



WALGREENS

NN Lease Structure

6601 MCKEE RD.

MADISON, WI 53719

DANE COUNTY

±13,905-SF WALGREENS PHARMACY

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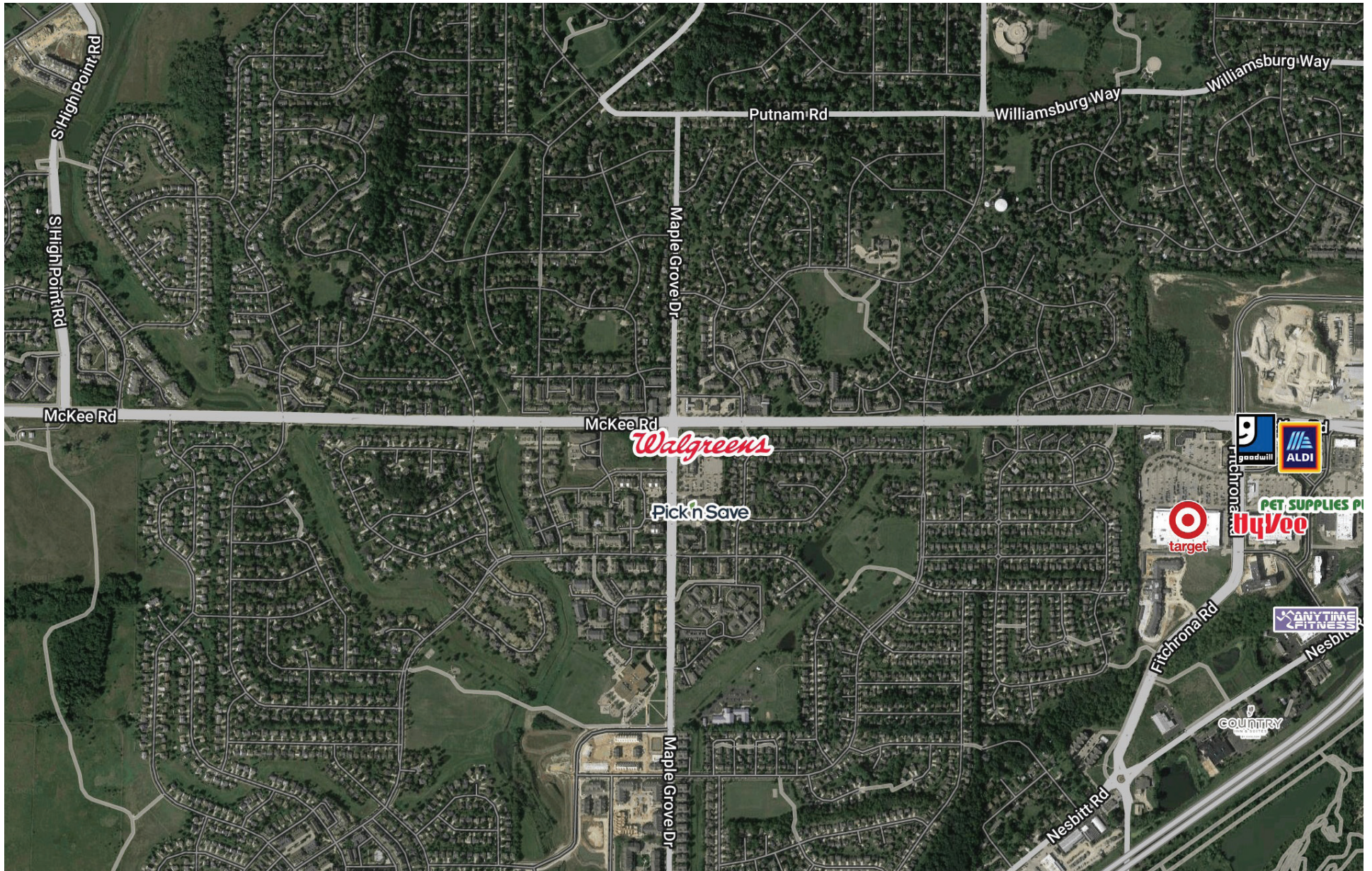


