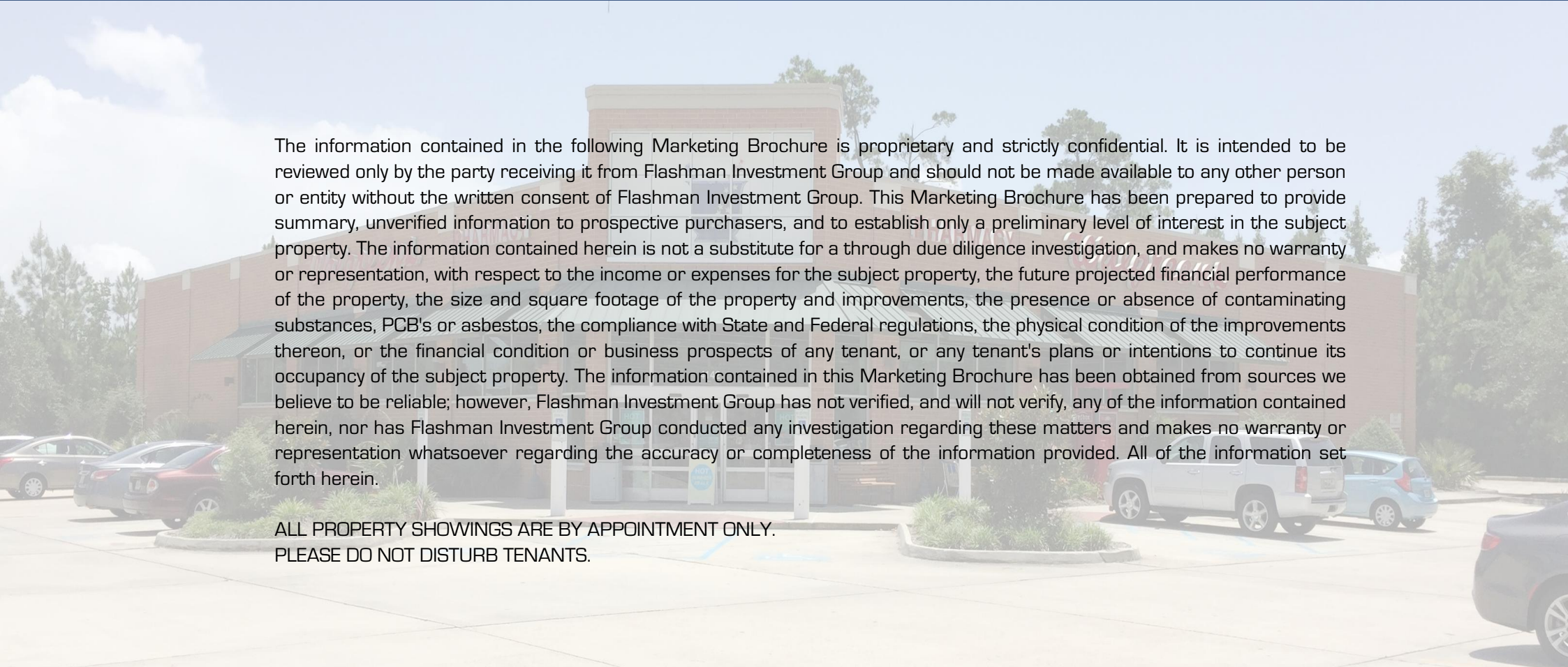


4142 Pontchartrain Drive, Slidell, LA 70458



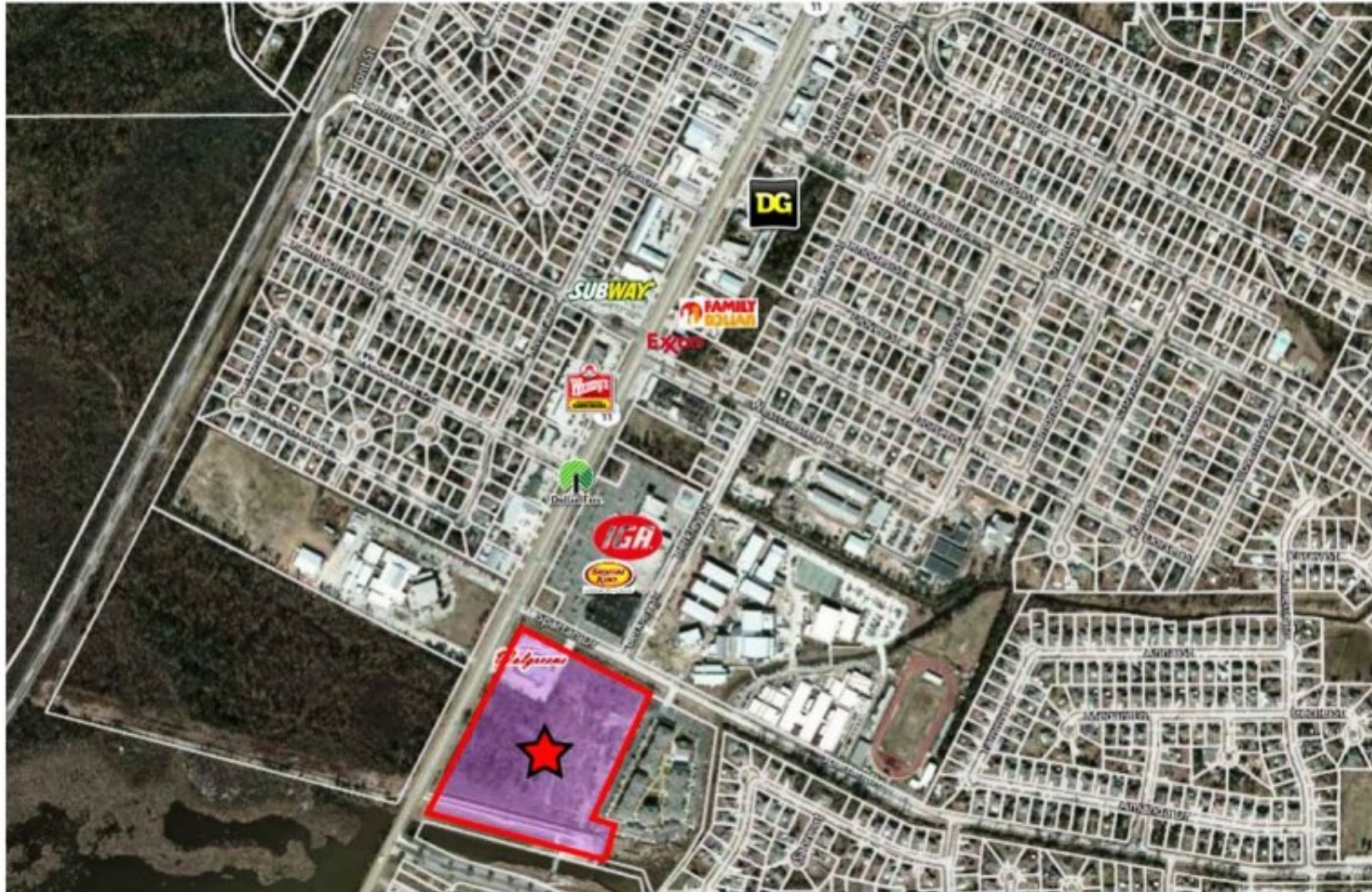
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE DO NOT DISTURB TENANTS.



Pricing Summary

Purchase Price	\$5,000,000
Cap Rate	5.50%
Total NOI	\$275,000

Tenant Summary

Tenant	Walgreens
Revenue	\$117.35B
Market CAP	85.779B
Lease Guarantor	Corporate
Headquaranters	Deerfield, IL
Stock Symbol	WBA
Locations	nationwide
Website	www.walgreens.com

Investment Summary

Type Of Ownership	Fee-simple
Year Built	2003
Building Size/Lot Size	14,560 / 78,408
Price per SF	\$343.41
Price per Lot SF	\$63.77

Lease Term	NOI	Monthly Rent	Monthly (\$/SF)	CAP Rate
Current - 10/31/2028	\$275,000	\$22,916.67	\$1.57	5.50%
02/21/2017 - 10/31/2028	\$275,000	\$22,916.67	\$1.57	5.50%
		Average	\$1.57	5.50%

