

WALGREENS DECATUR, IL

NNN LEASE WITH
RENT INCREASES



HELIOS
INVESTMENT SERVICES

Contents

- 03** Investment Summary
- 04** Investment Highlights
- 05** Location Overview
- 09** Floor Plan
- 10** Location Highlights
- 11** Tenant Overview

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HELIOS
INVESTMENT SERVICES

Los Angeles, CA
Newport Beach, CA
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Investment Summary

Price	\$3,638,873
Cap Rate	7.10%
NOI	\$258,360
Guarantor	Walgreens (S&P: BBB-)
Lease Type	NNN
Lease start	9/1/2022
Lease exp	8/31/2035
Rent Increases	5% every 5-Years (including option periods)
Options	Twelve 5-Year Options
<hr/>	
Address	1311 IL-48, Decatur, IL 62526
County	Macon
Building Area	12,918 SF
Land Area	1.90 AC
Year Built	2002



Investment Highlights

- » Strong Unit level performance - Double the national average.
- » The lease is fee simple absolute NNN with no landlord responsibilities.
- » Walgreens (S&P: BBB-) 13 year primary lease term with rent increases of five percent (5%) every five years.
- » Walgreens is ranked #27 on the Fortune 500 list for total Revenue (2024).
- » Strong local demographics with population in excess of 74,000 and average household income is \$82,730 within a 5 mile radius.
- » Drive-Thru Pharmacy: This serves as a convenience for customers picking up prescription medication.
- » Property's location proximate to Decatur Memorial Hospital, a +/-300 bed community hospital that has provided medical care since 1916 for residents of central Illinois.





Hickory Point Golf Course

HICKORY POINT MALL

Walmart
 TARGET
 JOANN

SAM'S CLUB
 CHIPOTLE MEXICAN GRILL

KOHL'S VON MAUR
 TJ-maxx Bath & Body Works HIBBETT SPORTS
 ROSS DRESS FOR LESS ULTA BEAUTY HOBBY LOBBY

Richland COMMUNITY COLLEGE

Kroger ALDI THE SALVATION ARMY DG Auto Zone
 Ashley HOMESTORE planet fitness Culver's PAPA JOHN'S
 Aaron's AMERICAN FREIGHT DUNKIN'
 KFC WENDY'S TACO BELL Arby's Ford

Decatur Memorial Hospital
 300 BED HOSPITAL

CAT MANUFACTURER

ADM MANUFACTURER

Walgreens

Save a lot Auto Zone Kreckel's Mustard & Hamburgers

DOLLAR TREE CITITRENDS Hardee's SUBWAY
 WING STOP Las Margaritas First Wok

MILLIKIN UNIVERSITY

Country Club of Decatur

Decatur Airport

Blain's FARM & FLEET

Kroger DG SUBWAY

Kaufman Lakeside Conservation Area

South Side Country Club

Sand Creek Open Space Reservation

Walmart Kroger
 DOLLAR TREE JJ McDonald's DQ
 ALDI Arby's Steak Shake TACO BELL SONIC Culver's

Decatur Memorial Hospital
300 BED HOSPITAL

CAT
MANUFACTURER

ADM
MANUFACTURER

TATE & LYLE
MANUFACTURER

Country Club of Decatur

Celebrating 75 years
decatur AIRPORT

BOURBON
DARK MATTER PRINTING

Walgreens

Save a lot

N Oakland Ave (5,250 VPD)

N Fairview Ave (13,200 VPD)

SPEED LUBE
10 Minute Oil Change Shops

W Grand Ave (8,100 VPD)

AKORN



Douglas Mac Arthur High School

MacArthur High School

Northwest-Graceland Park



DARK MATTER PRINTING

- U Top
- The Tornado Truck
- Tips N Toes Nails
- Philly Bs Place
- Charles Daniels Properties
- Ez Street Studios



W Grand Ave (8,100 VPD)

N Fairview Ave (13,200 VPD)





Douglas Mac Arthur High School

MacArthur High School



N Oakland Ave (5,250 VPD)



W Grand Ave (8,100 VPD)

