



EXCLUSIVELY LISTED
INVESTMENT OFFERING



5675 JONESBORO ROAD
ATLANTA (LAKE CITY), GA 30260

Walgreens



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Property Overview



**5675 JONESBORO ROAD
ATLANTA (LAKE CITY,) GA 30260**

Year Built: 2002

Lot Size: 69,260 Square Feet

Building Size: 14,342 Square Feet

Investment Highlights

STABLE INCOME

Rental income guaranteed by Walgreens parent corporate (S&P BBB) investment grade Fortune 500 Company with approximately 8,173 drugstore locations nationwide.

CURRENT DEBT

Property will be delivered free/clear of debt. The existing loan is a non-recourse, fully amortizing loan. There will be no balloon payment due at the end of the eleven (11) years and the property will be owned free/clear at that time.

LEASE TERM REMAINING

Eleven (11) years of primary lease term remaining before the ten (five year) options.

LEASE STRUCTURE

Absolute net lease with zero landlord responsibilities.

SIGNALIZED CORNER LOCATION

Drive-thru pharmacy located on a signalized corner of Jonesboro Road and Harper Drive with daily traffic counts exceeding 29,000 vehicles per day.

TOP TEN MSA (ATLANTA)

Subject property is located on the southeast quadrant of the Atlanta MSA about fourteen miles south of downtown Atlanta, ten miles from the Atlanta International Airport and five miles from the seven million square foot Forest Park redevelopment. The Atlanta MSA has over 5,500,000 residents.

IMMEDIATE CORRIDOR

Directly across the street lies a Kroger anchored center which includes other national tenant of UPS, Advance Auto, H&R Block, Popeye's and Subway. To the south across the street is the 180,000 square foot federal facility of the Atlanta National Archives. Other national retailers within the immediate area include Wal-Mart, Baskin Robbins, Dunkin Donuts, Pizza Hut, Family Dollar, McDonald's, Burger King, AutoZone and Sonic.

Lease Overview

Tenant:

WALGREENS (NYSE: WAG)

Landlord Income:

CORPORATE GUARANTEE

Credit Rating:

INVESTMENT GRADE, BBB (S&P)

Lease Type:

ABSOLUTE NNN

No landlord responsibilities whatsoever.

Lease Term:

**11 YEARS REMAINING WITH
50 YEARS IN OPTIONS TO FOLLOW**

Next Option Begins:

2027

Location Overview

Lake City is located in northern Clayton County about fourteen miles south of downtown Atlanta. The city has an ideal geographic location in the greater Atlanta metropolitan area, having convenient access to Interstate 75 and Interstate 285 and is just ten miles east of the Atlanta International Airport.

Pricing

Price: \$4,846,153

CAP Rate: 6.50%

Monthly Income: \$26,250

Annual Income: \$315,000

Building

Building Square Footage: 14,342

Land Square Footage: 69,260

Rent/Square Foot: \$21.96

Year Built: 2002

ATLANTA (LAKE CITY), GA



Subject Property Retail Corridor



Within the Immediate Area

SIGNALIZED CORNER LOCATION

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A Closer Look



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FOREST PARK/FORT GILLEM REDEVELOPMENT

Subject property is located five miles away from the 1,100 acre Forest Park redevelopment which is planned to have seven million square feet of manufacturing, distribution, office and warehouse space that is expected to bring in 2,500 to 3,000 jobs turning the old army Fort Gillem into a logistics and transportation powerhouse for the metro Atlanta area.



