

5702 Crowder Blvd, New Orleans, LA 70127

NNN



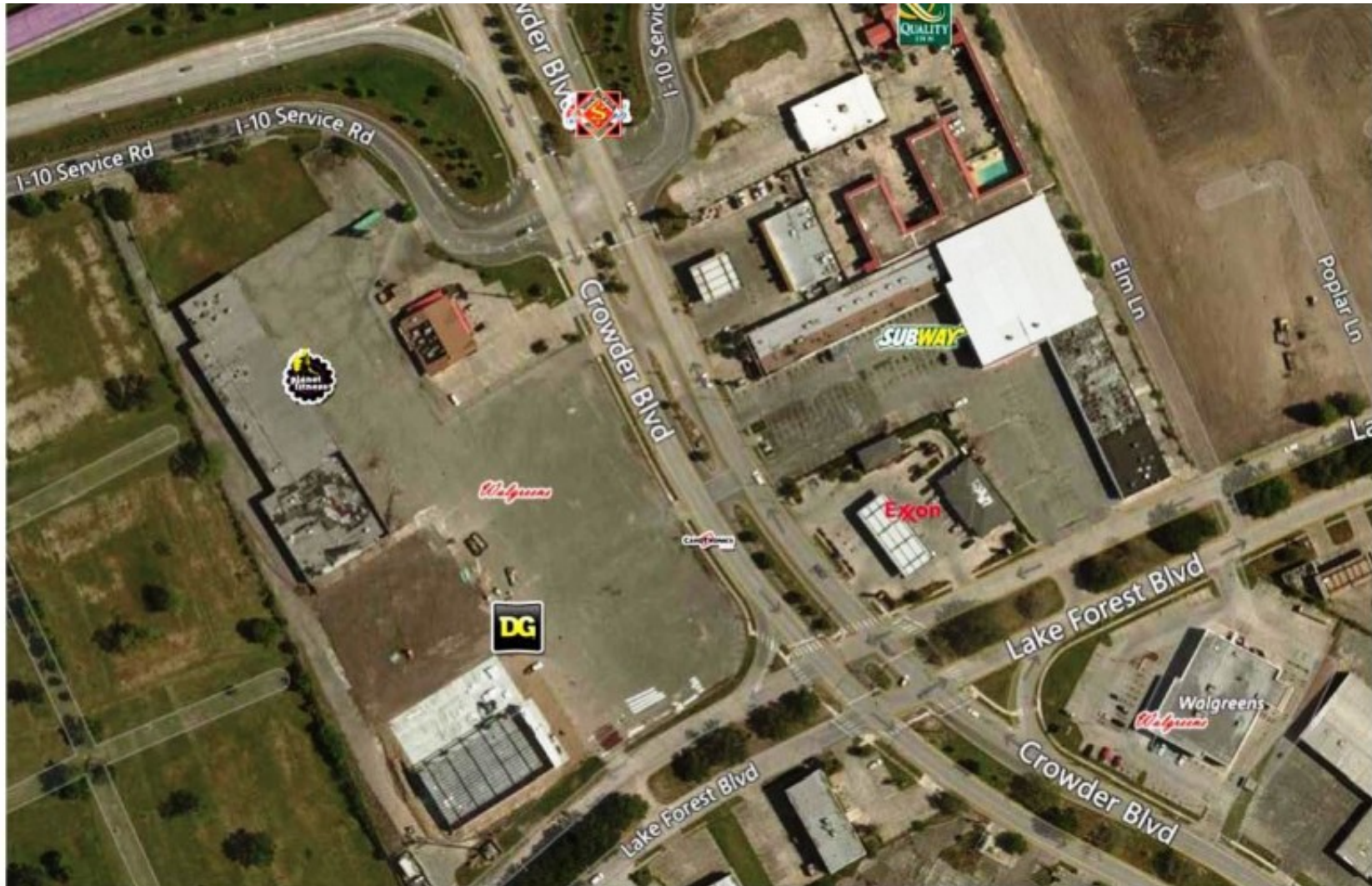
310.883.7555

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PLEASE DO NOT DISTURB TENANTS.



