



EXCLUSIVELY LISTED INVESTMENT OFFERING

ALABAMA INVESTMENT OPPORTUNITY



2490 SCHILLINGER ROAD SOUTH | MOBILE, AL 36695

Walgreens



Exclusively Listed By:

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Property Overview



2490 SCHILLINGER ROAD SOUTH MOBILE, AL 36695

Year Built: 2000

Lot Size: 87,991 Square Feet

Building Size: 15,120 Square Feet

- Above Average Income Area
- Medical Corridor Location
- Surrounded by Residential Areas

Investment Highlights

AFFLUENT MOBILE SUBURB INCOMES OVER \$100,000

Average household income in a one mile radius is \$104,073, in a three mile radius is \$84,737 and \$74,039 a five mile radius. Total one mile population is 5,725, in a three mile radius 53,535 and 116,789 in a five mile radius.

2018 LEASE EXTENSION

Walgreens recently exercised its first five-year option (which was slated for 2021) three years early showing commitment to this location. Walgreens now has seven (7) years remaining of guaranteed income before the seven (5 year) options that begin March 31st, 2026.

MEDICAL CORRIDOR

Providence Hospital is a 349-bed, full service medical and surgical facility located just 2.5 miles northeast of the subject property.

STABLE INCOME

Rental income is guaranteed by Walgreens parent corporate (S&P BBB) investment grade, Fortune 500 Company, with over 9,717 locations.

RETAIL AREA

The subject property is located in a suburb approximately 16 miles east of downtown Mobile and is surrounded by numerous national and local retail tenants including:

- | | | |
|----------------------|----------------------|--------------------------|
| • McDonalds | • Winn Dixie | • Subway |
| • Whataburger | • BNC Bank | • Edward Jones |
| • Advanced Autoparts | • Waffle House | • State Farm |
| • Firestone | • Goodwill | • Navigator Credit Union |
| • Pizza Hut | • Mobile Urgent Care | |





Lease Overview

Tenant:
WALGREENS (NYSE: WAG)

Landlord Income:
CORPORATE GUARANTEE

Credit Rating:
INVESTMENT GRADE, BBB (S&P)

Lease Type:
DOUBLE NET
Landlord responsible for roof and structure.

Lease Term:
**7 YEARS REMAINING WITH
SEVEN (5 YEAR) OPTIONS TO FOLLOW**

Rent Commencement Date:
MARCH 8, 2001

Next Option Begins:
MARCH 31, 2026

Location Overview

Mobile is a city in the southwest of Alabama's Gulf Coast. It is the state's oldest city and a major port facility for the region. Aerospace, steel, ship building, retail, services, construction, medicine, and manufacturing are Mobile's major industries. Between 1993 and 2003, new jobs were created as 87 new companies were founded and 399 existing companies were expanded. German technology conglomerate ThyssenKrupp opened a 65 billion stainless and carbon steel processing facility in Calvert, a few miles north of Mobile, in 2010.

Pricing

Price: \$3,612,903

CAP Rate: 7.75%

Price/Square Foot: \$238.94

Monthly Income: \$23,333

Annual Income: \$280,000

Building

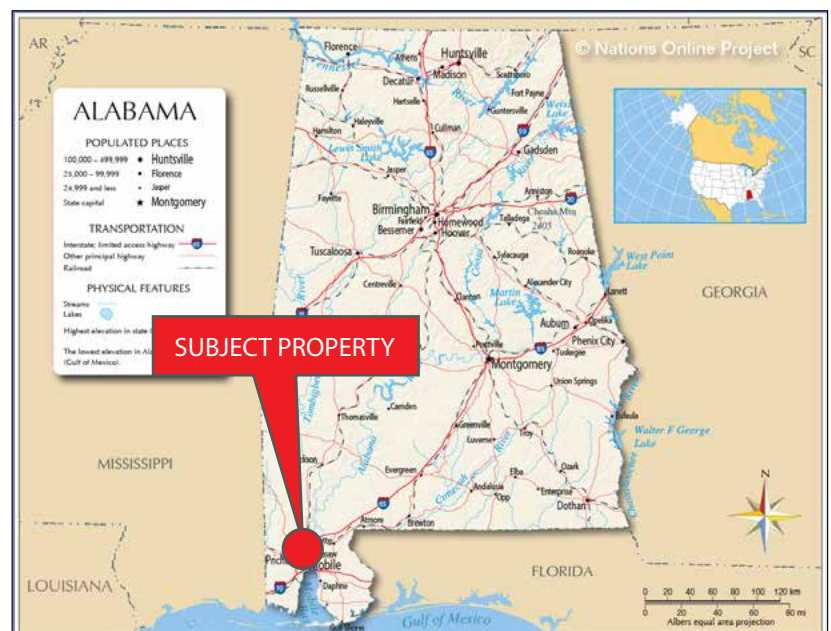
Building Square Footage: 15,120

Land Square Footage: 87,991

Rent/Square Foot: \$18.51

Year Built: 2000

MOBILE, ALABAMA





Area Description



AREA OVERVIEW

- MEDICAL CORRIDOR** - Providence Hospital is a 349-bed, full service medical and surgical facility located just 2.5 miles northeast of the subject property. It includes a 277-acre medical campus with a in-patient hospital, emergency services, children's hospital and admits 15,000 inpatients annually. Outpatient and emergency room registrations exceed 150,000 patients per year.
- UNIVERSITY OF SOUTH ALABAMA** - This university has approximately 17,000 students enrolled and employs approximately 5,500 faculty and staff.
- MOBILE REGIONAL AIRPORT** - Mobile Regional Airport covers 1,717 acres, has two runways and three helipads. It includes recently renovated shops and restaurants and car rental agencies. This airport handles approximately 103,000 aircraft operations per year.
- THE SHOPPES AT BEL AIR** - This super-regional shopping mall is made up of approximately 1,345,000 square feet of retail shops. Current national anchors include Target, JC Penney, and Dillards. The mall is surrounded by other national tenants such as Walmart, Lowe's, Sam's Club, Home Depot, Starbucks and more.