Property Photos



Subject Property



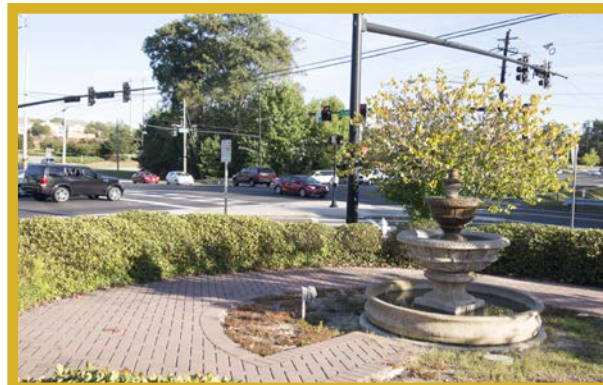
Double Drive Thru Pharmacy



Subject Property East Parking Lot



Subject Property Facing West



Subject Property Fountain Facing Intersection

Property Photos



**Atlanta National Archive Facility
(180,000 Square Feet) Across Street
from Subject Property**



**Kruger Anchored Center Directly
Across Street from Subject Property**



**Kruger Shadow Retail Directly
Across Street**



**Signalized Corner of Huie Road
and Jonesboro Road**



**Surrounding Retail-Walmart
Anchored Center**

Walgreens Company Summary*

Tenant History

Walgreens is the largest drug retailing chain in the United States and has grown primarily through organic growth versus how its largest competitor, CVS, has grown through chain acquisitions. Walgreens built out its national platform through its corporate real estate department heavily during the 90's continuing through around 2008. By 2007, Walgreen had opened its 6,000th store and by 2009 they became the only national pharmacy to operate in 50 states including Puerto Rico.

