Marabella Commercial Finance
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WALGREENS

Location:	**Medford, Oregon**
Price	$6,790,000
Down Payment	100% $6,790,000
Rentable Square Feet	14,820
Price/SF	$458.16
CAP Rate	7.00%
Year Built	Under Construction Estimated Completion is August 2010.
Type of Ownership	Fee Simple

PRICING & FINANCIAL ANALYSIS

Base Rent	($32.03/SF) $474,760
Net Operating Income	$474,760
Total Return	7.00%
Tenant Trade Name	Walgreens
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Lease Term	25 Year Primary Term.
Term Remaining on Lease	75 Years
Increases	Percentage Rent

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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.