

Walgreens | Franklin, LA



Actual Site



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Financial Summary

2030 Main Street | Franklin, LA 70538

Asking Price \$5,000,000 | Cap Rate 6.00%

Net Operating Income (NOI)	\$300,000
Rent/Month	\$25,000
Rent/SF	\$20.24
Rentable Square Feet	14,820+/- SF
Land Area	1.614+/- Acres
Parking Spaces	59
Credit Rating	S&P: BBB
Stock Symbol	Nasdaq: WBA
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Year Built	2014
Lease Term Remaining	16 Years
Rent Commencement	February 3, 2014
Lease Expiration	February 3, 2034
Options	Eleven (11), Five (5) Year*

* Termination right with 6 months notice prior to each option period

Investment Highlights

- Absolute NNN lease
- 16 years of primary lease term with additional 5-year extension options
- Walgreens Co., Inc lease guaranty - S&P rated BBB
- Signalized intersection adjacent to Walmart and Winn-Dixie
- Built in 2014 as new prototype model with drive-thru
- Closest drug store to hospital

About Walgreens

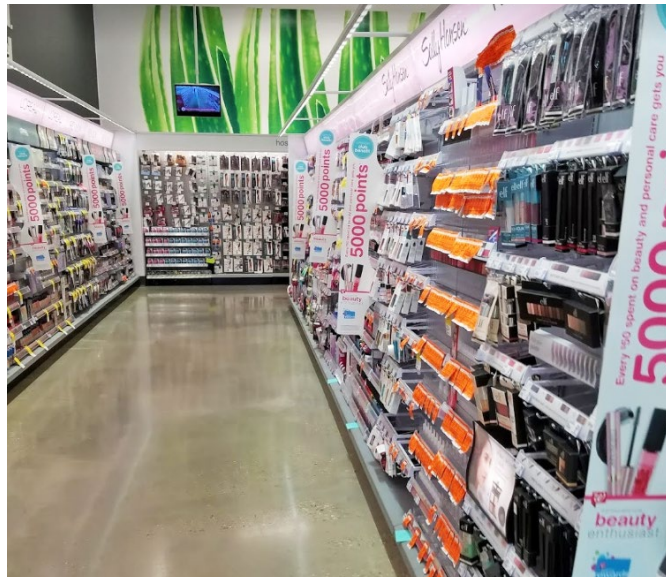
Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States

of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of August 31, 2016, the company operated 8,175 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

