



Marabella Commercial Finance

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WALGREENS

Location:	Riverside, CA
Price	\$8,900,000
Down Payment	100% \$8,900,000
Rentable Square Feet	14,991
Price/SF	\$593.68
CAP Rate	6.50% Cap Rate
Year Built	2010
Lot Size	1.52 Acres +/-
Type of Ownership	Fee Simple

PRICING & FINANCIAL ANALYSIS

Base Rent	(\$38.58/SF) \$578,473
Net Operating Income	\$578,473
Total Return	6.50%
Tenant Trade Name	Walgreens
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Primary Lease Term	25 Years
Options	Fifty 1-year renewal options
Location Information:	Class A Walgreens at one of the busiest intersections in Riverside County.

Seller ID 050428085803185790294C

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 or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