Lease Abstract

Tenant Walgreens

Lease Commencement 03/21/2003

Lease Expiration 10/31/2028

Property Taxes Tenant

Insurance Tenant

Utilities Tenant

Roof and Structure Maintenance Tenant

Parking Tenant

Lease Term	NOI	Monthly Rent	Monthly (\$/SF)	CAP Rate
Current - 10/31/2028	\$275,000	\$22,916.67	\$1.57	5.50%
02/21/2017 - 10/31/2028	\$275,000	\$22,916.67	\$1.57	5.50%
		Average	\$1.57	5.50%

Renewal Options 10 (five year options)

Restriction: Landlord may not own or control any other property being used as a drug store within a 500 foot radius.

Loan must be assumed: 2.751M, 3.65% interest rate, amortized over 25 , due in 3

Consumer Spending Report

2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$63,110	\$338,718	\$631,813
Total Apparel	\$3,762	\$20,313	\$38,022
Women's Apparel	1,481	8,051	14,941
Men's Apparel	793	4,347	8,024
Girl's Apparel	308	1,586	3,048
Boy's Apparel	214	1,099	2,106
Infant Apparel	173	916	1,719
Footwear	793	4,315	8,184
Total Entertainment & Hobbies	\$5,023	\$27,436	\$51,172
Entertainment	728	4,012	7,657
Audio & Visual Equipment/Service	2,474	13,692	25,290
Reading Materials	218	1,173	2,154
Pets, Toys, & Hobbies	1,603	8,560	16,071
Personal Items	5,005	27,421	51,048
Total Food and Alcohol	\$16,795	\$91,163	\$170,491
Food At Home	9,138	50,553	95,681
Food Away From Home	6,580	34,969	64,514
Alcoholic Beverages	1,076	5,642	10,296
Total Household	\$9,235	\$49,082	\$90,412
House Maintenance & Repair	1,795	10,098	19,418
Household Equip & Furnishings	3,745	19,946	36,525
Household Operations	2,777	14,463	26,376
Housing Costs	918	4,574	8,093

Consumer Spending Report			
Walgreens			
4142 Pontchartrain Dr, Slidell, LA 70458			
2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$15,893	\$83,994	\$157,563
Vehicle Purchases	7,048	36,052	68,462
Gasoline	5,463	29,999	56,510
Vehicle Expenses	387	2,039	3,695
Transportation	1,038	5,305	9,276
Automotive Repair & Maintenance	1,957	10,599	19,619
Total Health Care	\$3,451	\$19,295	\$36,571
Medical Services	1,819	9,904	18,753
Prescription Drugs	1,313	7,594	14,474
Medical Supplies	319	1,797	3,344
Total Education/Day Care	\$3,947	\$20,014	\$36,534
Education	2,558	13,148	24,141
Fees & Admissions	1,389	6,866	12,393

Demographic Detail Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	6,650		37,283		71,725	
2017 Estimate	6,252		34,855		67,352	
2010 Census	5,861		31,544		62,646	
Growth 2017 - 2022	6.37%		6.97%		6.49%	
Growth 2010 - 2017	6.67%		10.50%		7.51%	
2017 Population by Age						
	6,252		34,855		67,352	
Age 0 - 4	423	6.77%	2,166	6.21%	4,173	6.20%
Age 5 - 9	464	7.42%	2,311	6.63%	4,512	6.70%
Age 10 - 14	459	7.34%	2,279	6.54%	4,607	6.84%
Age 15 - 19	403	6.45%	2,113	6.06%	4,362	6.48%
Age 20 - 24	355	5.68%	1,960	5.62%	3,901	5.79%
Age 25 - 29	389	6.22%	2,095	6.01%	3,980	5.91%
Age 30 - 34	459	7.34%	2,403	6.89%	4,517	6.71%
Age 35 - 39	452	7.23%	2,360	6.77%	4,507	6.69%
Age 40 - 44	410	6.56%	2,202	6.32%	4,267	6.34%
Age 45 - 49	393	6.29%	2,199	6.31%	4,298	6.38%
Age 50 - 54	403	6.45%	2,350	6.74%	4,589	6.81%
Age 55 - 59	403	6.45%	2,466	7.08%	4,745	7.05%
Age 60 - 64	360	5.76%	2,296	6.59%	4,346	6.45%
Age 65 - 69	313	5.01%	2,007	5.76%	3,757	5.58%
Age 70 - 74	224	3.58%	1,446	4.15%	2,686	3.99%
Age 75 - 79	147	2.35%	951	2.73%	1,750	2.60%
Age 80 - 84	99	1.58%	633	1.82%	1,170	1.74%
Age 85+	97	1.55%	618	1.77%	1,185	1.76%
Age 65+	880	14.08%	5,655	16.22%	10,548	15.66%
Median Age	36.90		39.50		39.00	
Average Age	37.30		39.30		38.90	