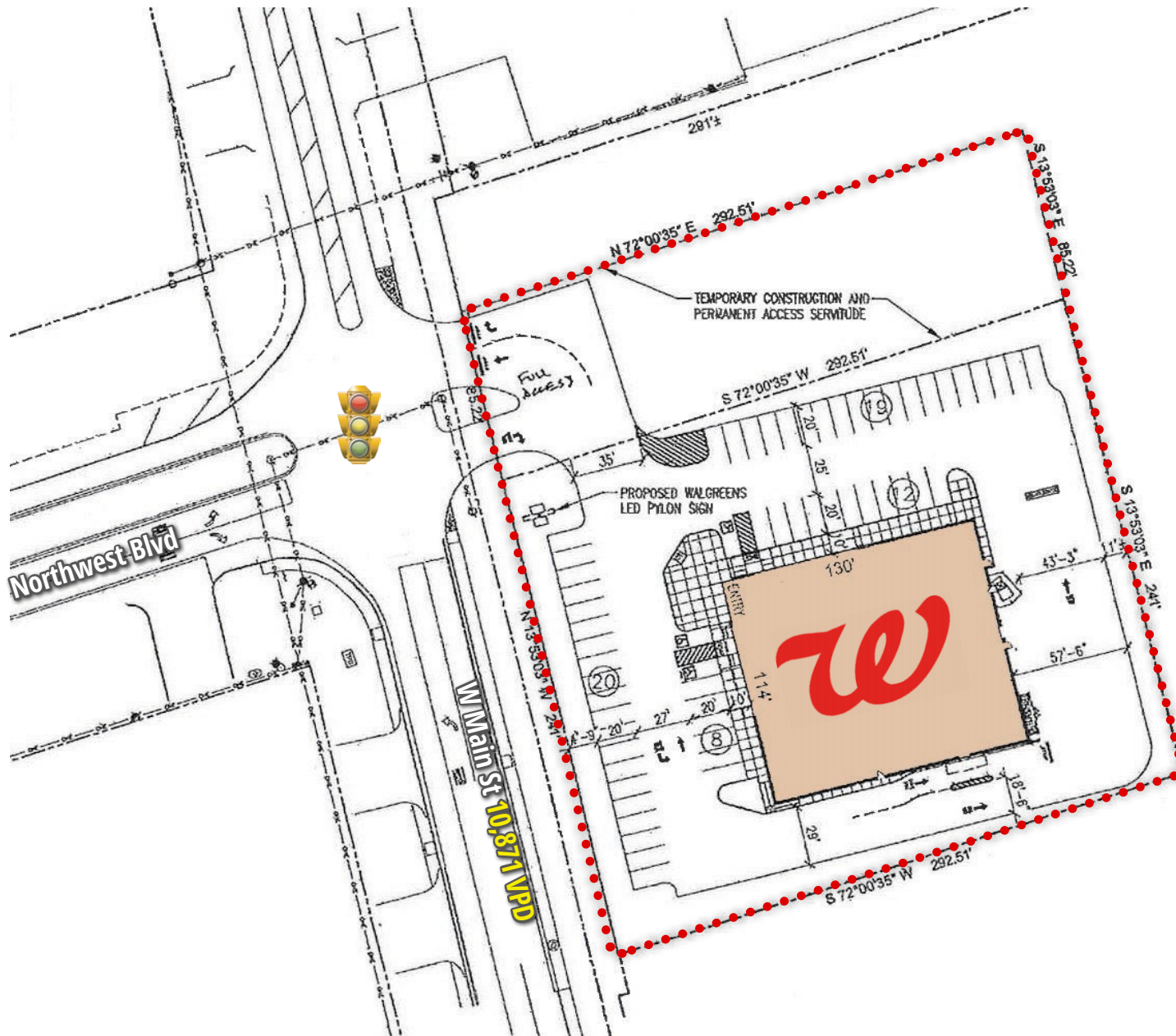
In December 2014, Walgreens completed its strategic combination with Alliance Boots to establish Walgreens Boots Alliance, Inc., forging the first global pharmacy-led, health and wellbeing enterprise. The combination brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling. Both companies have more than a century's worth of experience in customer and patient care. Walgreens is today part of the Retail Pharmacy USA division of Walgreens Boots Alliance. Walgreens provides access to consumer goods and services, plus pharmacy, photo studio, health and wellness services in the United States through its retail drugstores, Walgreens Health Services division, and Walgreens Health and Wellness division.



