

Walgreens

INVESTMENT GRADE
STRONG UNIT SALES

401 W MAIN STREET
WAUNAKEE, WI 53597
(MADISON MSA)



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

Walgreens

INVESTMENT SUMMARY

401 W MAIN STREET, WAUNAKEE (MADISON MSA), WI 53597

PRICE: \$3,792,857

CAP: 7.00%

RENT: \$265,500

OVERVIEW

PRICE	\$3,792,857
GROSS LEASABLE AREA (GLA)	15,120 SF
LOT SIZE (APPROX.)	1.54 Acres
NET OPERATING INCOME	\$265,500
YEAR RENOVATED	2000

LEASE ABSTRACT

LEASE TYPE	NN*
BASE TERM	20 Years + 10 Year Extension
ORIGINAL LEASE START	4/28/2000
CURRENT LEASE EXPIRATION	4/30/2030
REMAINING TERM	6 Years
RENEWAL OPTIONS	8x5
INCREASES	Flat (subject to percentage rents)
LANDLORD OBLIGATION	Roof, Structure, Parking Lot Replacement*

*Although the lease is a NN, Walgreens has historically been reimbursing current landlord or paying directly for these expenses

ANNUALIZED OPERATING DATA

LEASE TERM	ANNUAL RENT
CURRENT	\$265,500

PORTFOLIO OPTION

THIS SITE MAY BE SOLD INDIVIDUALLY OR PART OF A 4 WALGREENS PROPERTY PORTFOLIO.

PLEASE CONTACT AGENT FOR MORE DETAILS.

INVESTMENT HIGHLIGHTS

NNN

PASSIVE SLEEP-AT-NIGHT OPPORTUNITY

The NNN lease calls for minimal landlord obligations, tenant is responsible for paying insurance, taxes and maintenance expenses



COMMUNITY STAPLE

Walgreens has recently executed a 10 year lease extension, showing commitment to the location



STABLE INVESTMENT GRADE TENANT

Walgreens Boots Alliance is publicly traded (NASDAQ: WBA), is ranked #18 in the Fortune 500, and is rated "BBB-" by S&P



STRATEGICALLY LOCATED RETAIL CORNER

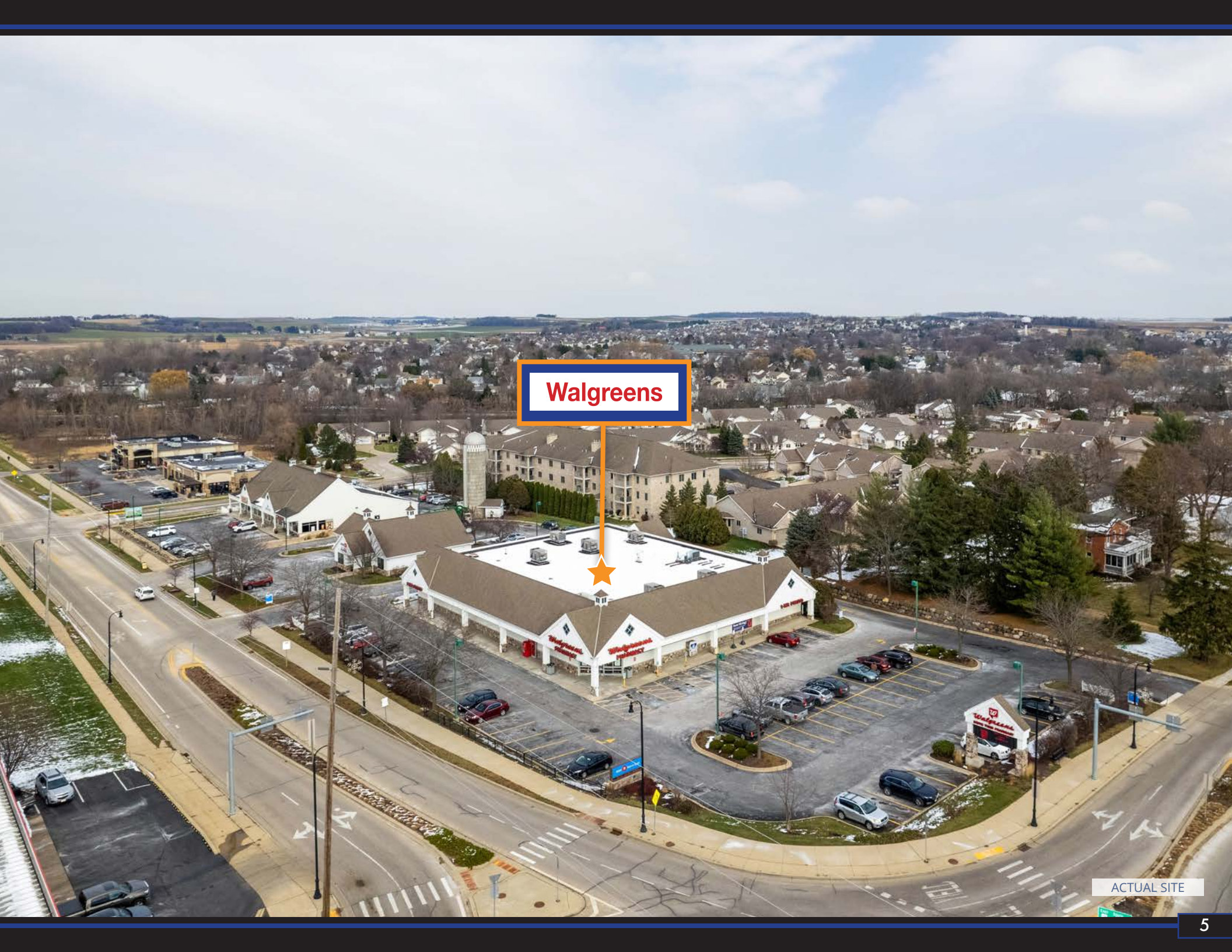
Excellent visibility on a main-and-main intersection with multiple access points offering convenience and e-commerce resistance, including a drive-thru pharmacy



