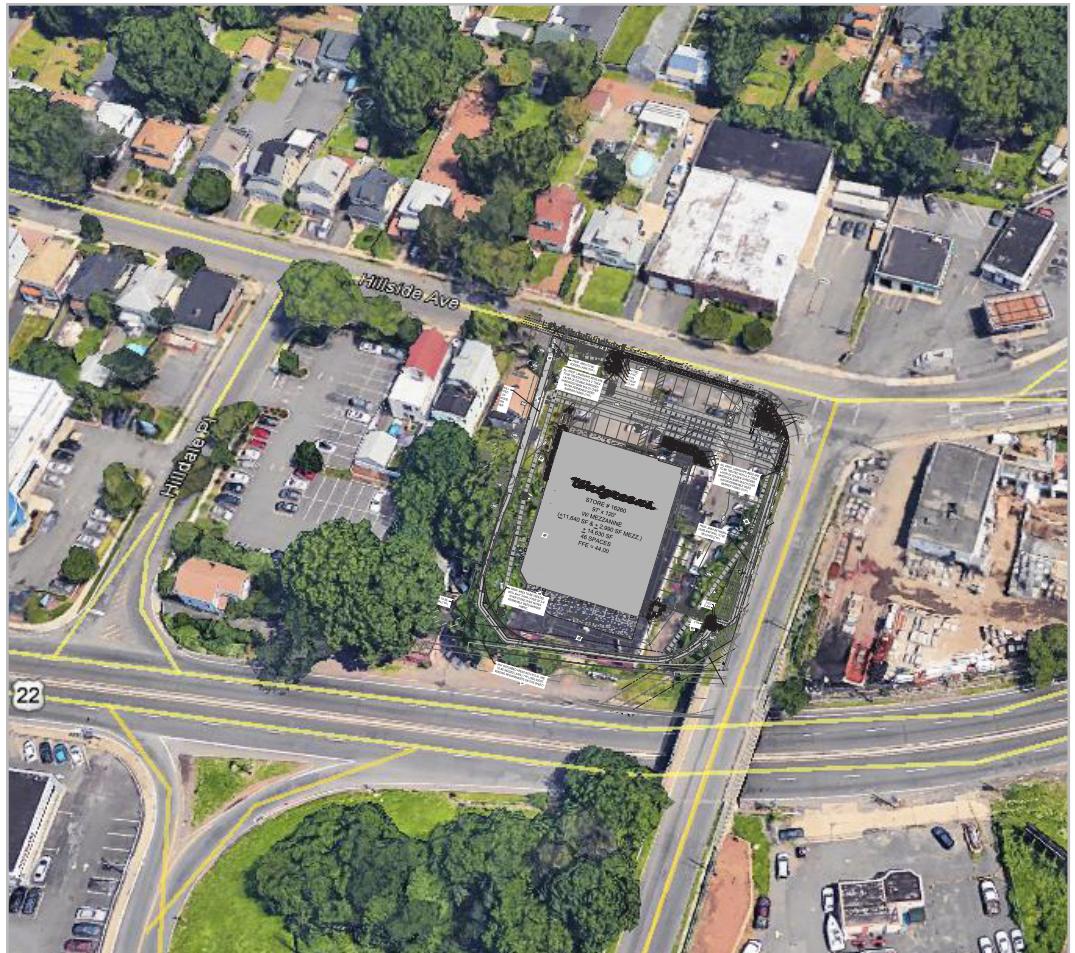
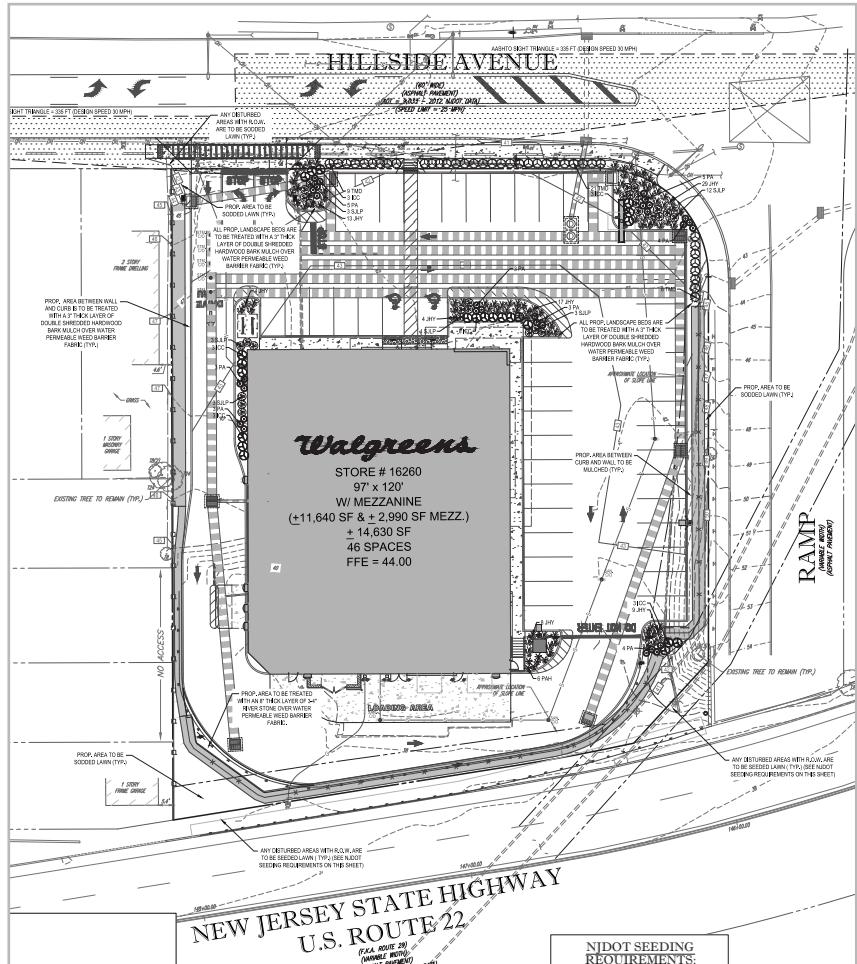
- The global leader in pharmacy-led, health and wellbeing retail with over 13,200* stores in 11* countries
- One of the largest global pharmaceutical wholesale and distribution networks with over 350* distribution centers delivering to more than 200,000+ pharmacies, doctors, health centers and hospitals each year in 19* countries
- One of the world's largest purchasers of prescription drugs and many other health and well being products