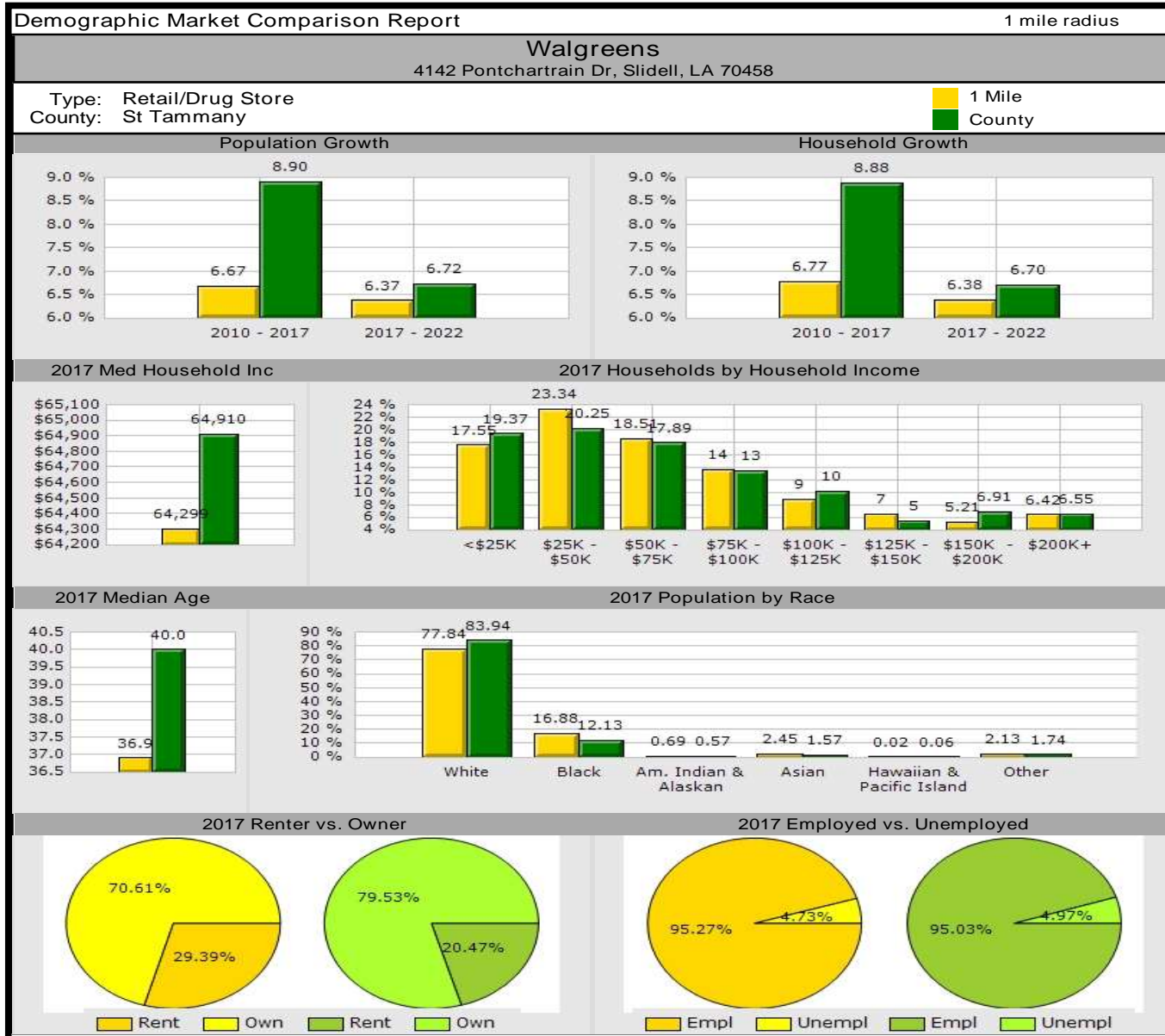
Demographic Detail Report			
Walgreens			
4142 Pontchartrain Dr, Slidell, LA 70458			
Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	6,252	34,855	67,352
White	4,866 77.83%	24,641 70.70%	49,453 73.42%
Black	1,055 16.87%	8,410 24.13%	14,459 21.47%
Am. Indian & Alaskan	44 0.70%	248 0.71%	431 0.64%
Asian	153 2.45%	716 2.05%	1,385 2.06%
Hawaiian & Pacific Island	1 0.02%	20 0.06%	49 0.07%
Other	133 2.13%	821 2.36%	1,574 2.34%
Population by Hispanic Origin	6,252	34,855	67,352
Non-Hispanic Origin	5,819 93.07%	32,631 93.62%	63,069 93.64%
Hispanic Origin	433 6.93%	2,224 6.38%	4,282 6.36%
2017 Median Age, Male	36.20	38.60	38.00
2017 Average Age, Male	36.50	38.50	38.00
2017 Median Age, Female	37.70	40.30	40.00
2017 Average Age, Female	38.10	40.00	39.70
2017 Population by Occupation Classification	4,824	27,676	53,188
Civilian Employed	3,004 62.27%	16,648 60.15%	31,781 59.75%
Civilian Unemployed	149 3.09%	1,083 3.91%	1,987 3.74%
Civilian Non-Labor Force	1,652 34.25%	9,874 35.68%	19,287 36.26%
Armed Forces	19 0.39%	71 0.26%	133 0.25%
Households by Marital Status			
Married	1,139	6,426	12,727
Married No Children	669	4,112	7,701
Married w/Children	470	2,314	5,026
2017 Population by Education	4,293	25,640	48,730
Some High School, No Diploma	576 13.42%	3,259 12.71%	6,183 12.69%
High School Grad (Incl Equivalency)	1,193 27.79%	7,054 27.51%	14,064 28.86%
Some College, No Degree	1,216 28.33%	8,111 31.63%	15,355 31.51%
Associate Degree	145 3.38%	1,615 6.30%	2,933 6.02%
Bachelor Degree	724 16.86%	3,555 13.87%	6,569 13.48%
Advanced Degree	439 10.23%	2,046 7.98%	3,626 7.44%