Site Photos



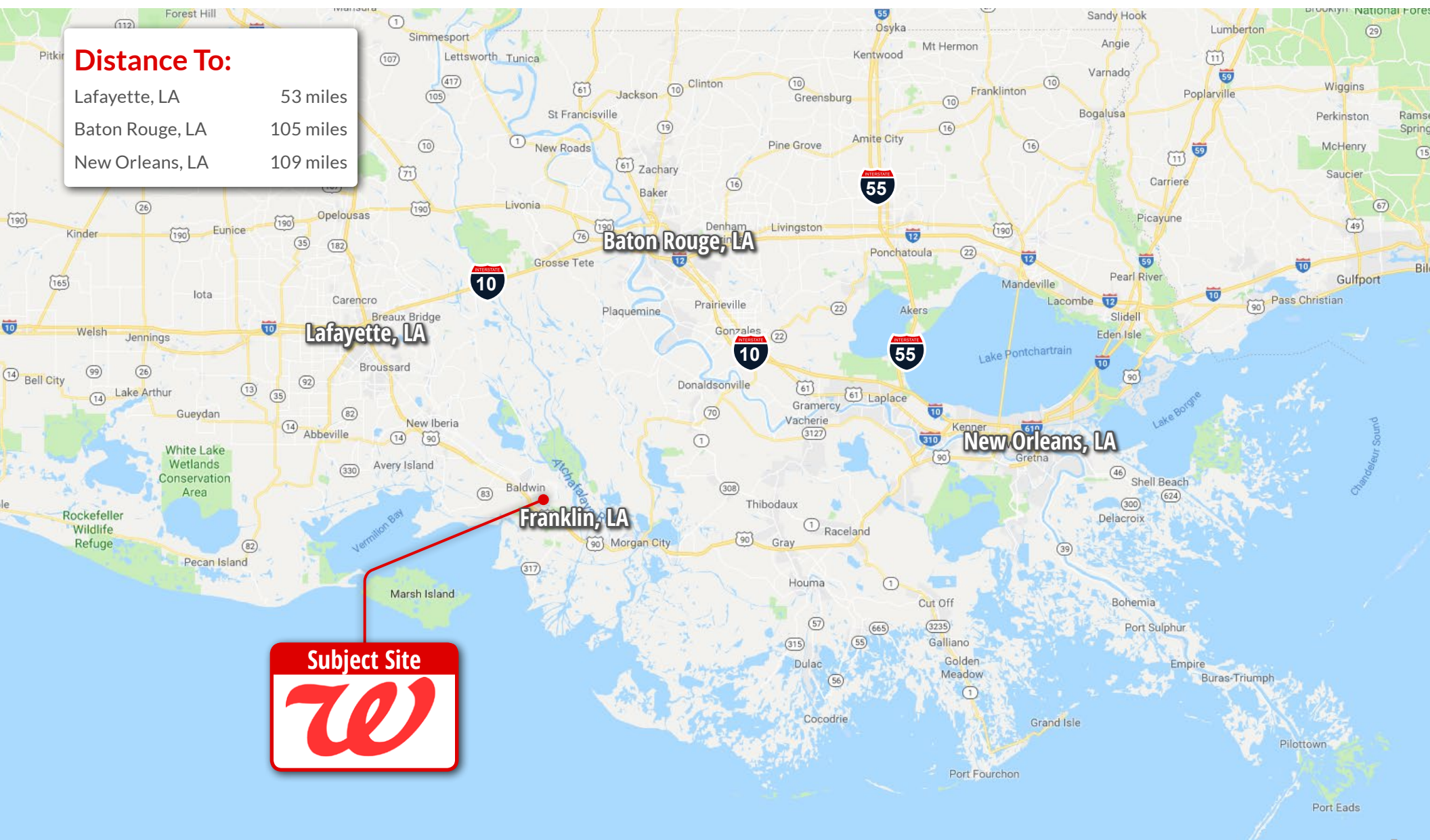
Site Plan



Location Overview

Distance To:

Lafayette, LA	53 miles
Baton Rouge, LA	105 miles
New Orleans, LA	109 miles



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Demographics

Radius 3 Miles 5 Miles 10 Miles

Population

2017 Population	1,596	11,001	13,832
2022 Population	1,518	10,668	13,444
2017 Male Population	47.7%	47.2%	47.8%
2017 Female Population	52.2%	52.8%	52.2%
2017 Median Age	38.9	40.1	40.1