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EXECUTIVE SUMMARY | aerial & survey

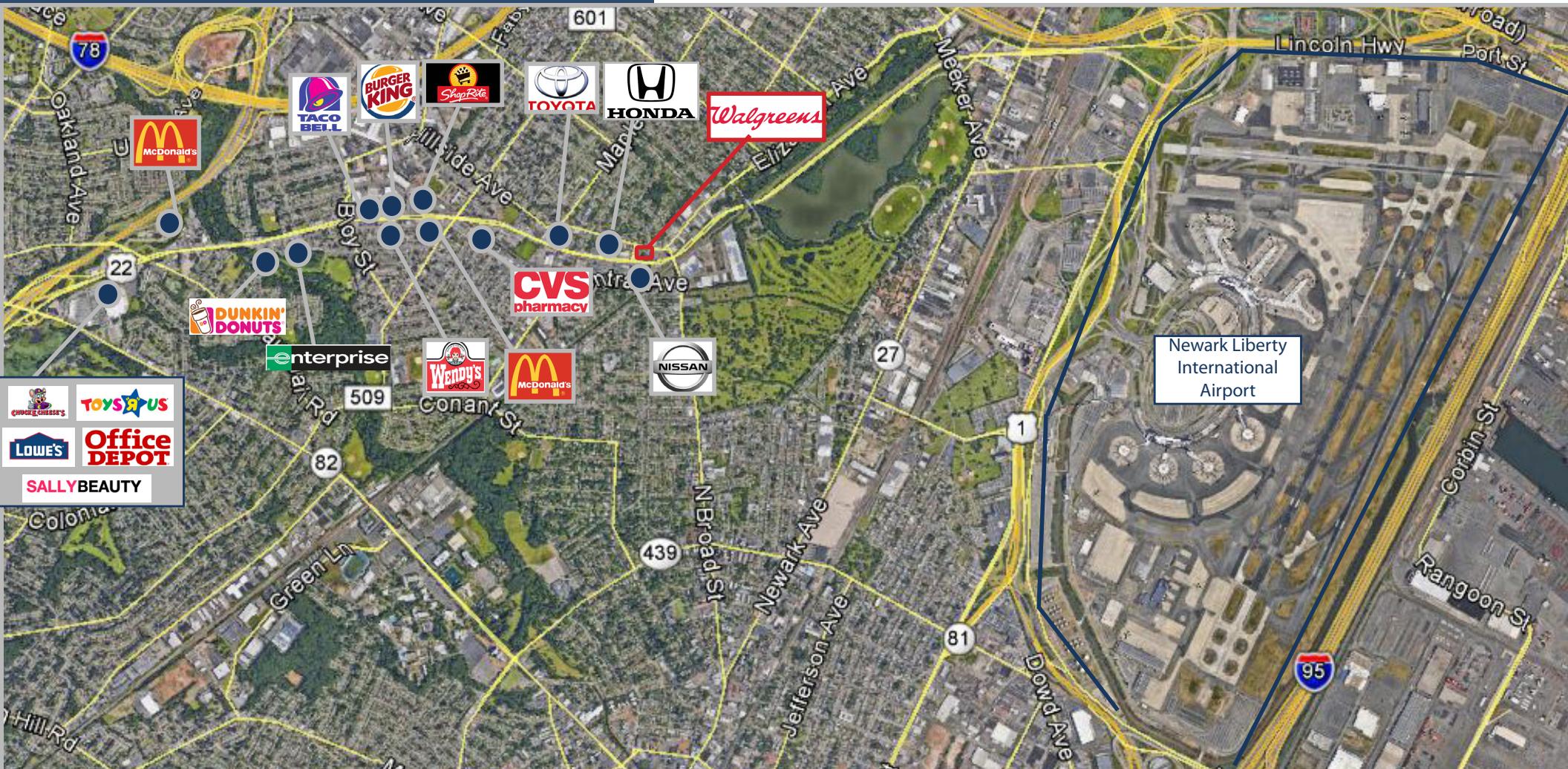
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MARKET OVERVIEW

