

Absolute NNN
WALGREENS
Oxford, NC



Actual Site

\$ Asking Price
\$6,895,000

% Cap Rate
5.80%

**201 Hillsboro St
Oxford, NC 27565**

Asset Summary

Net Operating Income (NOI)	\$400,000
Rent/Month	\$33,333
Rent/SF	\$26.99
Rentable Square Feet	14,820+/- SF
Land Area	2.0+/- Acres
Tenant	Walgreens Boots Alliance, Inc
Credit Rating	S&P: BBB
Stock Symbol	NYSE: WBA
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	08/2009
Lease Term Remaining	15 Years
Lease Expiration	08/31/2034
Increases	Rent Remains Constant
Options	Ten (10), Five (5) Year

Investment Highlights



- 15 years remain on absolute NNN lease
- Investment “BBB” grade credit rating
- Hard corner, signalized intersection with combined traffic counts of 18,000 VPD
- Part of the Raleigh-Durham-Chapel Hill, NC combined statistical area
- Population of 14,054 and average HH income of \$63,594 within 3 miles



About Walgreens

Walgreen Company or simply Walgreens is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2018, the company operated 9,560 stores in all 50 states, the District of Columbia and the US territories of 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 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014.

About Walgreens Boots Alliance

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted



health care services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 415,000 people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with its equity method investments, has more than 18,500 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2019 list of the World's Most Admired Companies and ranked first in the food and drugstore category. This is the 26th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.



Walgreens Snapshot

of Locations
9,560

Founded
1901

Credit Rating
S&P: BBB

2018 Revenue
\$131.5Bil

Market Cap
\$49.17Bil



6.3 miles away

2.3 miles away

REVLON

0.2 miles away



Oxford





Granville Magnet School
Mary Potter School

BB&T
CVS pharmacy

Advance Auto Parts

CAPITAL BANK

FOOD LION
Habitat for Humanity

REVLON



Oxford

FAMILY DOLLAR

SHALAG
NONWOVENS



Subject Site
W

BURGER KING
Shell
Speedway
Pizza Hut
Clarion Inn & Suites

I-85 31,000 VPD



Granville Corners

Peebles
Wendy's
ROSES
TACO BELL
McDonald's
Domino's
POPEYES
VALERO LOUISIANA KITCHEN

