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Current Cap Rate Average Walgreens, From NNEX.com Analyses Conducted on 11/18/10

	Lease Type	Lease Term	Listed Cap Rate
Columbus Ohio	NNN	74	7.40%
Harrisonville MO	NNN	N/A	7.49%
Chicago IL	NNN	74	6.60%
Chula Vista CA	NNN	69	6.50%
Hurricane WV	NNN	75	7.40%
Burlington NC	NNN	73	7.40%
High Point NC	NNN	76	7.55%
Xenia OH	NNN	74	7.35%
Englewood OH	NNN	74	7.50%
Johnson City TN	NNN	23	7.35%
Marshfield MA	NNN	24	6.86%
Norristown PA	NNN	N/A	7.00%
Americus GA	NNN	73	7.50%
Douglas GA	NNN	74	7.50%
Riverside CA	NNN	55	6.10%
Bettendorf IA	NNN	54	6.67%
Wappingers Falls NY	NNN	25	7.00%
Lilburn GA	NNN	N/A	8.00%
Bridgeville DE	NNN	25	7.20%
El Paso Texas	NNN	N/A	7.65%
Mebane NC	NNN	75	7.20%
Pelham NH	NNN	26	6.90%
Zebulon NC	NNN	24	7.10%
Orland CA	NNN	N/A	6.85%
Brownstown Township MI	NNN	9	8.50%
Saint John IN	Ground Lease	23	7.00%
Tulsa OK	NNN	50	9.04%
Alhambra CA	NNN	20	6.00%
Colorado Springs CO	Ground Lease	75	6.25%
East Amherst NY	NNN	22	6.00%
Northbrook IL	NNN	24	6.90%
Spartanburg SC	NNN	22	7.35%
Peekskill NY	NNN	26	6.90%
Bloomington IL	NN	11	7.75%
Gainesville VA	Ground Lease	19	5.88%
Loganville GA	NNN	21	6.00%
Webb City MO	NN	10	8.50%
Oakdale CA	NNN	N/A	7.00%

Atlanta (Stockbridge) GA	NN	11	7.87%
Coalinga CA	NNN	23	7.00%
Ashland WI	NNN	23	7.00%
Columbia SC	NNN	18	8.38%
Conway SC	NNN	18	8.70%
Kalamazoo MI	NNN	N/A	7.50%
Montebello CA	NNN	20	7.00%
Elk Grove, CA	NNN	N/A	6.50%
Dallas TX	NNN	21	6.50%
Ridgewood NY	NNN	25	6.50%
Patchogue (Long Island) NY	NNN	25	6.50%
Brooklyn NY	NNN	25	6.50%
Jamaica NY	NNN	25	7.25%
Brooklyn NY	NNN	25	6.50%
St. Albans Queens NY	NNN	25	7.00%
Jacksonville FL	NNN	23	6.25%
Wilmington NC	NNN	N/A	6.25%
Palm Desert CA	Leashold	10	8.00%
Leavenworth KS	NNN	N/A	6.90%
Average Cap Rate Walgreens			7.11%
Median Cap Rate Walgreens			7.00%
Max Cap Rate Walgreens			9.04%
Min Cap Rate Walgreens			5.88%

Not guaranteed expressed or implied.