## Properties for Sale

### 1 7155 24th St, Sacramento, CA 95822

<table>
<thead>
<tr>
<th>Price</th>
<th>$6,341,000</th>
<th>Gross Leasable Area</th>
<th>16,466 SF</th>
<th>Cap Rate</th>
<th>6.15%</th>
<th>Property Sub-type</th>
<th>Drug Store</th>
<th>Status</th>
<th>Active</th>
</tr>
</thead>
</table>

**Property Notes**
To submit a "Non Binding" LOI on this property please and / or for financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com

### Sale Notes
SRS National Net Lease Group, in cooperation with Westside Pacific Estates, Inc., is pleased to offer the opportunity to acquire the fee simple interest (land & building) in an absolute NNN leased, investment grade (S&P: BBB), corporate guaranteed, pharmacy drive-thru equipped, Walgreens investment property located in Sacramento, CA. The tenant, Walgreens Co., has more than 6 years remaining on their primary lease term, followed by 8 (5-year) option periods to extend. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for an out-of-state investor.

### Property Description
Walgreens is strategically located at the signalized, hard corner intersection of 24th Street and Florin Road, with a combined average 52,400 vehicles passing by daily. The site is also located between both Interstate 5 (104,500 VPD) and State Highway 99 (193,300 VPD), the most highly trafficked thoroughfares in the county. The pharmacy is equipped with a double-lane drive-thru offering ease for customers. Walgreens is located directly across from Florin Plaza and Florin Square Shopping Center, composed of regional and lifestyle tenants, allowing the property to benefit from crossover traffic. Nearby national/credit tenants include Walmart Neighborhood Market, The Home Depot, Smart & Final, Dollar Tree, and more. Walgreens is located within 7 miles south from Downtown Sacramento, which is expected to continue to experience strong growth. The 5-mile trade area is supported by a dense population of over 347,000 residents with an average household income of $76,518.

### 2 12001 Southern Blvd, Royal Palm Beach, FL 33470

<table>
<thead>
<tr>
<th>Price</th>
<th>$6,468,350</th>
<th>Gross Leasable Area</th>
<th>15,738 SF</th>
<th>Cap Rate</th>
<th>5.30%</th>
<th>Property Sub-type</th>
<th>Drug Store</th>
<th>Status</th>
<th>Active</th>
</tr>
</thead>
</table>

**Property Notes**
To submit a "Non Binding" LOI on this property please and / or for financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com

### Sale Notes
CBRE’s Net Lease Property Group is pleased to present this highly successful Walgreens property located at the entrance to the Wellington community. This exceptional South Florida location has consistently been a very strong performer - So much so that Walgreens recently extended their lease for another 10 years, providing close to 12 years of hard lease term.

Located at the hard corner signalized intersection of Southern Blvd. and Crestwood Blvd. with a combined traffic count of over 93,000 cars per day, and over 125,000 people within 5 miles with an average household income of over $100,000, it’s no wonder why this is such a successful location.
Sale Notes
Walgreens in San Antonio, TX Part of the San Antonio MSA where the next great American metropolis continues to grow together (or even Austintonio). Also, Texas is Income Tax-Free State. 10 Years Remaining on a Corporate Guaranteed Double-Net (NN) Lease Walgreens is considered S&P investment grade (NASDAQ: WBA) and ranked #17 in Fortune 500 (June 2019). The Double Net Lease provides for minimal landlord responsibilities. Dense Demographics & More Homes Coming More than 201,000 Residents within the 5 Mile Radius and more homes are coming soon. Directly south of the property there is a new Circle K gas station being developed as well as a new, 26-acre residential development by Meritage Homes. Significant Population Growth Population Grew by 12.13% from 2010 to 2019. Projected Growth from 2019 to 2024 is an additional 6.21%. Signalized Hard Corner Location on the Walzem Rd Intersection| Proposed New Road More than 33K vehicles per day travel Walzem Road. More than 15K vehicles per day continue to cross Walzem as the road heads south towards Eisenhower Rd. As new residential homes are being planned and population growth occurs, a new proposed road connecting Eisenhower Rd to Walzem Rd will provide additional ingress & egress to the Walgreen’s site. Unit Level Economics This location has a history of strong reported sales. Furthermore, the base rent per Square Foot is below market providing an investor with additional stability knowing Walgreen’s local economics have a positive outlook long-term.