In 2012, Walgreens made a bold move by purchasing a 45% interest in Alliance Boots and subsequently in 2014 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. After the initial acquisition in 2012, Walgreens credit rating was lowered from A down to BBB due to debt it incurred during the purchase; however, Walgreens remains investment grade and property values have not been adversely affected by the lower credit rating. Walgreens stock price has actually more than doubled since its acquisition of Alliance Boots.

Notable Acquisitions

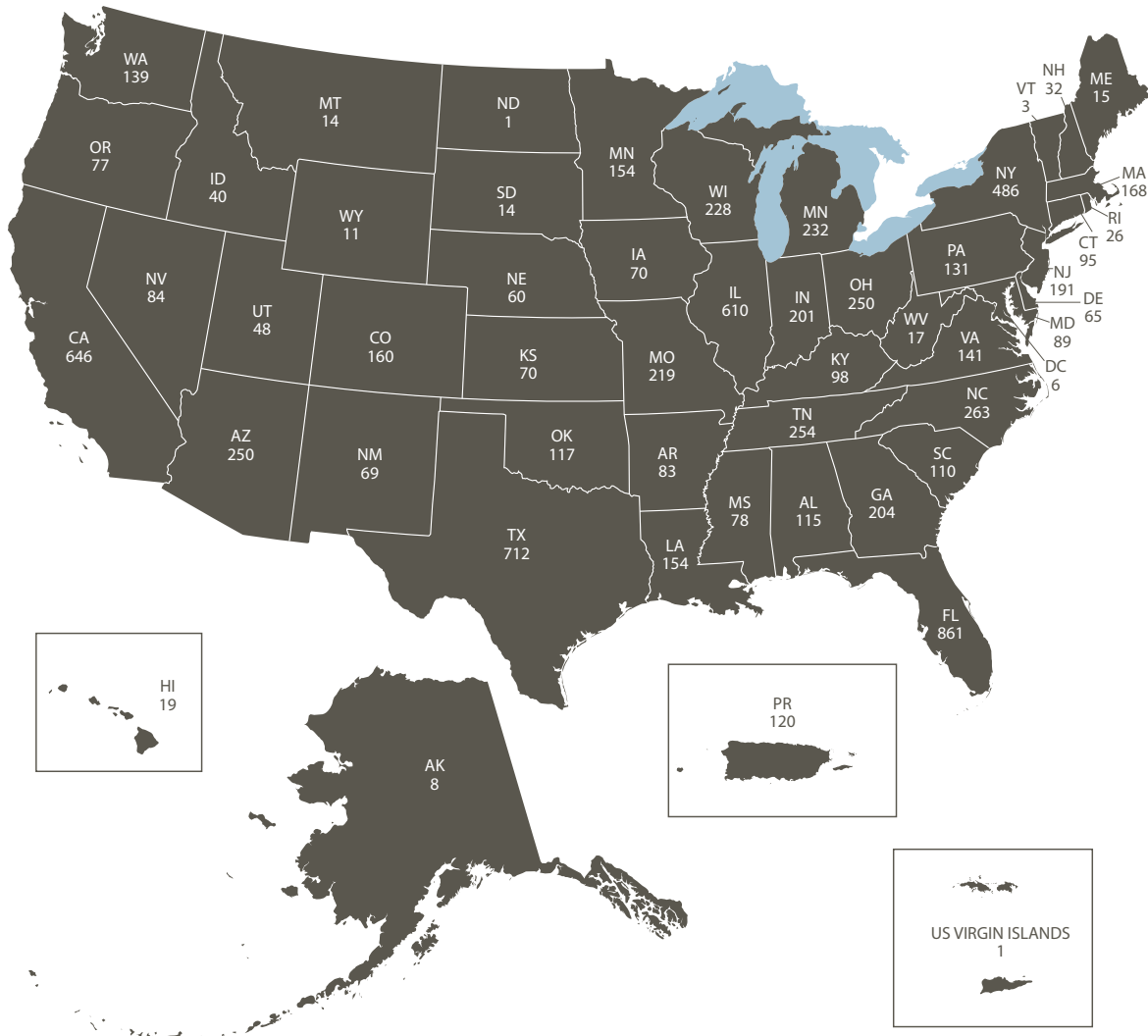
In 2010, Walgreens announced its largest acquisition ever of Duane Reade for \$1.075 billion and established an irreplaceable footprint in the New York metropolitan area. In 2011, Walgreens made a move to purchase Drugstore.com to establish an online presence.

