

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM



RELIANT
PARTNERS

COMMERCIAL. STRENGTH.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

FINANCIAL OVERVIEW:

Price	\$1,300,000
Down Payment	100% / \$1,300,000
Rentable Square Feet	16,644 SF Total (15,300 SF building + 1,344 SF outlot)
Price/SF	\$78.11
CAP Rate	6.28%
Year Built	1992
Lot Size	2.41 Acres Total (2.15 Acres building + .26 Acres outlot)
Type of Ownership	Fee Simple
Zoning	C3
Tenant Trade Name	Walgreens
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Double Net
Roof and Structure	Landlord Responsible
Lease Term	50 Years
Rent Commencement Date	11/12/1992
Lease Expiration Date	11/30/2042
Term Remaining on Current 5-Yr Option	18 Months
Increases	In Options
Options	Eight; Five-Year



Annualized Operating Data

Rent Increases:	Annual Rent:	Monthly Rent:
Current to 11/30/2017:	\$81,630.00	\$6,802.50
Option 6: 12/1/2017 to	\$86,985.00	\$7,248.75
Option 7: 12/1/2022 to	\$92,340.00	\$7,695.00
Option 8: 12/1/2027 to	\$97,695.00	\$8,141.25
Option 9: 12/1/2032 to	\$103,050.00	\$8,587.50
Option 10: 12/1/2037 to	\$108,405.00	\$9,033.75
Base Rent (\$5.34/SF)		\$81,630.00
Net Operating Income		\$81,630.00
Total Return		6.28% / \$81,630.00



SCOTT LINDENBERG, CCIM

317.506.7885

scott@reliantpcr.com

TIM JENSEN, PE, LEED AP

317.450.7653

tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

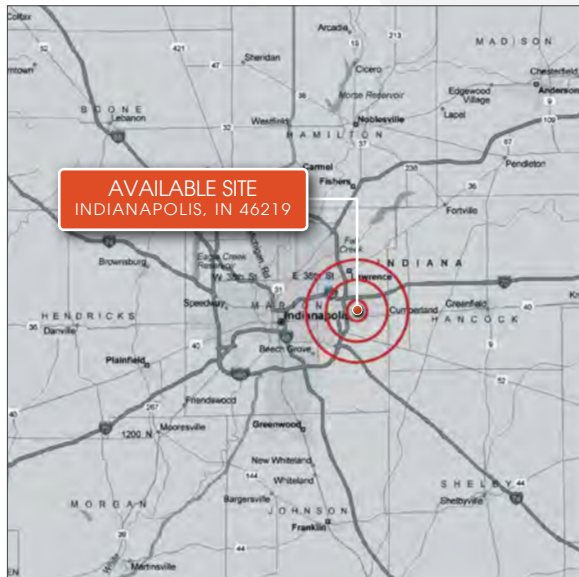
No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

TENANT OVERVIEW:



PROPERTY NAME:	Walgreens & Outlot
Property Address	8905 E. 10th St., Indianapolis, IN 46219 (Walgreens) 980 N. Post Road, Indianapolis, IN 46219 (Outlot)
Property Type	Net Leased Drug Store
Rentable Square Feet	16,644 SF Total (15,300 SF building + 1,344 SF outlot)
TENANT TRADE NAME:	Walgreens
Ownership	Public
Tenant	Corporate Store
Sales Volume	\$103.4 Billion (2015)
Net Worth	\$30.8 Billion (2015)
Lease Guarantor	Corporate Guarantee
Credit Rating	BBB
Rating Agency	Standard & Poor's
Stock Symbol	WBA
Board	NASDAQ
RENT COMMENCEMENT DATE:	11/12/1992
Lease Expiration Date	11/30/2042
Term Remaining on Lease	26+ Years
Lease Type	Double Net
Roof and Structure	Landlord Responsible
Lease Term in Current 5-Yr Option	18 Months
Year 1 Net Operating Income	\$78,030
Increases	In Options
OPTIONS TO RENEW:	Eight; Five-Year
Options to Terminate	Co-terminus to Options
Options to Purchase	None
First Right of Refusal	None
NUMBER OF LOCATIONS:	8,230
Headquartered	Deerfield, IL
Web Site	www.walgreensbootsalliance.com
Employees	370,000