Ford
HONDA



Location Highlights



In Close Proximity to I-85

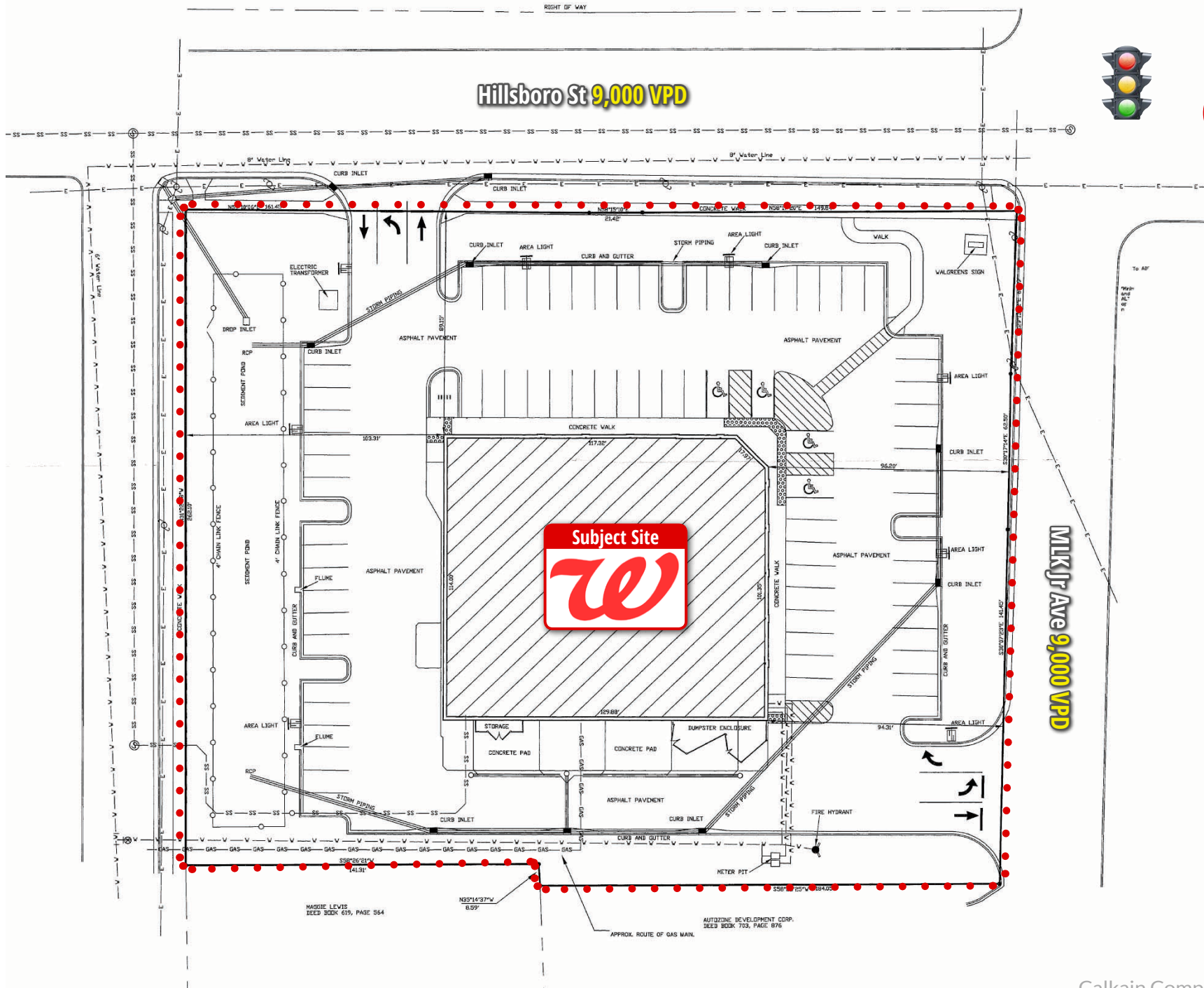


18,000 VPD Pass the Site

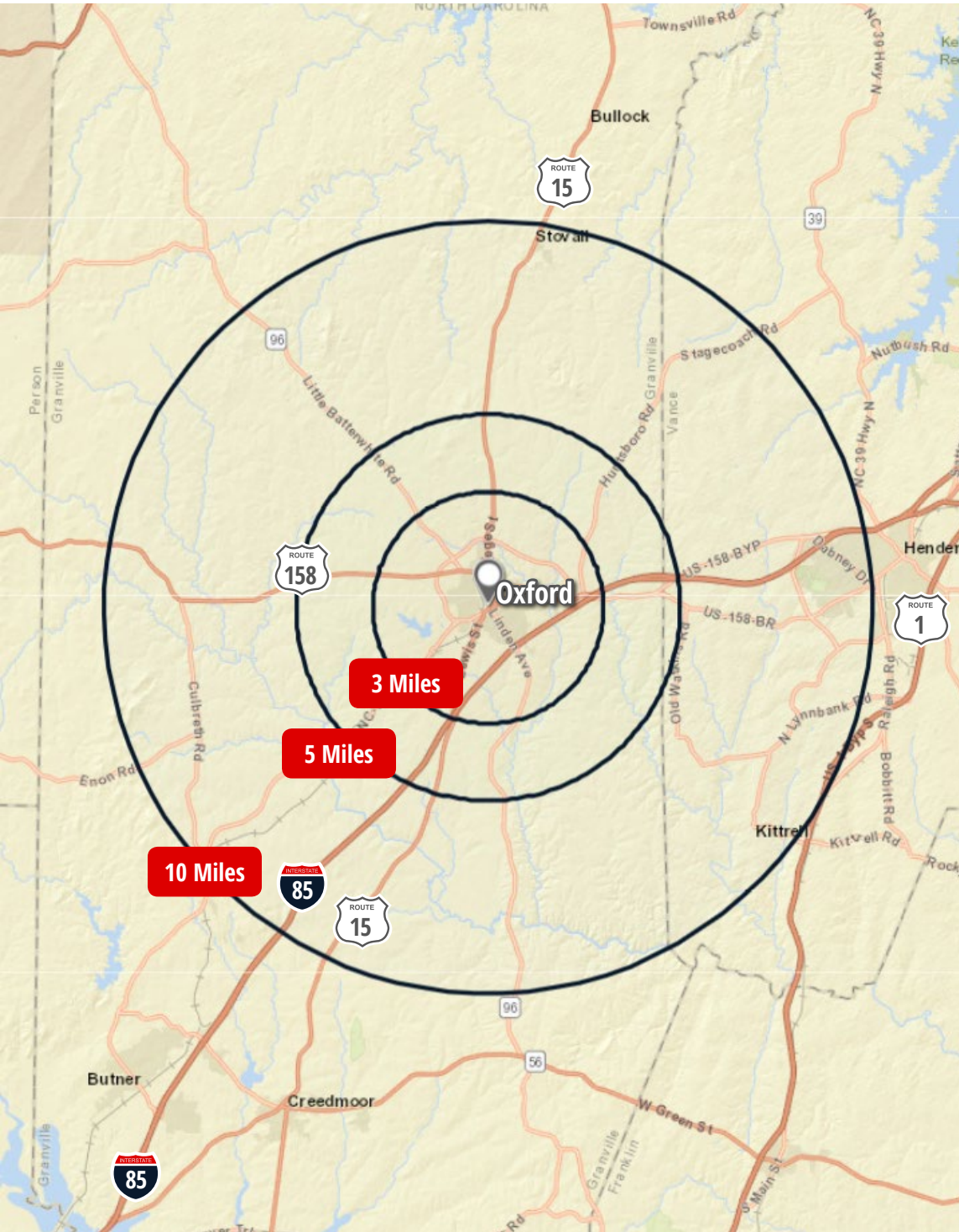


Signalized Hard Corner Location





Location Overview | 3/5/10 Miles



3 Miles 5 Miles 10 Miles

Population

2018 Population	10,457	14,054	38,117
2023 Population	10,592	14,261	38,694
2018 Median Age	43.2	43.2	43.5

Households

2018 Total Households	4,211	5,556	15,113
2023 Total Households	4,275	5,650	15,351

Median Household Income

2018 Median HH Income	\$42,645	\$45,572	\$47,583
2023 Median HH Income	\$46,138	\$49,527	\$51,061

Average Household Income

2018 Average HH Income	\$61,894	\$63,594	\$62,886
2023 Average HH Income	\$66,911	\$68,991	\$68,429

Oxford, NC

Oxford is a town in Granville County, North Carolina, United States, with a population of 8,752 as of 2017. It is the county seat of Granville County.

A century ago, Oxford, North Carolina was described as one of the prettiest towns in the country. With its many historic homes and buildings, shaded streets, and friendly small town atmosphere, that description holds true today.

Oxford is home to Revlon's largest manufacturing facility, as well as its IT/IS department. CertainTeed has a roofing supplies plant in the city, Bailey Farms Inc Chile Pepper Grower & Distributor, Macra Lace Textiles, Shalag nonwoven hygienic fabrics, Gate Precast Concrete, Ideal Zipper, AWNC Toyota transmission manufacturing, Masonic Home for Children, and Biofuels Center of North Carolina are located in Oxford.

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

Headquarters | Washington, DC

12930 Worldgate Dr, Ste 150 | Herndon, VA
703.787.4714

Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Disclaimer: The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Calkain and its subsidiaries, and should not be made available to any other person or entity without the written consent of Calkain. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Calkain and its subsidiaries have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property(s), the future projected financial performance of the property, the size and square footage of the property(s) and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property(s). The information contained in this document has been obtained from sources we believe to be reliable; however neither Calkain and its subsidiaries nor the Seller have verified, and will not verify, any of the information contained herein, nor has Calkain and its subsidiaries or the Seller conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.