Demographic Detail Report						
Walgreens						
4142 Pontchartrain Dr, Slidell, LA 70458						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	5,487		29,508		57,009	
Real Estate & Finance	182	3.32%	936	3.17%	1,794	3.15%
Professional & Management	1,496	27.26%	7,509	25.45%	14,404	25.27%
Public Administration	277	5.05%	1,255	4.25%	2,128	3.73%
Education & Health Services	620	11.30%	2,981	10.10%	6,032	10.58%
Information	585	10.66%	2,631	8.92%	5,238	9.19%
Sales	9	0.16%	225	0.76%	373	0.65%
Transportation	860	15.67%	4,579	15.52%	8,738	15.33%
Retail	0	0.00%	0	0.00%	21	0.04%
Wholesale	439	8.00%	2,374	8.05%	5,029	8.82%
Manufacturing	49	0.89%	553	1.87%	1,003	1.76%
Production	141	2.57%	874	2.96%	1,898	3.33%
Construction	171	3.12%	1,609	5.45%	3,024	5.30%
Utilities	308	5.61%	2,093	7.09%	3,907	6.85%
Agriculture & Mining	188	3.43%	926	3.14%	1,487	2.61%
Farming, Fishing, Forestry	52	0.95%	261	0.88%	455	0.80%
Other Services	16	0.29%	48	0.16%	92	0.16%
	94	1.71%	654	2.22%	1,386	2.43%
2017 Worker Travel Time to Job	2,937		16,376		31,260	
<30 Minutes	1,488	50.66%	8,103	49.48%	16,284	52.09%
30-60 Minutes	1,241	42.25%	5,996	36.61%	10,611	33.94%
60+ Minutes	208	7.08%	2,277	13.90%	4,365	13.96%
2010 Households by HH Size	2,231		12,343		23,500	
1-Person Households	542	24.29%	3,120	25.28%	5,304	22.57%
2-Person Households	729	32.68%	4,259	34.51%	7,914	33.68%
3-Person Households	402	18.02%	2,171	17.59%	4,334	18.44%
4-Person Households	307	13.76%	1,538	12.46%	3,301	14.05%
5-Person Households	160	7.17%	766	6.21%	1,641	6.98%
6-Person Households	55	2.47%	289	2.34%	619	2.63%
7 or more Person Households	36	1.61%	200	1.62%	387	1.65%
2017 Average Household Size	2.60		2.50		2.60	
Households						
2022 Projection	2,534		14,702		27,056	
2017 Estimate	2,382		13,731		25,389	
2010 Census	2,231		12,343		23,500	
Growth 2017 - 2022	6.38%		7.07%		6.57%	
Growth 2010 - 2017	6.77%		11.25%		8.04%	