STRONG AND AFFLUENT DEMOGRAPHICS

Just 20 minutes north of Madison, Wauaukee has experienced a 20% population increase in recent years and it's residents are earning over \$127,000 per year on average





Walgreens

ACTUAL SITE



Waunakee Police Department

County View Apartments

Vegas West Apartments

Pizza Hut

BMO Harris Bank

Walgreens

usbank

N CENTURY AVE - 6,100 VPD

W MAIN ST - 16,600 VPD

McDonald's

piggly wiggly

UNITED STATES POSTAL SERVICE

KFC

O'Reilly AUTO PARTS

ACE The helpful place.

Waunakee Village Hall

SUBWAY

Great Clips

WAUNAKEE BOWL

DOLLAR TREE

bp

DUNKIN'

Waunakee Fire Department

Century Common Apartments

St. John the Baptist Catholic Church

St. John the Baptist Catholic School

CITIGO

Madison 10 miles, WI

SITE PLAN

401 W MAIN STREET, WAUNAKEE (MADISON MSA), WI 53597



TENANT SUMMARY

WALGREENS

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Walgreens Boots Alliance has over 21,000 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with over 425 distribution centers delivering to more than 250,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries.

Approximately 9 million customers interact with Walgreens in stores and online each day. The company is focused on creating a neighborhood health destination and a more modern pharmacy aligned to a wider range of healthcare services. Walgreens utilizes its retail network as a channel to provide health and wellness services to its customers and patients, as illustrated by the company's ability to play a significant role in providing flu vaccines and other immunizations.

Walgreens Boots Alliance recently announced an increased investment in VillageMD, which will provide a full-service clinic in Walgreens stores, to advance its strategic position in the delivery of value-based primary care. This investment will accelerate the opening of more than 600 Village Medical at Walgreens primary care practices in more than 30 U.S. markets by 2025 and 1,000 by 2027.