SCOTT LINDENBERG, CCIM
317.506.7885
scott@reliantpcr.com
TIM JENSEN, PE, LEED AP
317.450.7653
tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

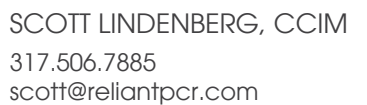
Retail Outlet
1,344 SF on .26 Acres
980 N. Post Rd • Indianapolis, IN 46219

Walgreens Store
15,300 SF on 2.15 Acres
8905 E. 10th St • Indianapolis, IN 46219

INDIANAPOLIS

La Petite Academy
Church
Knights of Columbus
Papa Roux
Yummy's BBQ & Grill
Office
DQ
Warren Township Schools Administration
Indianapolis Police Training
Church

I-465 1.15 MILE WEST
E 10th Street
N Post Rd



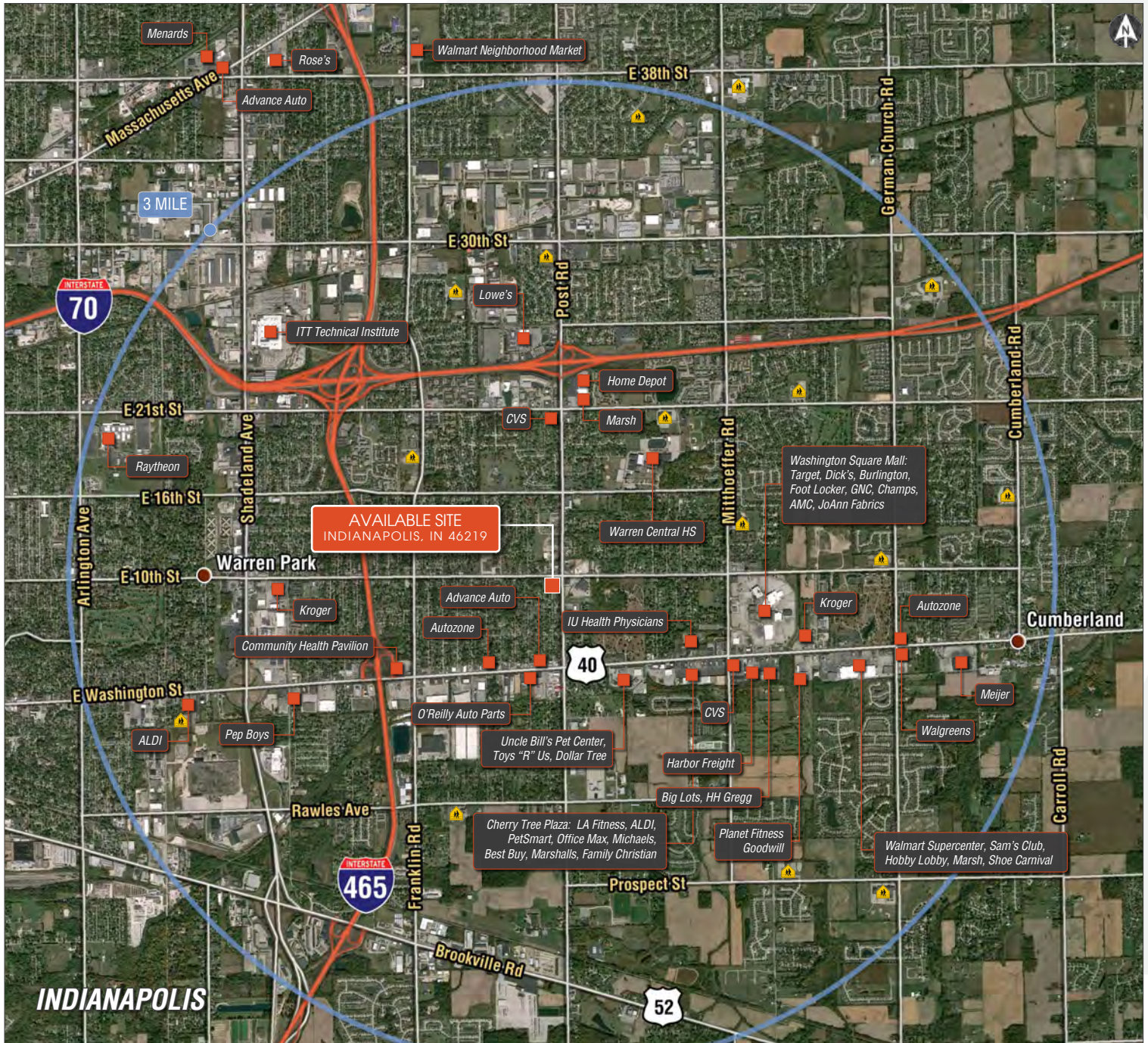
TIM JENSEN, PE, LEED AP
317.450.7653
tjensen@theveridusgroup.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM



SCOTT LINDENBERG, CCIM

317.506.7885

scott@reliantpcr.com

TIM JENSEN, PE, LEED AP

317.450.7653

tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

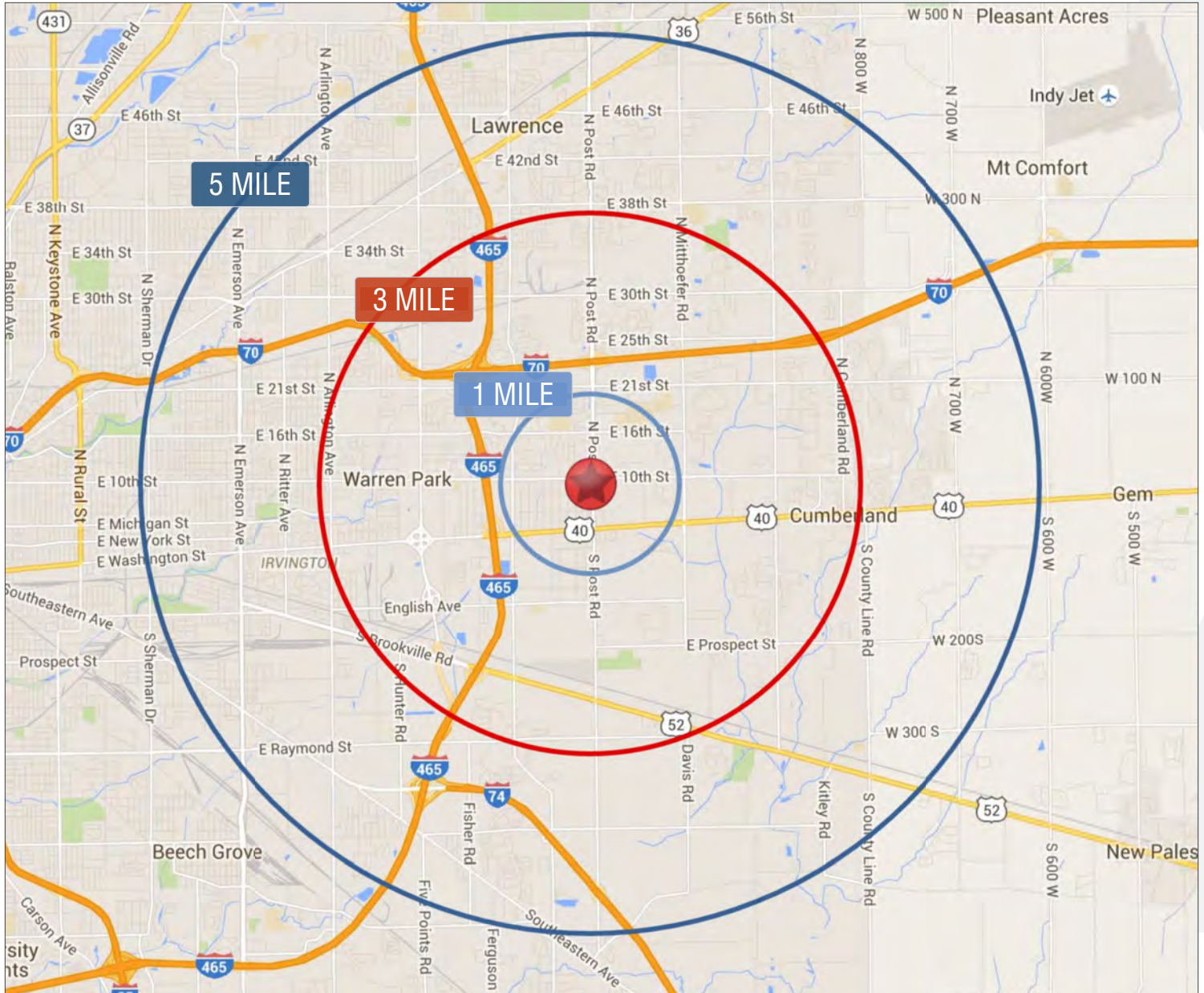
No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