Property Photos



DRUGSTORE ENTRANCE



DRIVE-THRU ON THE NORTH SIDE OF THE BUILDING



WEST PARKING AREA



DRIVE THROUGH PHARMACY



SOUTH ENTRANCE FROM COTTAGE HILL ROAD



WEST ENTRANCE FROM SCHILLINGER ROAD

Walgreens Company Summary*

Headquartered in Deerfield, IL, Walgreens is the largest drugstore retail chain in the United States with approximately 9,717 stores in all 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

Walgreens opened its 8,000th store in 2012 in Los Angeles and that same year they purchased a 45% interest in Alliance Boots, a leading international pharmacy-led health and beauty group. Two years later, Walgreens exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance (NASDAQ: WBA). 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.

On Oct 27, 2015, Walgreens Boots Alliance entered into an agreement to acquire 1,932 stores, 3 distribution centers and related assets from Rite Aid Corporation

(NYSE: RAD). After receiving Rite Aid stockholder and regulatory approvals, the acquisition was finalized in March of 2018.

Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise consisting of over 25,000 household products including convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions.

As of 2018, Walgreens employs over 235,000 people worldwide, 78,000 of which are healthcare professionals, and fills over 990 million prescriptions annually. Walgreens boasts that 76% of the United States population lives within a five-mile radius of a Walgreens and interacts with over 8 million customers in stores and online on a daily basis.

**Walgreens company information received from Walgreens investor relations.*

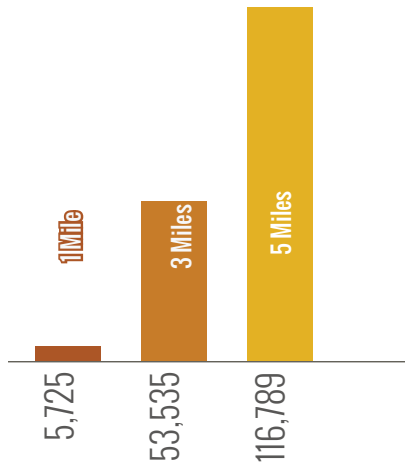
TENANT PROFILE	
Guarantor:	Walgreens Boots Alliance, Inc.
Ownership:	Public
Stock Symbol (NASDAQ):	WBA
Credit Rating (S&P):	BBB
Business:	Retail Pharmacy
Locations:	9,500+ (as of March 2018)
Annual Revenue:	\$131.5 Billion (2018)
Market Capitalization:	\$67.4 Billion (2018)
Headquartrs:	Deerfield, IL
Website:	www.walgreens.com



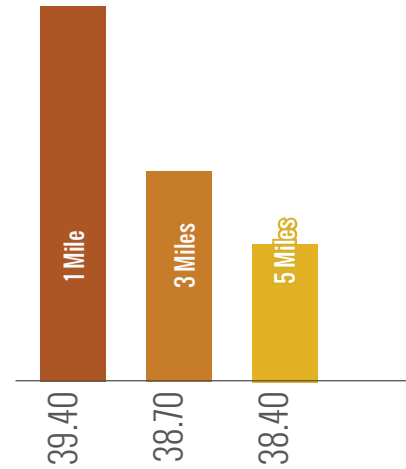


Demographic Snapshot | Estimated 2017

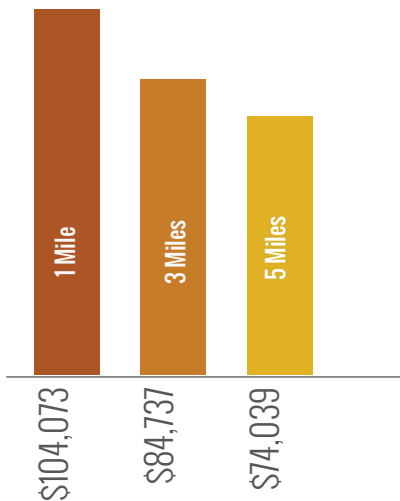
Total Population



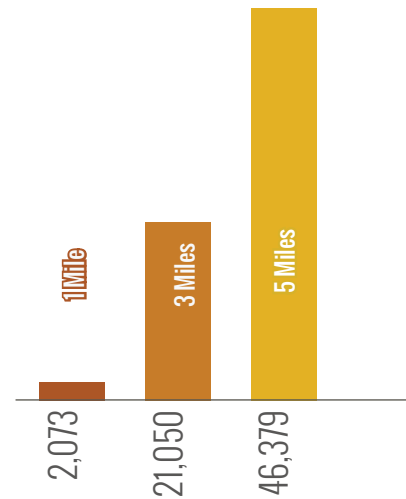
Average Age



Average Household Inc



Total Households



Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate.

Buyer and their representatives understands that Walgreens tenant information was gathered by sources deemed to be reliable including Walgreens public quarterly and annual reports. Demographic information was provided by Nielsen Information Systems.

By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies. © 2018 Pharma Property Group.



Investment Property Recap



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