Demographic Detail Report						
Walgreens						
4142 Pontchartrain Dr, Slidell, LA 70458						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	2,382		13,730		25,388	
<\$25,000	418	17.55%	3,023	22.02%	5,370	21.15%
\$25,000 - \$50,000	556	23.34%	3,280	23.89%	6,329	24.93%
\$50,000 - \$75,000	441	18.51%	2,350	17.12%	4,838	19.06%
\$75,000 - \$100,000	323	13.56%	1,803	13.13%	3,211	12.65%
\$100,000 - \$125,000	212	8.90%	1,297	9.45%	2,302	9.07%
\$125,000 - \$150,000	155	6.51%	742	5.40%	1,263	4.97%
\$150,000 - \$200,000	124	5.21%	644	4.69%	1,127	4.44%
\$200,000+	153	6.42%	591	4.30%	948	3.73%
2017 Avg Household Income	\$82,631		\$73,598		\$71,522	
2017 Med Household Income	\$64,299		\$55,884		\$54,952	
2017 Occupied Housing	2,382		13,731		25,389	
Owner Occupied	1,682	70.61%	9,675	70.46%	18,845	74.23%
Renter Occupied	700	29.39%	4,056	29.54%	6,544	25.77%
2010 Housing Units	2,526		14,428		25,938	
1 Unit	2,061	81.59%	11,307	78.37%	21,702	83.67%
2 - 4 Units	25	0.99%	645	4.47%	1,239	4.78%
5 - 19 Units	297	11.76%	1,171	8.12%	1,428	5.51%
20+ Units	143	5.66%	1,305	9.04%	1,569	6.05%
2017 Housing Value	1,682		9,676		18,845	
<\$100,000	191	11.36%	1,263	13.05%	2,385	12.66%
\$100,000 - \$200,000	766	45.54%	4,125	42.63%	9,567	50.77%
\$200,000 - \$300,000	390	23.19%	2,449	25.31%	4,402	23.36%
\$300,000 - \$400,000	191	11.36%	1,086	11.22%	1,498	7.95%
\$400,000 - \$500,000	46	2.73%	381	3.94%	459	2.44%
\$500,000 - \$1,000,000	98	5.83%	353	3.65%	480	2.55%
\$1,000,000+	0	0.00%	19	0.20%	54	0.29%
2017 Median Home Value	\$184,856		\$186,666		\$173,559	
2017 Housing Units by Yr Built	2,588		14,861		27,096	
Built 2010+	39	1.51%	741	4.99%	1,027	3.79%
Built 2000 - 2010	679	26.24%	2,158	14.52%	3,832	14.14%
Built 1990 - 1999	323	12.48%	2,565	17.26%	4,682	17.28%
Built 1980 - 1989	229	8.85%	2,754	18.53%	5,948	21.95%
Built 1970 - 1979	472	18.24%	2,842	19.12%	5,951	21.96%
Built 1960 - 1969	547	21.14%	2,150	14.47%	3,511	12.96%
Built 1950 - 1959	220	8.50%	1,027	6.91%	1,312	4.84%
Built <1949	79	3.05%	624	4.20%	833	3.07%
2017 Median Year Built	1978		1982		1982	

Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	6,650		37,283		71,725	
2017 Estimate	6,252		34,855		67,352	
2010 Census	5,861		31,544		62,646	
Growth 2017 - 2022	6.37%		6.97%		6.49%	
Growth 2010 - 2017	6.67%		10.50%		7.51%	
2017 Population by Hispanic Origin	432		2,224		4,282	
2017 Population	6,252		34,855		67,352	
White	4,866	77.83%	24,641	70.70%	49,453	73.42%
Black	1,055	16.87%	8,410	24.13%	14,459	21.47%
Am. Indian & Alaskan	44	0.70%	248	0.71%	431	0.64%
Asian	153	2.45%	716	2.05%	1,385	2.06%
Hawaiian & Pacific Island	1	0.02%	20	0.06%	49	0.07%
Other	133	2.13%	821	2.36%	1,574	2.34%
U.S. Armed Forces	21		77		143	
Households						
2022 Projection	2,534		14,702		27,056	
2017 Estimate	2,382		13,731		25,389	
2010 Census	2,231		12,343		23,500	
Growth 2017 - 2022	6.38%		7.07%		6.57%	
Growth 2010 - 2017	6.77%		11.25%		8.04%	
Owner Occupied	1,682	70.61%	9,675	70.46%	18,845	74.23%
Renter Occupied	700	29.39%	4,056	29.54%	6,544	25.77%
2017 Households by HH Income	2,382		13,730		25,388	
Income: <\$25,000	418	17.55%	3,023	22.02%	5,370	21.15%
Income: \$25,000 - \$50,000	556	23.34%	3,280	23.89%	6,329	24.93%
Income: \$50,000 - \$75,000	441	18.51%	2,350	17.12%	4,838	19.06%
Income: \$75,000 - \$100,000	323	13.56%	1,803	13.13%	3,211	12.65%
Income: \$100,000 - \$125,000	212	8.90%	1,297	9.45%	2,302	9.07%
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Income: \$200,000+	153	6.42%	591	4.30%	948	3.73%
2017 Avg Household Income	\$82,631		\$73,598		\$71,522	
2017 Med Household Income	\$64,299		\$55,884		\$54,952	



Demographic Market Comparison Report				1 mile radius	
Walgreens					
4142 Pontchartrain Dr, Slidell, LA 70458					
Type: Retail/Drug Store					
County: St Tammany					
	1 Mile		County		
Population Growth					
Growth 2010 - 2017	6.67%		8.90%		
Growth 2017 - 2022	6.37%		6.72%		
Empl	3,004	95.27%	122,076	95.03%	
Unempl	149	4.73%	6,386	4.97%	
2017 Population by Race					
	6,251		254,544		
White	4,866	77.84%	213,655	83.94%	
Black	1,055	16.88%	30,885	12.13%	
Am. Indian & Alaskan	43	0.69%	1,447	0.57%	
Asian	153	2.45%	3,991	1.57%	
Hawaiian & Pacific Island	1	0.02%	141	0.06%	
Other	133	2.13%	4,425	1.74%	
Household Growth					
Growth 2010 - 2017	6.77%		8.88%		
Growth 2017 - 2022	6.38%		6.70%		
Renter Occupied	700	29.39%	19,510	20.47%	
Owner Occupied	1,682	70.61%	75,784	79.53%	
2017 Households by Household Income					
	2,382		95,294		
Income <\$25K	418	17.55%	18,457	19.37%	
Income \$25K - \$50K	556	23.34%	19,299	20.25%	
Income \$50K - \$75K	441	18.51%	17,045	17.89%	
Income \$75K - \$100K	323	13.56%	12,841	13.48%	
Income \$100K - \$125K	212	8.90%	9,680	10.16%	
Income \$125K - \$150K	155	6.51%	5,144	5.40%	
Income \$150K - \$200K	124	5.21%	6,584	6.91%	
Income \$200K+	153	6.42%	6,244	6.55%	
2017 Med Household Inc	\$64,299		\$64,910		
2017 Median Age	36.90		40.00		





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