DEMOGRAPHICS:



SCOTT LINDENBERG, CCIM
317.506.7885
scott@reliantpcr.com

TIM JENSEN, PE, LEED AP
317.450.7653
tjensen@theveridusgroup.com

Demographics	1 MILE	3 MILE	5 MILE
Population 2016	6,019	63,715	183,848
Total Households	2,475	25,262	72,955
Avg. HH Income	\$59,947	\$57,753	\$50,613
Median Age	42.5	35.9	34.5
Monthly HH Retail Expenditures	\$1,894 (46.0%)	\$1,837 (46.1%)	\$1,687 (46.2%)

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

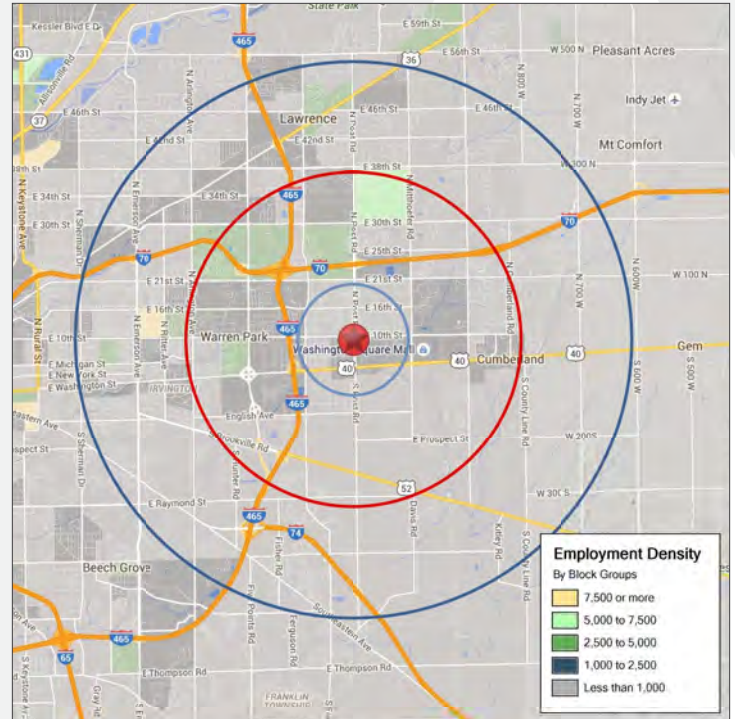
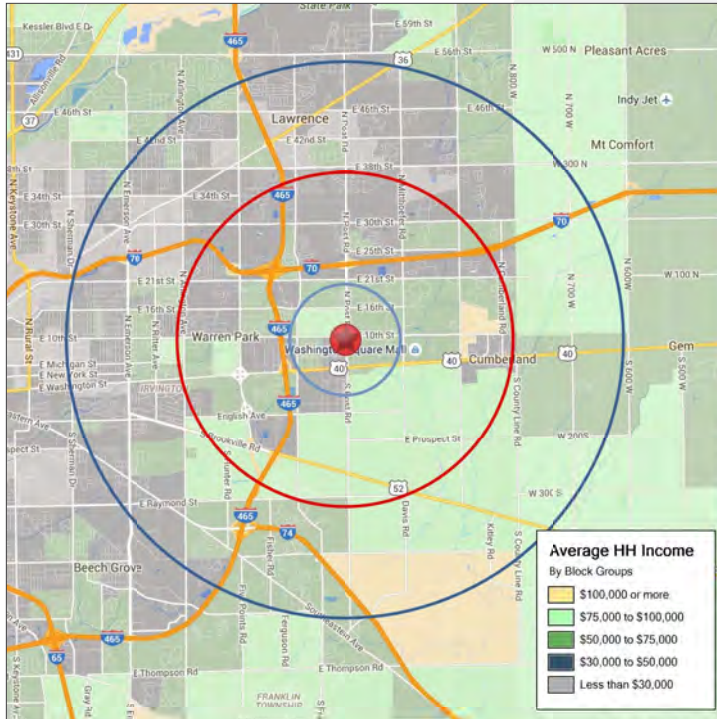
No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