Households

2017 Total Households	630	4,159	5,189
2022 Total Households	602	4,049	5,063
2017 Average Household Size	2.53	2.58	2.61

Median Household Income

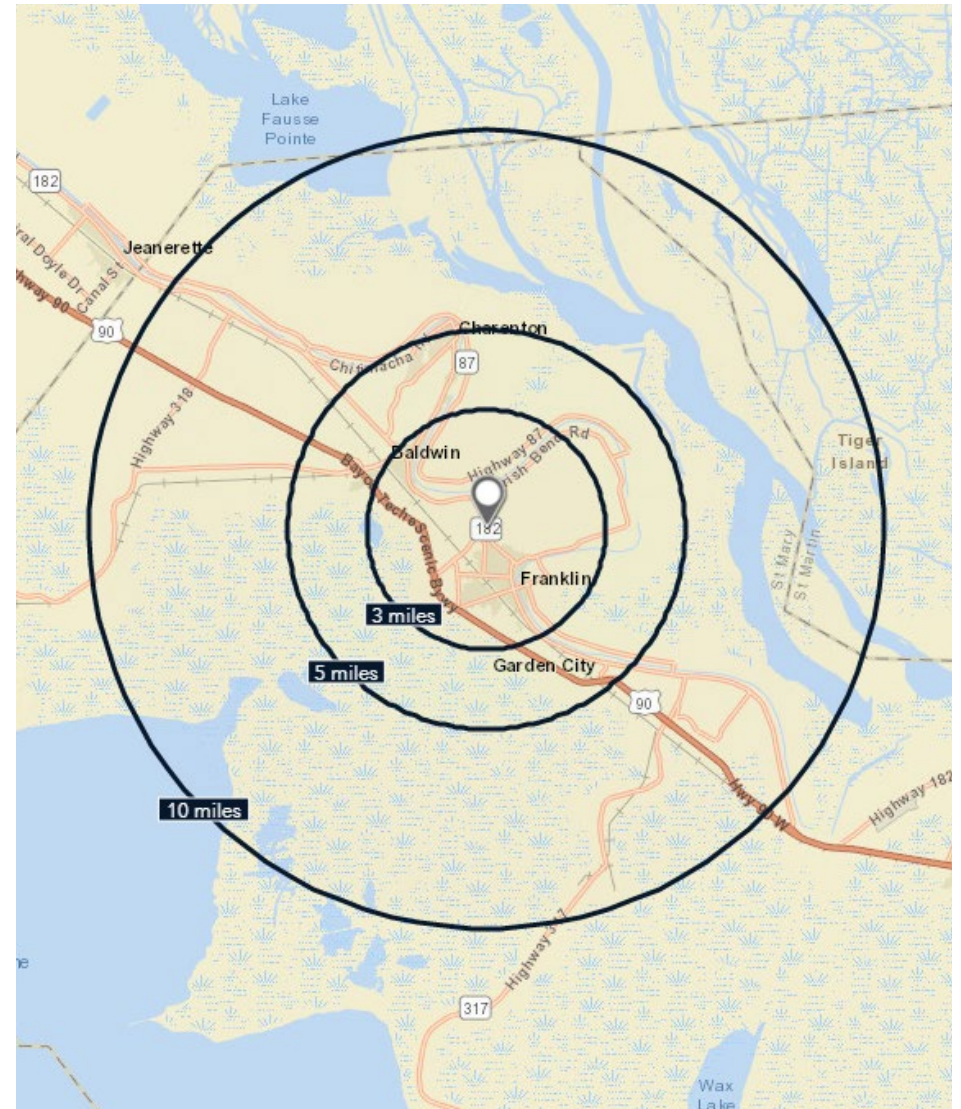
2017 Median Household Income	\$36,275	\$31,842	\$31,845
2022 Median Household Income	\$40,212	\$35,908	\$35,870
2017-2022 Annual Rate	2.08%	2.43%	2.41%

Average Household Income

2017 Average Household Income	\$52,165	\$49,863	\$49,538
2022 Average Household Income	\$58,965	\$56,214	\$55,880
2017-2022 Annual Rate	2.48%	2.43%	2.44%