Property Description
This offering represents the opportunity to own a fee simple interest in a property leased to the Walgreens, corporation. Walgreens has been at this location for 20 years and boasts a very healthy rent to sales ratio. Built in 1999, this 14,004 SF freestanding building is strategically located at Walzem Road with multiple ingress and egress access points. This location features a drive-thru and is directly next to other major retailers such as Walmart, HEB, McDonald’s, Dominoes, CVS, Wingstop, Domino’s Pizza, and many more. Walgreens (NYSE: WAB) is the number one drug store in the United States with over 7,850 stores and over 8,100 locations.
**6 475 W Finnie Flat Rd, Camp Verde, AZ 86322**

<table>
<thead>
<tr>
<th>Price</th>
<th>$5,889,616</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Leasable Area</td>
<td>14,900 SF</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>6.25%</td>
</tr>
<tr>
<td>Property Sub-type</td>
<td>Drug Store</td>
</tr>
<tr>
<td>Status</td>
<td>Active</td>
</tr>
</tbody>
</table>

**Property Notes**
To submit a "Non Binding" LOI on this property please and / or for financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com

**Sale Notes**
Walgreens - Investment Grade Tenant
In Place Self Liquidating Loan – Coterminal With Lease Expiration
Rare Rent Increases - Absolute Triple Net Lease
Over 15 Years Remain on Lease

**Property Description**
Located at 475 West Finnie Flat Road at the intersection of West Finnie Flat Road and East Cliffs Parkway in Camp Verde, Arizona. Directly across W. Finnie Flat Road is the 25-acre OutPost Mall anchored by Bashas' market. This center features popular retailers such as CVS, Starbucks and Domino's Pizza.

---

**7 1402 Miamisburg-Centerville Rd, Dayton, OH 45459**

<table>
<thead>
<tr>
<th>Price</th>
<th>$5,833,333</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Leasable Area</td>
<td>13,650 SF</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>6.00%</td>
</tr>
<tr>
<td>Property Sub-type</td>
<td>Drug Store</td>
</tr>
<tr>
<td>Status</td>
<td>Active</td>
</tr>
</tbody>
</table>

**Property Notes**
To submit a "Non Binding" LOI on this property please and / or for financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com

**Sale Notes**
We are pleased to present the opportunity to acquire the fee simple interest (land and building) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Centerville, Dayton, Ohio.
Property is approximately 13,650 square feet located on a ±1.79 prime commercial acre. The investment grade tenant is Walgreen Co. (NASDAQ: WBA | S&P: BBB).
The original 25-year lease runs through April 2029 and followed by Ten 5-year option periods to extend. The lease is corporately guaranteed and is absolute NNN with zero landlord responsibilities.
The subject site is strategically located at the signalized intersection of Miamisburg Centerville Road and Lyons Road with a combined 64,000 vehicles passing by daily.
The asset has excellent visibility and multiple access with points of ingress and egress on both adjacent streets, as well as a monument sign. The site is also equipped with a drive thru, providing ease and convenience for customers.
Nearby national, regional and local tenants in the surrounding trade area include: Dayton Mall, Sam's Club, Walmart Supercenter, Target and a variety of other National Regional and local tenants.
The 5-mile trade area is supported by more than 160,000 residents with an average household income of over $90,000.
Property is offered free and clear of debt or the attractive existing debt can be assumed. Please see page 5 of the Offering Memorandum for details.