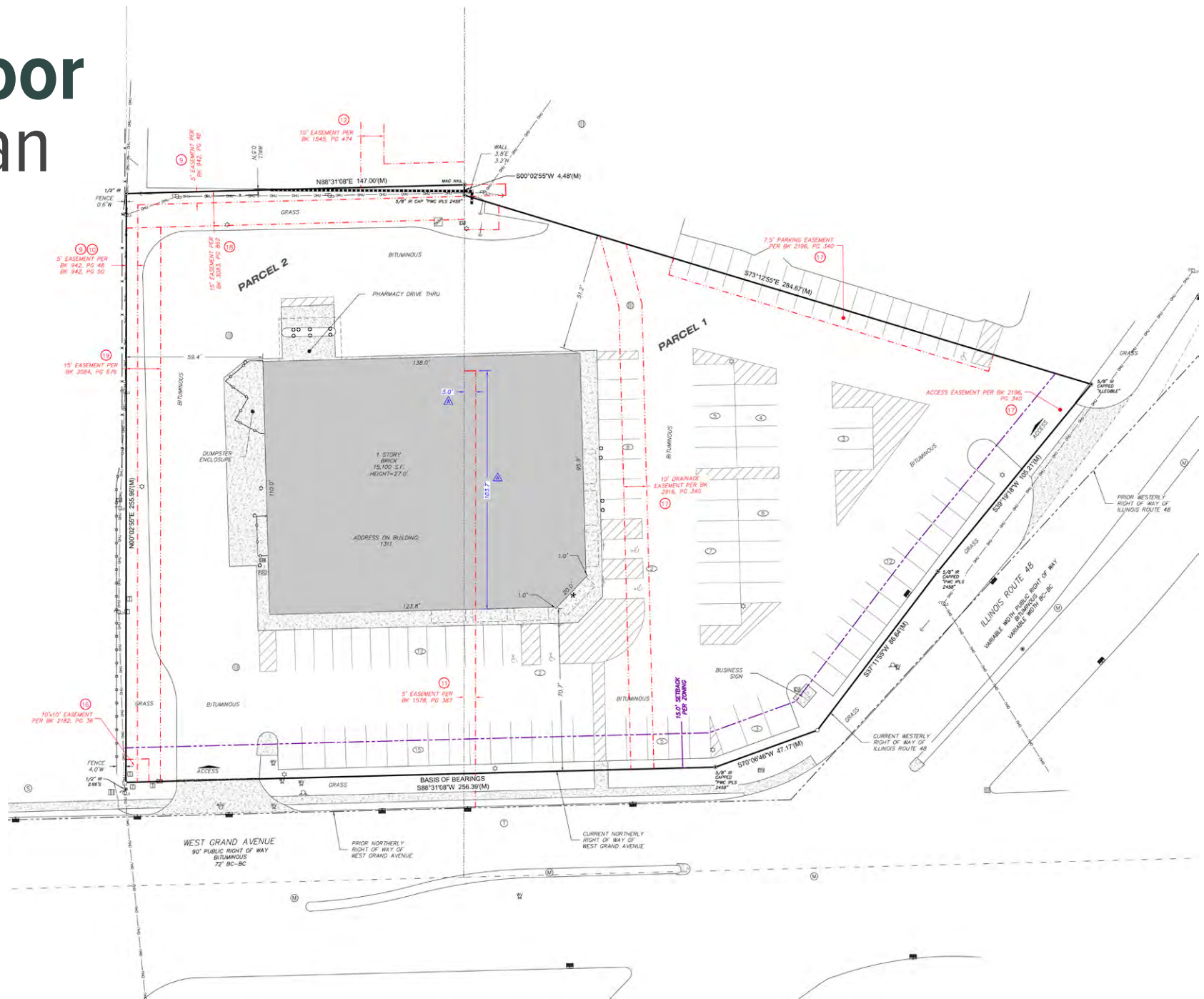
N Fairview Ave (13,200 VPD)



DARK MATTER PRINTING

U Top
The Tornado Truck
Tips N Toes Nails
Philly Bs Place
Charles Daniels Properties
Ez Street Studios