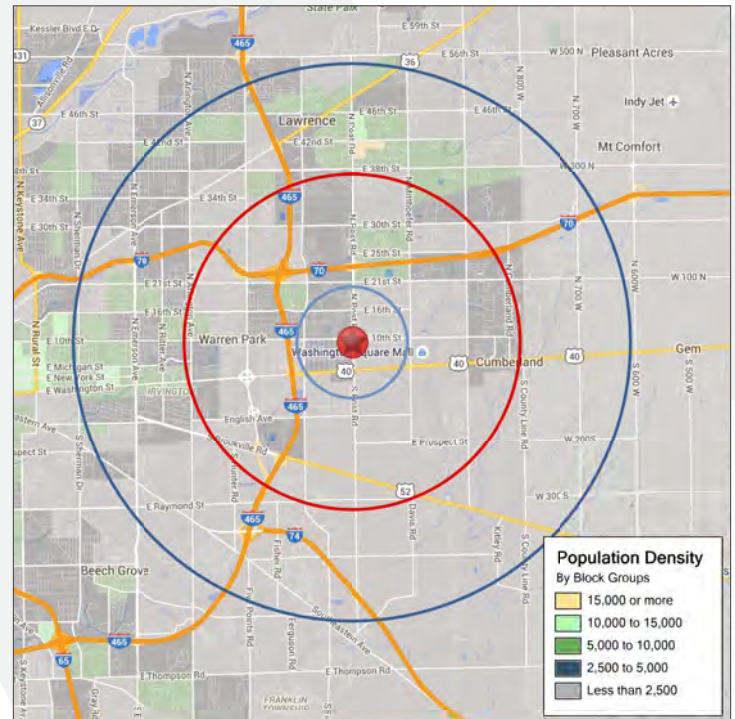
INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

DEMOGRAPHICS:



SCOTT LINDENBERG, CCIM
317.506.7885
scott@reliantpcr.com

TIM JENSEN, PE, LEED AP
317.450.7653
tjensen@theveridusgroup.com



5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

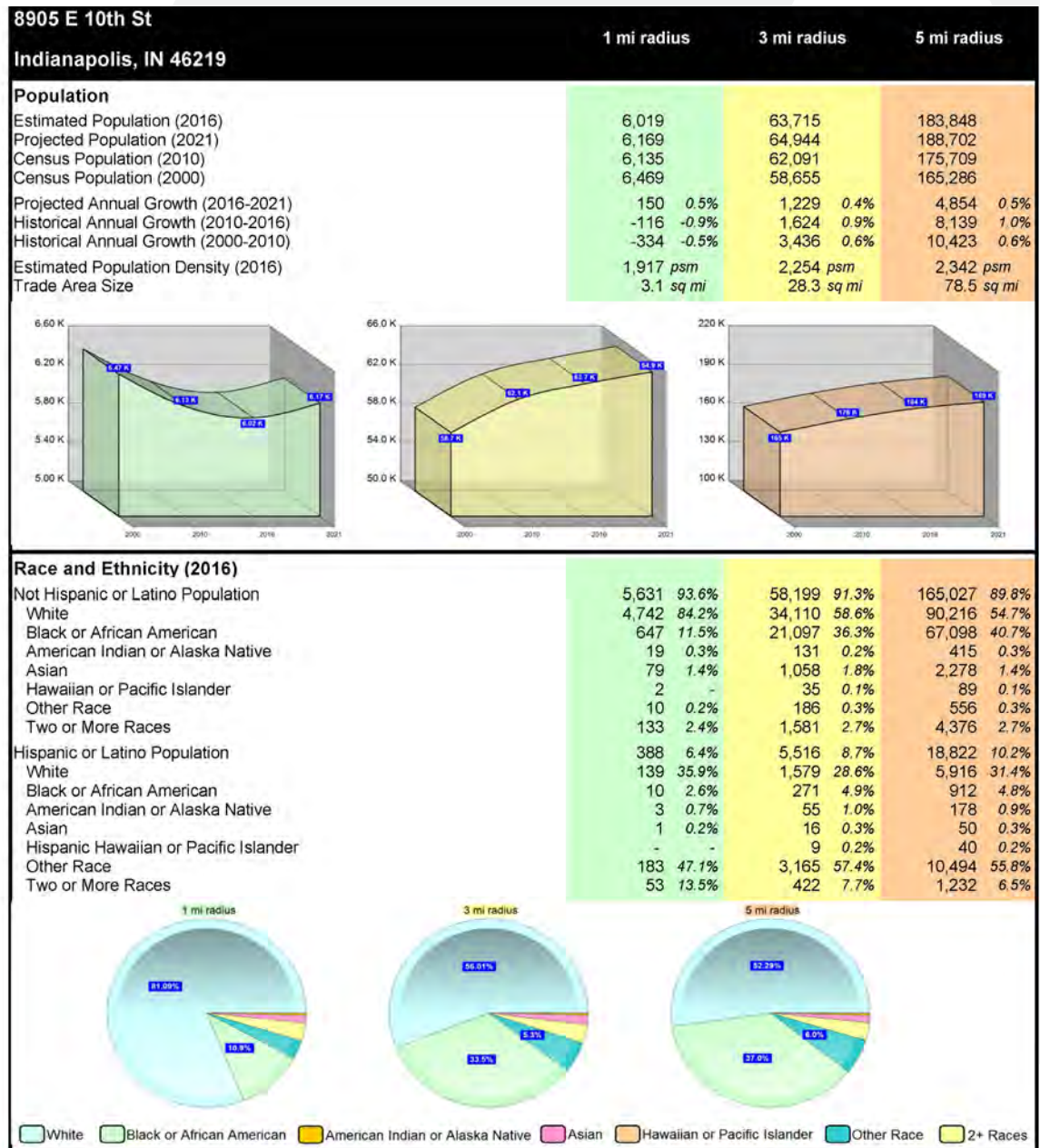
No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

DEMOGRAPHICS:



SCOTT LINDENBERG, CCIM

317.506.7885

scott@reliantpcr.com

TIM JENSEN, PE, LEED AP

317.450.7653

tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

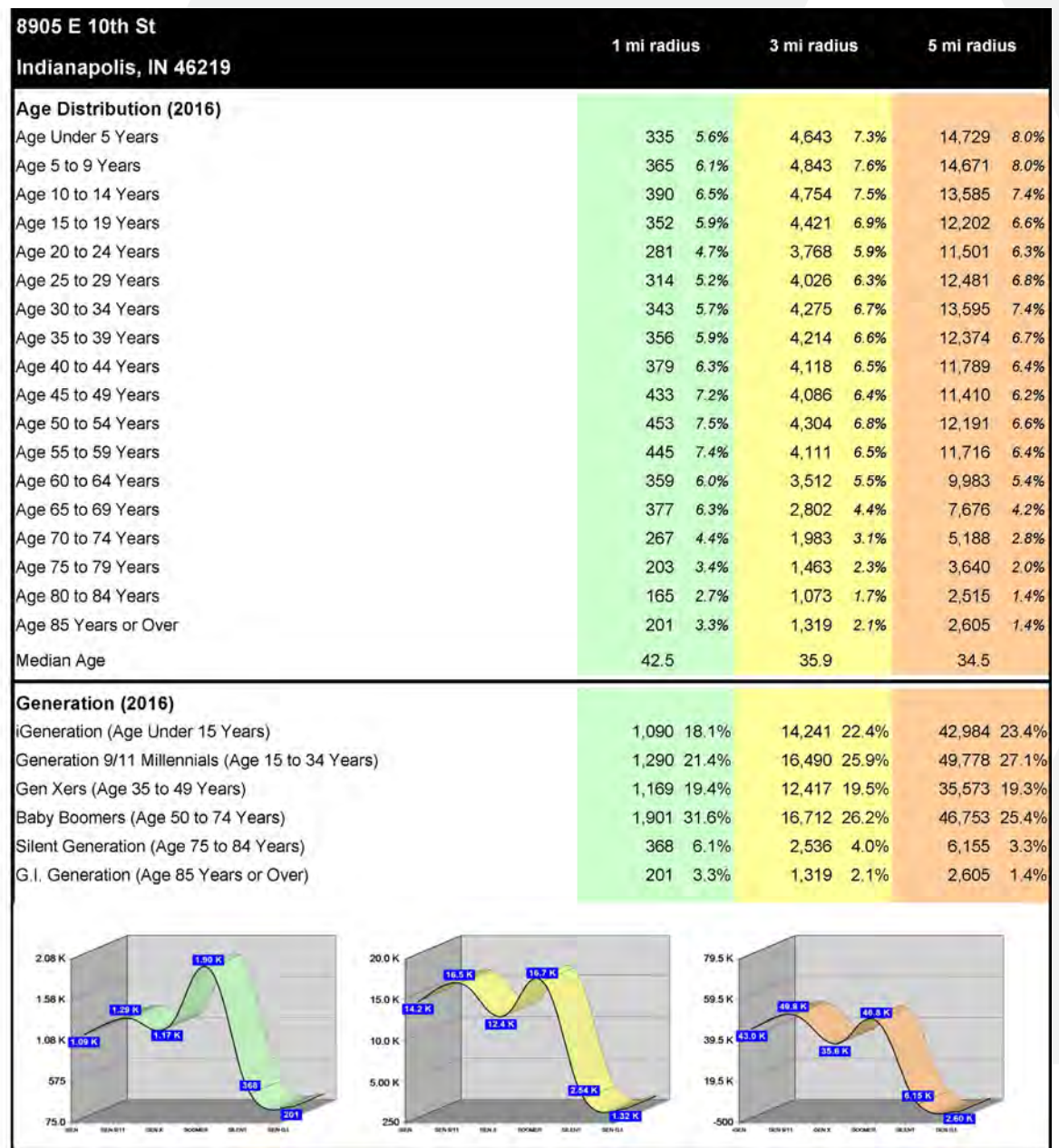
No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

DEMOGRAPHICS:



SCOTT LINDENBERG, CCIM

317.506.7885

scott@reliantpcr.com

TIM JENSEN, PE, LEED AP

317.450.7653

tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

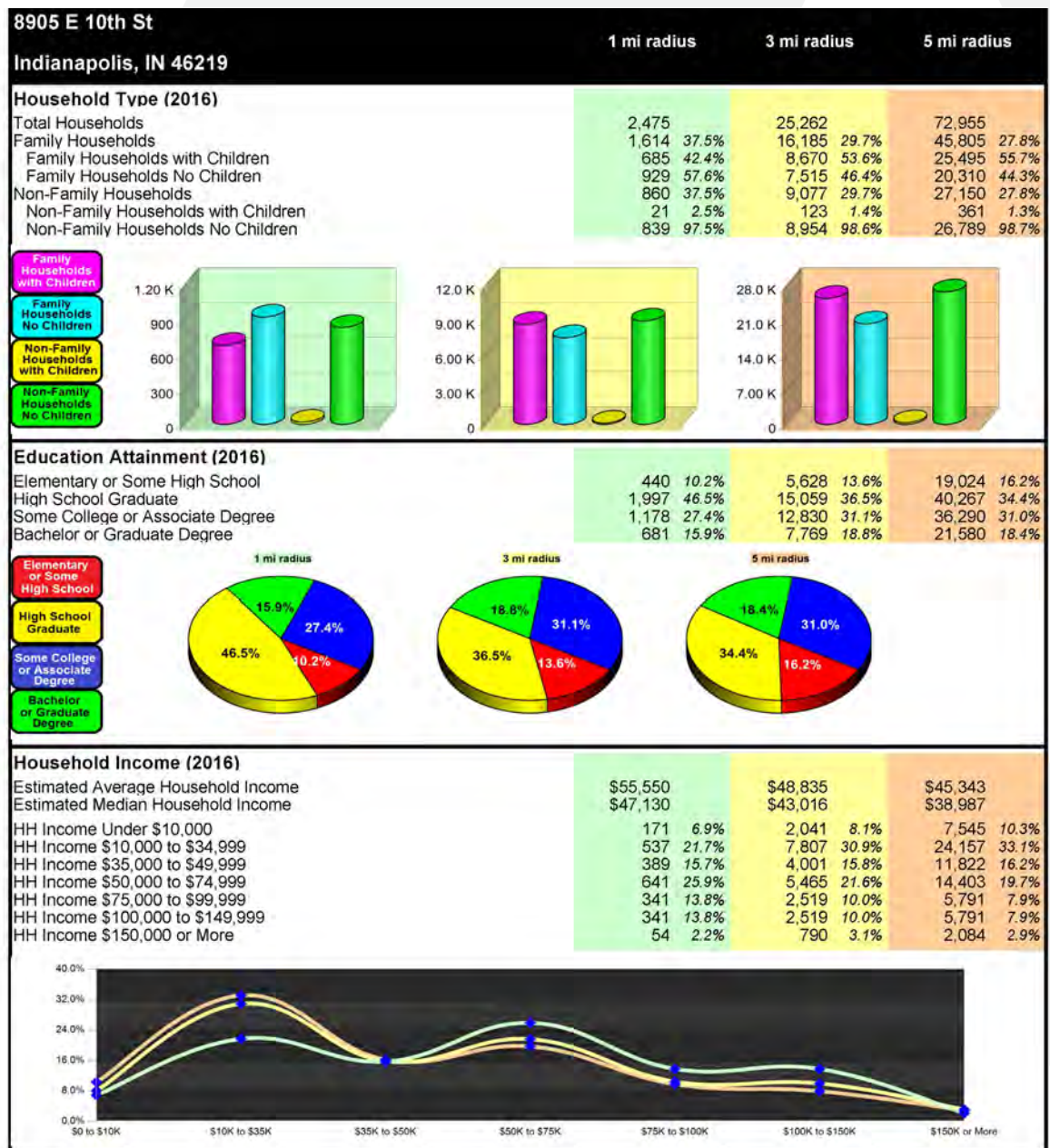
No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

DEMOGRAPHICS:



SCOTT LINDENBERG, CCIM

317.506.7885

scott@reliantpcr.com

TIM JENSEN, PE, LEED AP

317.450.7653

tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

RETAIL BUILDING & OUTLOT FOR SALE

Walgreens (East Indianapolis) | 8905 E. 10th St & 980 N. Post Rd | Indianapolis, IN 46219

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Reliant Partners Commercial Real Estate (Reliant Partners) and should not be made available to any other person or entity without the written consent of Reliant Partners. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Reliant Partners has not made any investigation, and makes no warranty or Representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property 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. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Reliant Partners has not verified, and will not verify, any of the information contained herein, nor has Reliant Partners conducted any investigation regarding these matters and makes 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.

NON-ENDORSEMENT NOTICE: Reliant Partners is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Reliant Partners, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Reliant Partners, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR RELIANT PARTNERS AGENT FOR MORE DETAILS.

NET LEASED DISCLAIMER: Reliant Partners hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Reliant Partners has not and will not verify any of this information, nor has Reliant Partners conducted any investigation regarding these matters. Reliant Partners makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Reliant Partners expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Reliant Partners Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



SCOTT LINDENBERG, CCIM

317.506.7885

scott@reliantpcr.com

TIM JENSEN, PE, LEED AP

317.450.7653

tjensen@theveridusgroup.com

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.