**Property Description**
We are pleased to present the opportunity to acquire the fee simple interest (land and building) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Centerville, Dayton, Ohio.
Property is approximately 13,650 square feet located on a ±1.79 prime commercial acre. The investment grade tenant is Walgreen Co. (NASDAQ: WBA | S&P: BBB).
The original 25-year lease runs through April 2029 and followed by Ten 5-year option periods to extend. The lease is corporately guaranteed and is absolute NNN with zero landlord responsibilities.
The subject site is strategically located at the signalized intersection of Miamisburg Centerville Road and Lyons Road with a combined 64,000 vehicles passing by daily.
The asset has excellent visibility and multiple access with points of ingress and egress on both adjacent streets, as well as a monument sign. The site is also equipped with a drive thru, providing ease and convenience for customers.
Nearby national, regional and local tenants in the surrounding trade area include: Dayton Mall, Sam's Club, Walmart Supercenter, Target and a variety of other National Regional and local tenants.
The 5-mile trade area is supported by more than 160,000 residents with an average household income of over $90,000.
Property is offered free and clear of debt or the attractive existing debt can be assumed. Please see page 5 of the Offering Memorandum for details.
Sale Notes

We are pleased to present the opportunity to acquire the fee simple interest (land and building) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Crest Hills (Joliet) Illinois. Property is approximately 13,650 square feet located on a 1.18 +/- prime commercial acre. The investment grade tenant is Walgreen Co. (NASDAQ: WBA | S&P: BBB).

The original 25-year lease runs through May 2028 followed by Ten 5-year option periods to extend. The lease is corporately guaranteed and is absolute NNN with zero landlord responsibilities.

The subject site is strategically located at the signalized, hard southeast six-point corner intersection of Plainfield Road (SR-30), Gaylord Road and Caton Farm Road with a combined 37,500 vehicles passing by daily.

The asset has excellent visibility and multiple access points on a corner site with points of ingress and egress on both adjacent streets, as well as a monument sign located on the corner. The site is also equipped with a drive-thru, providing ease and convenience for customers.

Nearby national, regional and local tenants in the surrounding trade area include: Louis Joliet Mall, Dick’s Sporting Goods, Target, PetSmart, Discount Tire, Fresh Thyme Farmers Market, and more.

The surrounding 5-mile trade area is supported by more than 205,000 residents with an average household income of $82,000.

Property is offered free and clear of debt or the attractive existing debt can be assumed. Please see page 5 of the Offering Memorandum for details.

offered in cooperation with Mark Goodwin, CCIM.

---

Property Description

We are pleased to present the opportunity to acquire the fee simple interest (land and building) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Crest Hills (Joliet) Illinois. Property is approximately 13,650 square feet located on a 1.18 +/- prime commercial acre. The investment grade tenant is Walgreen Co. (NASDAQ: WBA | S&P: BBB).

The original 25-year lease runs through May 2028 followed by Ten 5-year option periods to extend. The lease is corporately guaranteed and is absolute NNN with zero landlord responsibilities.

The subject site is strategically located at the signalized, hard southeast six-point corner intersection of Plainfield Road (SR-30), Gaylord Road and Caton Farm Road with a combined 37,500 vehicles passing by daily.

The asset has excellent visibility and multiple access points on a corner site with points of ingress and egress on both adjacent streets, as well as a monument sign located on the corner. The site is also equipped with a drive-thru, providing ease and convenience for customers.

Nearby national, regional and local tenants in the surrounding trade area include: Louis Joliet Mall, Dick’s Sporting Goods, Target, PetSmart, Discount Tire, Fresh Thyme Farmers Market, and more.

The surrounding 5-mile trade area is supported by more than 205,000 residents with an average household income of $82,000.

Property is offered free and clear of debt or the attractive existing debt can be assumed. Please see page 5 of the Offering Memorandum for details.

offered in cooperation with Mark Goodwin, CCIM.

---

Sale Notes

We are pleased to present the opportunity to acquire the fee simple interest (land and building) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Crest Hills (Joliet) Illinois. Property is approximately 13,650 square feet located on a 1.18 +/- prime commercial acre. The investment grade tenant is Walgreen Co. (NASDAQ: WBA | S&P: BBB).

The original 25-year lease runs through May 2028 followed by Ten 5-year option periods to extend. The lease is corporately guaranteed and is absolute NNN with zero landlord responsibilities.