Headquarters

**DEERFIELD,
ILLINOIS**



Year Founded

1901



Fortune 500

RANKED #18



U.S. Locations

9,000



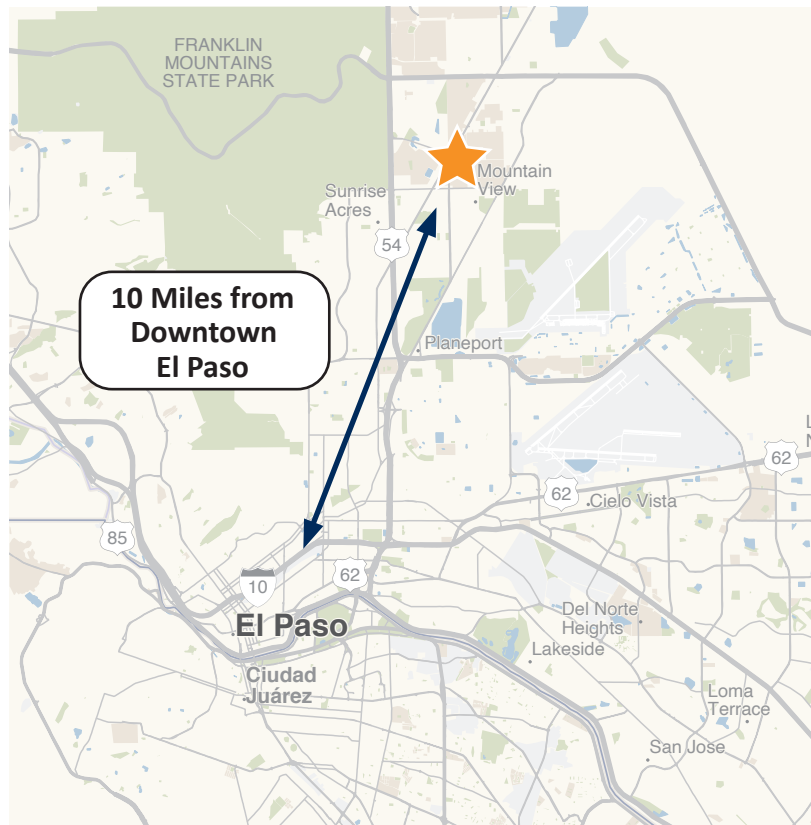
S&P Credit Rating

BBB-

LOCATION OVERVIEW / MADISON, WI

MADISON

The Madison metro is situated in south-central Wisconsin, roughly 80 miles west of Milwaukee, 150 miles northwest of Chicago and 270 miles southeast of Minneapolis. The market consists of Dane, Columbia, Iowa and Green counties. Madison is the state's capital city and comprises more than 60 percent of the metro's population, with 281,000 citizens. The largest public university in the state is also located in the city of Madison, providing local employers with a stream of young and educated personnel. Metrowide, population growth of 37,000 people is expected during the next five years.



METRO HIGHLIGHTS



UNIVERSITY OF WISCONSIN

The University of Wisconsin is a major driver of the metro's economy, with 49,900 students and nearly 21,000 faculty and staff members.



GOVERNMENT EMPLOYERS

As the capital city, Madison has just over 90,000 government employees, which tends to insulate the local economy during economic downturns.



HIGH-INCOME EARNERS

With more than 40 percent of the adult population having a bachelor's degree or higher, the metro's median household income is well above the national level.

ECONOMY

- The University of Wisconsin-Madison is a boon for startups and collaborative research endeavors.
- Madison's deep pool of educated workers supports major software and insurance operations, such as Epic Systems, WPS Health Insurance and American Family Insurance.
- The headquarters and research and development center for Sub-Zero is in Madison, while the Lands' End headquarters is located just south of Madison in Dodgeville.
- Many tourists pass through the Madison metro to vacation in the Wisconsin Dells to the northwest of the market.

DEMOGRAPHICS



POPULATION

687K

Growth 2022-2027*
5.4%



HOUSEHOLDS

287K

Growth 2022-2027*
6.0%



MEDIAN AGE

36.8

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME

\$76,600

U.S. Median
\$66,400

DEMOGRAPHICS / WAUNAKEE, WI

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	9,842	18,078	28,194
2022 Estimate	9,130	16,627	25,926
Growth 2022 - 2027	7.80%	8.72%	8.74%
2000 Census	6,938	11,184	18,382
2010 Census	7,762	13,911	21,737
Growth 2000 - 2010	11.88%	24.38%	18.25%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	3,848	6,530	10,515
2022 Estimate	3,582	6,020	9,690
Growth 2022 - 2027	7.43%	8.47%	8.51%
2000 Census	2,579	3,975	6,845
2010 Census	3,044	5,018	8,070
Growth 2000 - 2010	18.06%	26.26%	17.90%

2022 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	7.47%	11.42%	12.19%
\$150,000 - \$199,999	10.19%	12.04%	12.11%
\$100,000 - \$149,999	21.60%	22.61%	23.76%
\$75,000 - \$99,999	15.76%	15.61%	15.99%
\$50,000 - \$74,999	17.25%	15.25%	14.72%
\$35,000 - \$49,999	11.29%	9.55%	8.65%
\$25,000 - \$34,999	7.24%	5.76%	5.35%
\$15,000 - \$24,999	6.01%	5.23%	4.76%
\$10,000 - \$14,999	1.85%	1.48%	1.38%
Under \$9,999	1.34%	1.05%	1.09%
2022 Est. Average Household Income	\$108,269	\$124,707	\$127,894
2022 Est. Median Household Income	\$82,334	\$93,395	\$96,878
2022 Est. Per Capita Income	\$42,482	\$45,172	\$48,056

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	9,130	16,627	25,926
Under 4	4.3%	4.5%	4.6%
5 to 14 Years	14.8%	15.6%	14.7%
15 to 17 Years	5.3%	5.2%	4.9%
18 to 19 Years	2.8%	2.7%	2.5%
20 to 24 Years	6.4%	5.9%	5.7%
25 to 29 Years	5.6%	4.9%	5.0%
30 to 34 Years	4.7%	4.1%	4.2%
35 to 39 Years	5.8%	5.7%	5.7%
40 to 49 Years	13.7%	14.1%	14.2%
50 to 59 Years	14.1%	14.1%	14.6%
60 to 64 Years	5.5%	5.6%	6.1%
65 to 69 Years	5.2%	5.6%	5.8%
70 to 74 Years	4.2%	4.5%	4.9%
Age 75+	7.5%	7.6%	7.2%
2022 Median Age	40.2	41.2	42.1

2022 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	1.72%	1.31%	1.47%
Some High School (9-11)	1.96%	1.70%	2.23%
High School Graduate (12)	20.28%	18.55%	19.76%
Some College (13-15)	19.76%	18.58%	18.38%
Associates Degree Only	12.49%	12.02%	11.54%
Bachelors Degree Only	29.65%	31.30%	29.76%
Graduate Degree	13.63%	16.22%	16.24%

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

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validity of any provision or the adequacy
of any provision in any specific transaction.

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41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Walgreens

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