aerial map

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MARKET OVERVIEW

metropolitan map

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MARKET OVERVIEW

Located 17 miles from Manhattan, Hillside is located in Union County. Hillside has been the home of Bristol-Myers Squibb, Lionel Trains, which were manufactured from 1929 to 1974, at a factory located in Hillside that employed as many as 2,000 employees. It is also home to the East Campus of Kean University and less than three miles from Newark Liberty International Airport.

Portions of Hillside are part of an Urban Enterprise Zone that was one of seven established by legislation in 1996. In addition to other benefits to encourage employment within the zone, shoppers can take advantage of a reduced 3½% sales tax rate (versus the 7% rate charged statewide) at eligible merchants.

Union County is the seventh-most populous county in the state. Union County is part of the New York metropolitan area and is ranked as having the 119th-highest per capita income of all 3,113 counties in the United States and the eighth-highest in New Jersey. Union County is ranked the 15th most dense county in the U.S. and third in New Jersey.

The largest employer in Union County is Merck & Co with over 10,000 employees. Other additional employers are New England Motor Freight, USI Services Group, Overlook Medical Center and Maher Terminals.

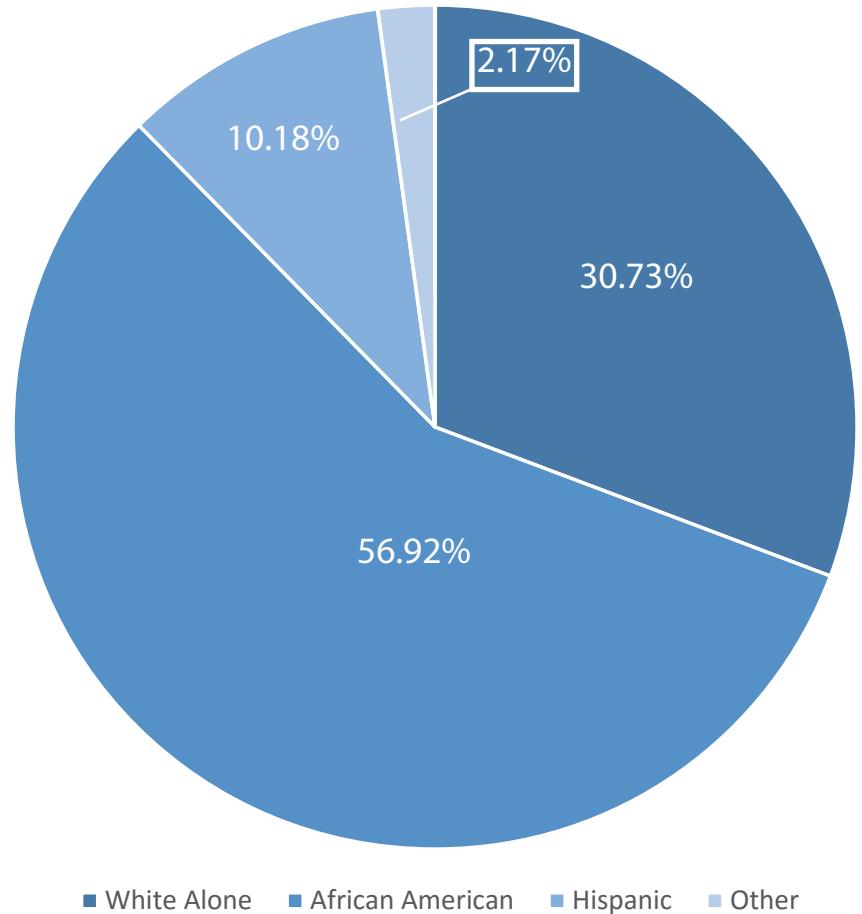


MARKET OVERVIEW | Demographics

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1 mile 3 mile 5 mile

	1 mile	3 mile	5 mile
2016 Population Estimate	33,204	306,542	691,547
2016 Households Estimate	12,260	105,540	240,658
2016 Est. Ave. Household Income	\$60,082	\$68,465	\$65,479





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