Floor Plan



Location Highlights



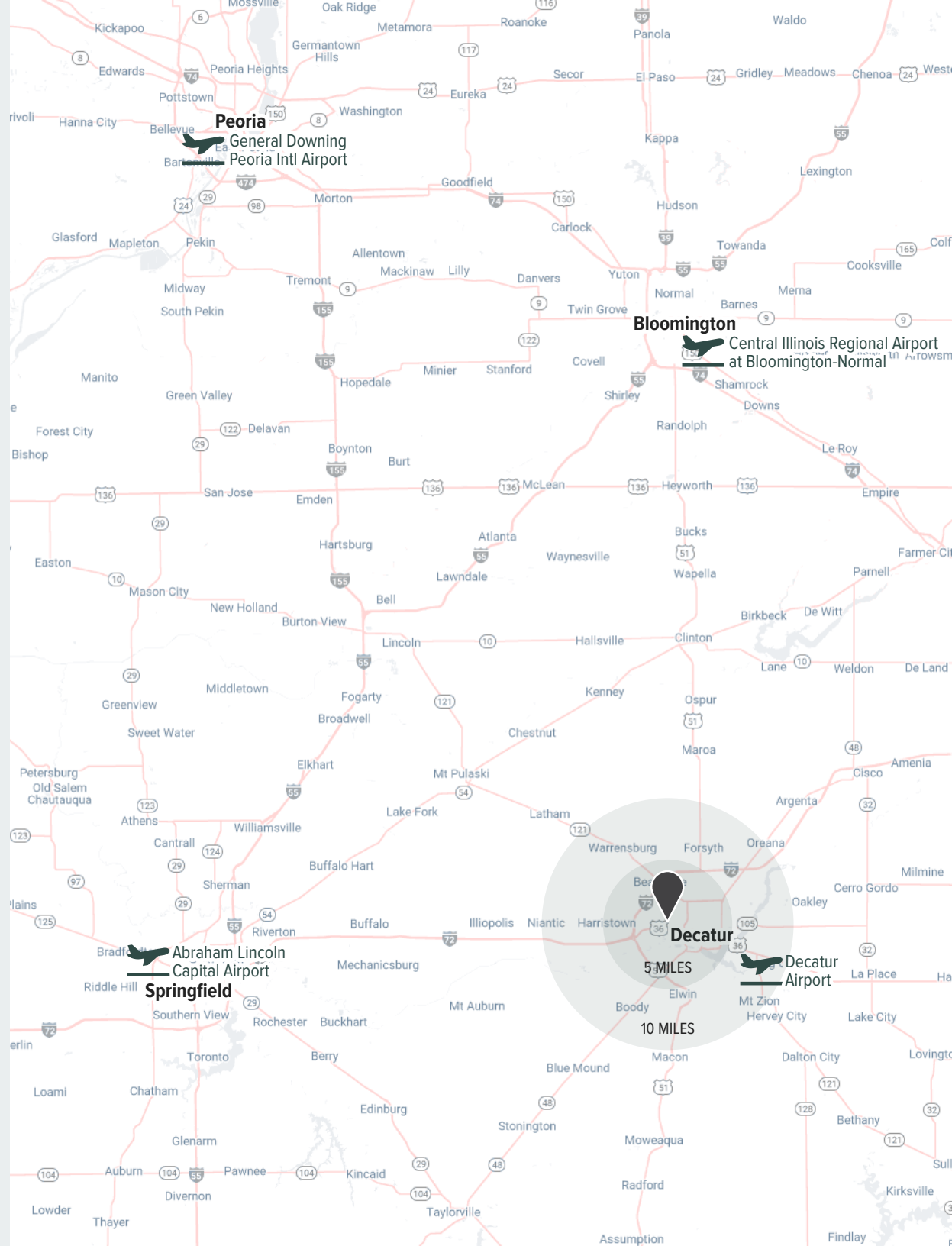
Population

1 Miles	10,935
3 Miles	48,392
5 Miles	74,427



Average Household Income

1 Miles	\$61,229
3 Miles	\$69,267
5 Miles	\$82,730



Tenant Overview

Walgreens, and its holding company Walgreens-Boots Alliance, Inc., is headquartered in Deerfield, Illinois. Walgreens became a subsidiary of the holding company in 2014 to establish unmatched supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies.

With over 9500 US locations Walgreens is one of the nation's largest drugstore chains, and the first global health and well being enterprise comprising over 18,750 locations in 11 countries. Every day Walgreens touches the lives of over 10 million customers in stores and online.

Walgreens is a trusted wellness provider that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services. Recent initiatives include:

- » **A strategic partnership** with Microsoft and Adobe providing a digital experience and customer insights platform offering access to products and services from the company's global pharmacy and retail businesses.
- » **Opening of 600 Village Medical** primary care clinics at Walgreens stores in more than 30 U.S. markets with in the next four years. The plan is to build hundreds more thereafter.
- » **"On the spot" drive-thru shopping** providing customers with select household essential and health & wellness products online in advance and then pay for and pick them up at Walgreens.
- » **Sales of a majority-portion of Walgreens-Boots-Alliance wholesale** pharmacy operations to Alliance Healthcare in a move to help grow their core pharmacy and healthcare businesses.



Walgreens

S&P BBB-
CREDIT RATING

\$139 BIL
REVENUE 2019

\$87 BIL
TOTAL ASSETS

9560
LOCATIONS

415,000+
EMPLOYEES

DEERFIELD, IL
HEADQUARTERS

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