



Marabella Commercial Finance
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WALGREENS Corporate Guaranteed Ground Lease

Location:	Tucson, Arizona
Price	\$3,080,000
Down Payment	100% \$3,080,000
Building Size	14,980 Sq. Ft.
Price/SF	\$205.60
CAP Rate	6.00%
Year Built	September 2008
Lot Size	62,570 Sq. Ft.
Type of Ownership	Ground Lease

PRICING & FINANCIAL ANALYSIS

Annual Rent - Years	1-10 annual rent = \$185,000, 11-20 annual rent \$203,500, 21-30 annual rent \$223,850, 31-40 annual rent \$246,235, 41-50 annual rent \$270,858.50, 51-60 annual rent \$297,944.35, 61-70 annual rent \$327,738.79, 71-75 annual rent \$360,512.66.
Base Rent	(\$12.34/SF) \$185,000
Net Operating Income	\$185,000
Total Return	6.00% \$185,000
Tenant Trade Name	Walgreens
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Net/Net/Net
Roof and Structure	Tenant Responsible
Lease Start Date	January 1, 2008
Initial 25 year lease end date	December 31, 2032
Option Period:	50 year lease end date December 31, 2082

Seller ID 100720101731801279195C

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.

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