In 2012, Walgreens purchased a mid-south drugstore chain operating under USA Drug, Super D Drug, Mays Drug, Med-X and Drug Warehouse banners which had 144 locations collectively throughout Arkansas, Kansas, Mississippi, Missouri, New Jersey, Oklahoma and Tennessee.

Walgreens most recent acquisition was in September 2013 for Kerr Drug's who operated 76 drugstores throughout North Carolina.

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

Walgreens Locations by State

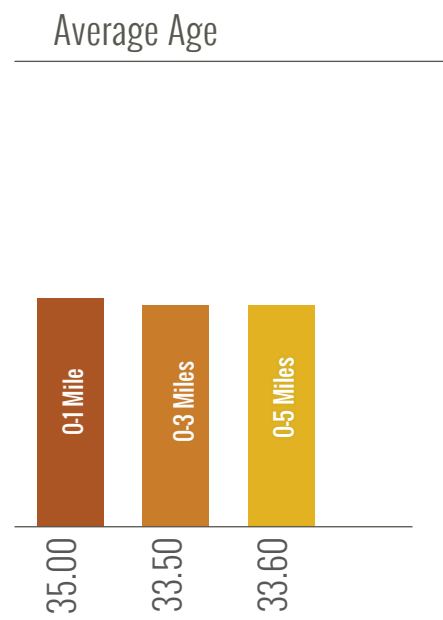
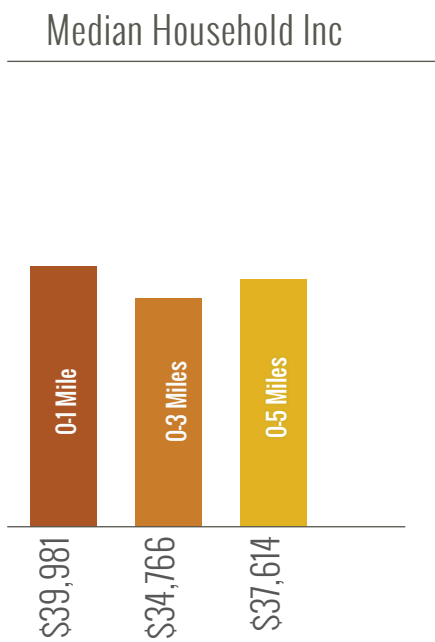
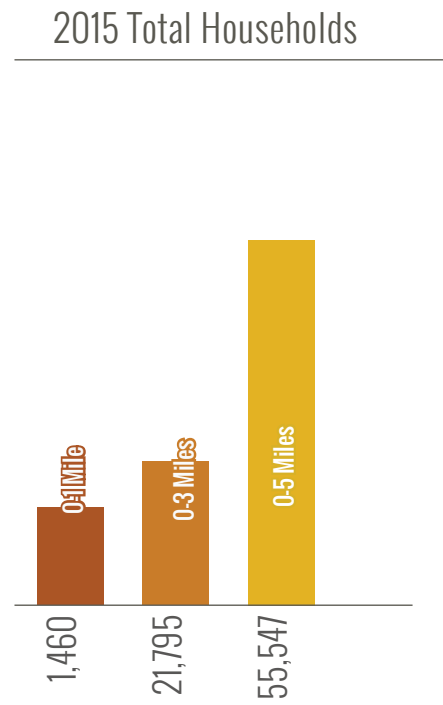
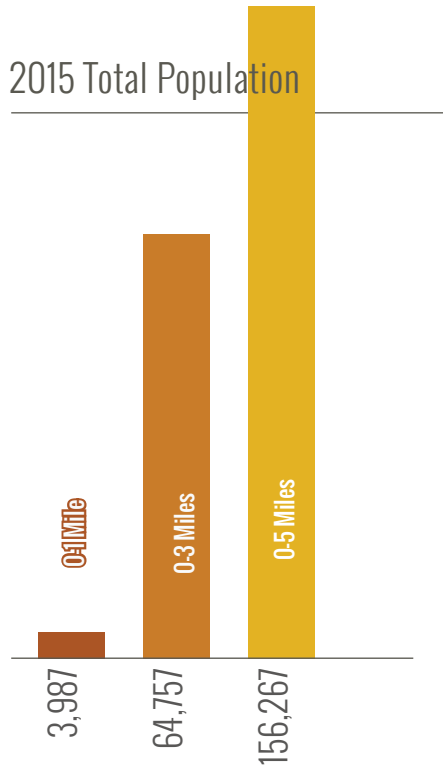


Alabama	113	Idaho	39	Mississippi	77	Oklahoma	116	West Virginia	16
Alaska	12	Illinois	593	Missouri	215	Oregon	77	Wisconsin	225
Arizona	244	Indiana	196	Montana	13	Pennsylvania	123	Wyoming	10
Arkansas	81	Iowa	70	Nebraska	57	Rhode Island	25	Puerto Rico	121
California	629	Kansas	69	Nevada	84	South Carolina	113	US Virgin Islands	1
Colorado	158	Kentucky	93	New Hampshire	31	South Dakota	14		
Connecticut	92	Louisiana	157	New Jersey	191	Tennessee	253		
Delaware	64	Maine	14	New Mexico	72	Texas	715		
Washington DC	7	Maryland	85	New York	470	Utah	47		
Florida	840	Massachusetts	163	North Carolina	263	Vermont	3		
Georgia	203	Michigan	225	North Dakota	1	Virginia	141		
Hawaii	20	Minnesota	152	Ohio	246	Washington	134		
								Total	8,173*

*Nationwide locations as of August 31, 2015

Note: Walgreens also operates specialty and institutional pharmacies. WalgreensTake Care Health Systems subsidiary manages more than 400 Healthcare Clinics at select Walgreens drugstores.

Demographic Snapshot



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.



Investment Property Recap

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Listed in Association with:
JDS Real Estate Services, INC
GA LIC # 348812

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