The subject site is strategically located at the signalized, hard southeast six-point corner intersection of Plainfield Road (SR-30), Gaylord Road and Caton Farm Road with a combined 37,500 vehicles passing by daily.

The asset has excellent visibility and multiple access points on a corner site with points of ingress and egress on both adjacent streets, as well as a monument sign located on the corner. The site is also equipped with a drive-thru, providing ease and convenience for customers.

Nearby national, regional and local tenants in the surrounding trade area include: Louis Joliet Mall, Dick’s Sporting Goods, Target, PetSmart, Discount Tire, Fresh Thyme Farmers Market, and more.

The surrounding 5-mile trade area is supported by more than 205,000 residents with an average household income of $82,000.

Property is offered free and clear of debt or the attractive existing debt can be assumed. Please see page 5 of the Offering Memorandum for details.

offered in cooperation with Mark Goodwin, CCIM.

---

Property Description

The property is conveniently located on East Hanna Avenue, with excellent visibility and access to 17,052 vehicles per day directly in front of the property, 22,280 vehicles per day on South East Street, and 11,139 vehicles per day on Madison Avenue. Visibility is increased by the site's location at the confluence of three highly trafficked thoroughfares (Interstate 65, Interstate 70, and Interstate 74). The property is centralized in a dense retail corridor and is within five miles of five major shopping centers with a combined 2 million SF of retail space and 226 stores, including three Walmart locations. Other major tenants near the site include Taco Bell, Pizza Hut, Office Depot, Steak 'n Shake, Papa John's Pizza, Burlington, Arby's, Subway, KFC, Kroger, and more.

The location benefits from its proximity to large schools, as it resides minutes from the University of Indianapolis (5,500+ students), Southport High School (2,100+ students), and Roncalli High School (1,200+ students). The site is five miles from Lucas Oil Stadium, home of the Indianapolis Colts (estimated $286 million annual economic impact). Additionally, the property is bordered by highly-populated neighborhoods, with 216,921 residents living within a five-mile radius.
**Sale Notes**

Marcus & Millichap is pleased to offer the opportunity to acquire the fee simple interest in an absolute NNN leased Walgreens (WBA). The subject property’s prior Walgreens Express was built circa 1997 and was subsequently replaced by the current Walgreens built in Year 2003. This shows tenant’s commitment to this location.

Leased to Walgreens for 75 years from December 27, 2003 to December 31, 2078 at a net annual rent of $566,000. Walgreens have the option of to terminate the lease at the end of the 25th year and every 5 years thereafter. The lease is absolute NNN in nature offering a true passive long term investment with a credit tenant for the owner.

**Property Description**

Located 36 miles south of Chicago, this Walgreens is located in a dense trade area with more than 500,000 square feet of retail anchored by Walmart in the immediate vicinity. It is ideally located along the signalized hard corner of West Lincoln Highway and Wicker Avenue.

**Sale Notes**

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, corporate guaranteed, drive-thru equipped, Walgreens, investment property located in Highland Park, IL (Chicago MSA). The tenant, Walgreens, executed a brand new 10-year lease extension. Walgreens currently has over 10 years remaining on their lease term followed by 6 (5-year) options to extend. The lease is corporate guaranteed and is NN with landlord responsibilities limited to roof, structure, and capital expenditures.

**Property Description**

The subject property is located at the intersection of Roger Williams Ave and Broadview Ave, a prime location in a small commercial zone nestled among a dense residential area. The site is located in North Shore, an area comprised of affluent neighborhoods with high quality of life and premier real estate. As a result, the building features an up-scale facade and modern design elements unique to the location. The property is truly a pride of ownership asset and is one of Walgreens premier sites, offering amenities including the sale of liquor, beer, wine, and in-store beauty consultants for the company’s line of No7 beauty and skincare products. Walgreens is approximately 1.5 miles from Ravinia Festival, the oldest outdoor music festival in the US with about 120-150 events held each summer and attracting over 600,000 listeners. Just west of the property is the Northmoor Country Club golf course and Sunset Valley golf club, indicators of the areas wealth and further increasing consumer traffic in the area. Nearby national/credit tenants include Trader Joe’s, Nordstrom Rack, Marshalls, DSW Designer, TJ Maxx, LA Fitness, and more, promoting crossover shopping in the area. The 5-mile trade is supported by a population of nearly 111,000 residents with an affluent average household income of $191,000. The immediate 1-mile trade area boasts an even higher average household income of nearly $213,000.
Sale Notes