INVESTMENT OVERVIEW

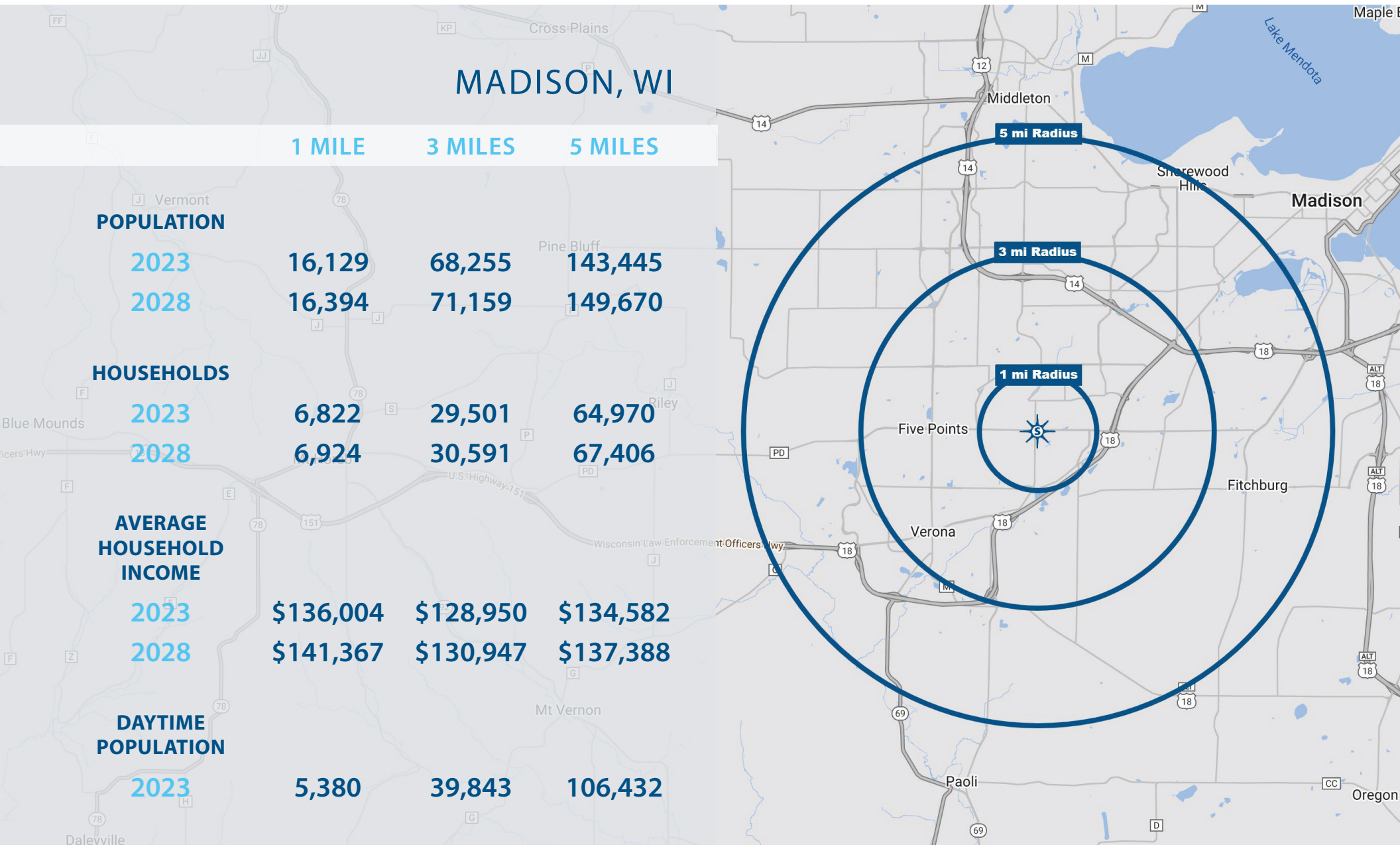
SIGNATORY	Walgreen Co.
ADDRESS	6601 McKee Rd. Madison, WI 53719
STORE NUMBER	5233
LAND OWNERSHIP	Fee
PROPERTY TYPE	Freestanding Retail
LAND	2.01 Acres
BUILDING SIZE	13,905 Square Feet
YEAR BUILT	1999
PURCHASE PRICE	\$4,502,571
CAP RATE	5.25%
ANNUAL RENT	\$236,385

LEASE COMMENCEMENT	October 2, 1999
LEASE EXPIRATION	October 31, 2029
LEASE TERM REMAINING	±7 Years
RIGHTS TO TERMINATE	5 Five-Year Options
OPTION RENT	\$285,053
LANDLORD RESPONSIBILITIES	NN
REPAIR AND/OR MAINTENANCE OF ROOF, STRUCTURE, AND PARKING LOT	Landlord Responsibility
UTILITIES	Tenant Responsibility
TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility

LOCATION



MARKET DEMOGRAPHICS





Walgreens Boots Alliance

WALGREENS BOOTS ALLIANCE, INC.	
NUMBER OF U.S. LOCATIONS	8,965
CREDIT RATING	BBB/Stable (S&P)
STOCK SYMBOL	Nasdaq: WBA
TOTAL REVENUE	\$135.949 Billion
MARKET CAP	\$42.45 Billion
TENANT BUSINESS	Retail/Pharmacy
HEADQUARTERS	Deerfield, IL
WEBSITE	walgreens.com

WALGREENS BOOTS ALLIANCE, INC.

Walgreens Boots Alliance, Inc. (Nasdaq: WBA) is an integrated healthcare, pharmacy, and retail leader serving millions of customers and patients every day through approximately 13,000 locations across the U.S., Europe, and Latin America. Anchored by iconic brands Walgreens and Boots, the company is meeting customer needs through dispensing medicines, improving access to a wide range of health services, providing high-quality health and beauty products, and offering anytime, anywhere convenience across its digital platforms.

As of August 31, 2021, WBA operates 8,965 retail drugstores in the U.S. and 4,031 stores in Europe and Latin America. The company was formerly known as Walgreen Co. before acquiring Alliance Boots in 2014. Walgreen Co. was founded in 1909. The company is headquartered in Deerfield, Illinois.

In February 2022, WBA reported total revenue of \$135.949 billion, net income of \$6.289 billion, and a market cap of \$42.45 billion. CVS currently holds a Standard & Poor's credit rating of BBB/Stable.

TENANT OVERVIEW

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