Per Capita Income

2017 Per Capita Income	\$19,967	\$19,218	\$18,998
2022 Per Capita Income	\$22,643	\$21,703	\$21,459
2017-2022 Annual Rate	2.55%	2.46%	2.47%



Market Overview

Franklin, LA

Founded in 1808 as Carlin's Settlement and named for Benjamin Franklin, Franklin became the parish seat in 1811 and the first incorporated town in 1820. Though early settlers included French, Acadian, German, Danish and Irish, the town's culture and architecture is heavily influenced by the unusually large numbers of English that chose to settle there after the Louisiana Purchase in 1803. Numerous large sugar plantations arose in the area, and with the development of steam boating, Franklin became an interior sugar port. By the 1830s, Bayou Teche was the main street of Acadiana, with one plantation after another.

The area's sugar cane planters were among the South's wealthiest agriculturists. This is reflected in the grand plantation homes and mansions they built in Franklin and the surrounding countryside. Most of these magnificent structures are still standing and well preserved, giving Franklin its unique architectural flavor.

Franklin's Historic District is listed in the National Register of Historic Places and boasts over 420 noteworthy structures. Many of the spectacular Greek Revival antebellum homes are

along the live oak arcade on the East Main boulevard. East Main Street retains its distinctive turn-of-the-century iron street light standards, which have become a symbol of the picturesque town.

Though a small town, Franklin has produced more than its share of statesmen, including five governors of Louisiana, four United States senators, a Chief Justice and a Lieutenant Governor. Additionally, Franklin was the boyhood home of Jefferson Davis, president of the Confederacy. Theodore "Teddy" Roosevelt made an appearance in Franklin, and parts of the film Easy Rider (1969) were filmed on Main Street.

During the Civil War, the Battle of Irish Bend was fought near Franklin on April 14, 1863. Though eventually forced to retreat, the badly outnumbered Confederate forces cost the Union troops significant losses. Four hundred men were killed or wounded in the confrontation, which proved to be an important point in stopping the Union drive to invade Texas.

Today Franklin is a modern town with a population of about 7,800. The area produces oil, gas, carbon black, salt, seafood and sugar.

The City of Franklin has many locations and areas of interest to tourists. Franklin and the surrounding area have entertainment options, remarkable restaurants, historic tours, many attractions and festivals and raw nature at its finest.

Franklin City Facts:

- Named in the top 100 small towns in America by Norman Crampton
- Over 400 historical properties in downtown historic district
- Home to four governors, three U.S. Senators, a Chief Justice of the Louisiana Supreme Court, an Attorney General, a Lt. Governor, and two state senators
- Over 44,000 acres of sugar cane within St. Mary Parish
- Three carbon black plants
- Easy access to an abundance of waterways



Main Street, Franklin City

About Calkain

Who Are We?

Calkain Companies LLC is a national commercial real estate firm that provides consulting and brokerage services to both private and institutional clientele with an expertise on triple net lease investments. We pride ourselves on being a world class leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, estate planning and wealth management.

We have built solid relationships throughout our decades of experience and innovation, implementing long-term allocation within the context of each client's particular risk tolerance and identifying how best to acquire and dispose of income producing properties for each entities' specific set of investment criterion. At Calkain, our foresight and past performance are leading the net lease investment industry.

Our History

Like most success stories, Calkain was formulated from humble beginnings. Jonathan W. Hipp, President and CEO, took the initiative to build upon his decades of experience and performance and left a large international brokerage firm to become an independent and innovative leader within the triple net lease investment community. Armed with a sole employee and a single office, the firm has grown exponentially since its infancy in 2005.

With the growth in staff, seasoned professionals have been attracted to Calkain's model of innovation, entrepreneurship and the fostering of long-lasting and meaningful relationships. Industry experts have joined Calkain in the hopes of implementing the skills they have honed in complementary aspects of real estate investment.