Mid-America Real Estate Corporation, in cooperation with Mid-America Real Estate-Michigan, Inc., is pleased to present Walgreens located at 1010 South State Street, in Big Rapids, Michigan. The property is comprised of a 13,650 square foot retail building situated on a large 1.84 acre parcel in the college town of Ferris State University. The university is one of only three accredited pharmacy programs in Michigan. Walgreens has been occupying this site for 16 years. This asset gives potential buyers the opportunity to own a strong credit rated tenant in a desirable market which is home to over 14,000 college students.

Property Description

The subject offering is located across the street from the main entrance of Ferris State University, which provides excellent visibility to customers. The site is situated off South State Street (20,500 VPD) near the signalized intersection of Perry Avenue and South State Street, where a combined 44,000 vehicles pass through on a daily basis. Furthermore, customers have easy access to the subject offering from multiple points of entry from Perry Avenue and South State Street. This access creates many opportunities for customers to turn in and visit the subject offering.

Property Notes

To submit a "Non Binding" LOI on this property please and / or for financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com

Property Description

STABLE INCOME BY WALGREENS CORPORATE LISTED #17 ON THE FORTUNE 500 - The lease income is guaranteed by Walgreens Corporation (NYSE: WAG) with a credit rating (S&P) of BBB (Investment Grade).

RARE LONG TERM FLORIDA WALGREENS - 13.5 YEARS REMAINING - There are approximately thirteen and half (13.5) years remaining on the initial term with 50 years in options.

ABSOLUTE (NNN) NET LEASE WITH DRIVE THROUGH - Walgreens is on an absolute NNN lease with no landlord responsibilities whatsoever. This location also benefits from the sale of beer and wine and features a drive through pharmacy.

DAYTONA BEACH MSA LOCATION - Located on the northern shore of the St. Johns River, Debary is the gateway to southwestern Volusia County, with direct access to I-4 (±114,000 VPD) that serves as a corridor between Orlando (±26 miles SW), Sanford (±8 miles SE), and Daytona Beach (±32 miles NE).

DIRECT ACCESS FROM US-17 (COASTAL HIGHWAY) - Walgreens benefits from direct access via US-17 which is the main thoroughfare Debary. The store is on a hard corner with excellent visibility and benefits from average daily traffic counts of over 37,312 vehicles per day.

SURROUNDING MEDICAL FACILITIES - VA Orange City Clinic and Florida Hospital Fish Memorial.

SOLID DEMOGRAPHICS - The average household income in a one mile radius is $66,557, in a three-mile radius it is $58,463, and it is $56,127 in a five mile radius. Total one-mile population count is 6,944, there are 37,282 residents in a three-mile radius and 81,322 in a five-mile radius.

Property Notes

To submit a "Non Binding" LOI on this property please and / or for financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com
### Property Description

The Miramar Walgreens property is a 13,650-square foot, freestanding pharmacy, situated on a well-landscaped 2.18-acre parcel of land. It is well situated on the south side of Pembroke Road, a main east-west arterial that connects to I-75 to the west and Florida’s Turnpike and I-95 to the east. South Flamingo Road provides Walgreen’s eastern property boundary. These two roadways have consistently high traffic counts, giving this site excellent exposure and access. This property is surrounded by a stable population of single family and medium density multi-family residential districts with excellent demographic composition and good disposable income levels. All of these factors combine to create a vigorous, thriving neighborhood community and commercial sub-market.

### Sale Notes

High quality tenant (Walgreens)
Absolute NNN lease
Signalized intersection
Ongoing population growth in 1,3,5 radius
Near McDonalds, Starbucks, Rite Aid, and Bank of America
Strong cash flow
Algodones Dunes tourist destination