



Marabella Commercial Finance
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WALGREENS

Location:	Houston Texas
Price	\$4,514,285
Down Payment	100% \$4,514,285
Rentable Square Feet	14,820
Price/SF	\$304.61
CAP Rate	7.00%
Year Built	2009
Lot Size	1.68 Acres +/-
Type of Ownership	Fee Simple

PRICING & FINANCIAL ANALYSIS

Base Rent	(\$21.32/SF) \$316,000
Net Operating Income	\$316,000
Total Return	7.00% \$4,514,285
Tenant Trade Name	Walgreens
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Lease Term	75 Years (Tenant Has Right To Terminate After 25 th Year).
Lease Commencement Date	2/1/2009
Rent Commencement Date	2/1/2009
Term Remaining on Lease	75 Years

Seller ID 980824001073185790294C

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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