Through a tremendous endeavor, tireless hours have been committed to continually prove that Calkain is America's Net Lease Company®. Its countless accolades received from the world's leading business publications, including Forbes™, Fortune™ and the New York Times™ have confirmed that Calkain is a true leader in triple net lease investing services.

Client Testimonial

"USRA has worked with Calkain on numerous occasions. They have always been meticulous in their work ethic, providing superior service and extremely prompt attention to our needs. I highly recommend them."

- Jack Genende, Partner | U.S. Realty Advisors, LLC. (USRA)

\$11.5 Billion
in Closed Transactions

\$350 Million
in Active Listings



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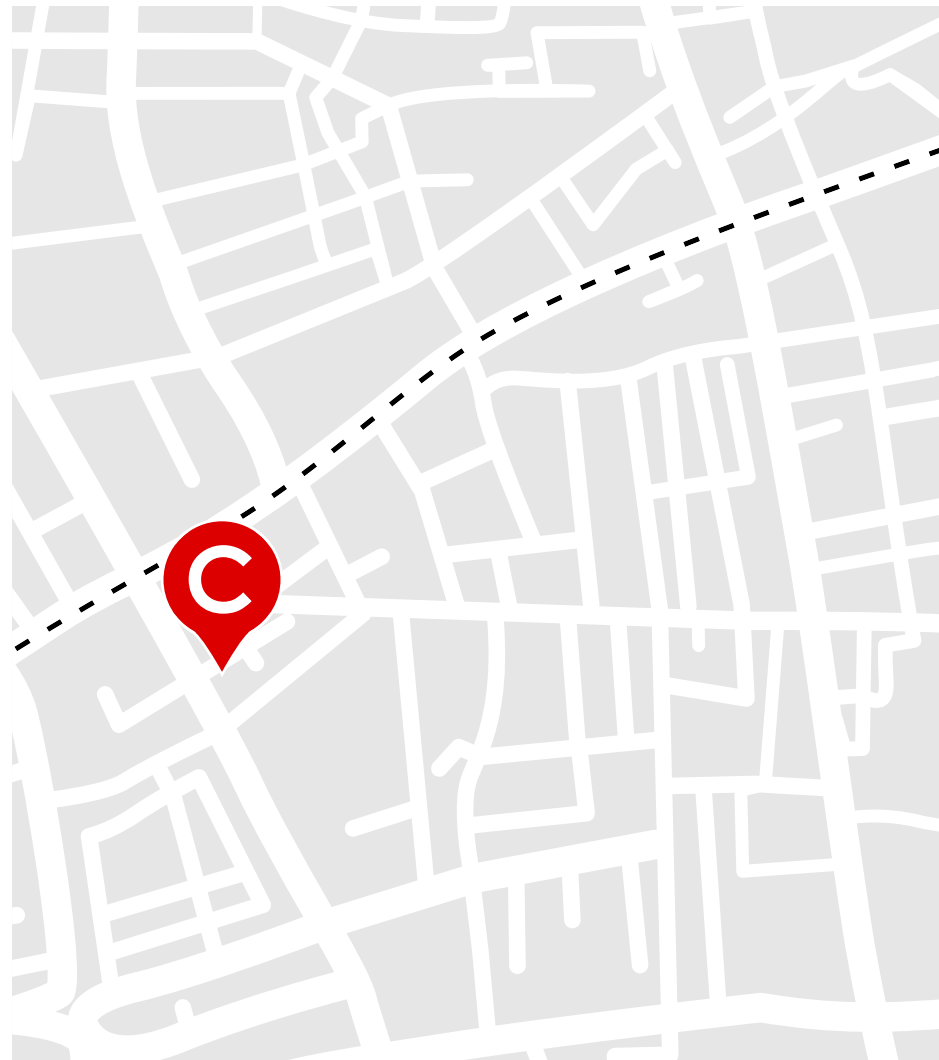
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