### Pricing Summary

|                |             |
|----------------|-------------|
| Purchase Price | \$5,275,000 |
| Cap Rate       | 5.21%       |
| 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             | 2017              |
| Building Size/Lot Size | 14,490 / 70,131.6 |
| Price per SF           | \$364.04          |
| Price per Lot SF       | \$75.22           |
| Lease Type             | NNN               |

| Lease Term              | NOI       | Monthly Rent | Monthly (\$/SF) | CAP Rate |
|-------------------------|-----------|--------------|-----------------|----------|
| Current - 02/28/2036    | \$275,000 | \$22,916.67  | \$1.58          | 5.21%    |
| 02/21/2017 - 02/28/2036 | \$275,000 | \$22,916.67  | \$1.58          | 5.21%    |
|                         |           | Average      | \$1.58          | 5.21%    |

Lease Abstract

Tenant Walgreens

Lease Commencement 01/01/1970

Lease Expiration 02/28/2036

Property Taxes Tenant

Insurance Tenant

Utilities Tenant

CAM Tenant

Roof and Structure Maintenance Tenant

Parking Tenant

Percentage Rent Tenant

| Lease Term              | NOI       | Monthly Rent | Monthly (\$/SF) | CAP Rate |
|-------------------------|-----------|--------------|-----------------|----------|
| Current - 02/28/2036    | \$275,000 | \$22,916.67  | \$1.58          | 5.21%    |
| 02/21/2017 - 02/28/2036 | \$275,000 | \$22,916.67  | \$1.58          | 5.21%    |
|                         |           | Average      | \$1.58          | 5.21%    |

Renewal Options 11 five year extensions

Loan must be assumed: 2.786M  
with a 3.30% interest rate,  
amortized over 25, due in 4.

PRICING SCENARIOS

HIGH

TARGET

LOW

\$5,275,000

Cap Rate

5.21%

Commission

4.00%

4.00%

\$211,000

Escrow

\$1.00

\$1,000

0.100%

\$5,275

Title

\$1.00

\$1,000

0.100%

\$5,275

City Transfer Tax

\$4.50

\$1,000

0.450%

\$23,738

County Trans. Tax

\$1.10

\$1,000

0.110%

\$5,803

Subtotal

4.760%

\$251,090

**Cost of Sale**

\$251,090

**Sellers Net Proceeds From Sale**

**\$ 5,023,910**

### Consumer Spending Report

| 2017 Annual Spending (\$000s)            | 1 Mile           | 3 Mile           | 5 Mile           |
|--|------------------|------------------|------------------|
| <b>Total Specified Consumer Spending</b> | <b>\$117,331</b> | <b>\$411,083</b> | <b>\$902,858</b> |
| <b>Total Apparel</b>                     | <b>\$9,708</b>   | <b>\$31,286</b>  | <b>\$67,456</b>  |
| Women's Apparel                          | 3,707            | 12,273           | 26,485           |
| Men's Apparel                            | 1,767            | 6,005            | 13,162           |
| Girl's Apparel                           | 872              | 2,580            | 5,434            |
| Boy's Apparel                            | 600              | 1,772            | 3,739            |
| Infant Apparel                           | 516              | 1,563            | 3,322            |
| Footwear                                 | 2,246            | 7,093            | 15,314           |
| <b>Total Entertainment &amp; Hobbies</b> | <b>\$9,284</b>   | <b>\$32,096</b>  | <b>\$71,011</b>  |
| Entertainment                            | 1,308            | 4,840            | 10,626           |
| Audio & Visual Equipment/Service         | 5,695            | 19,041           | 41,331           |
| Reading Materials                        | 200              | 826              | 2,002            |
| Pets, Toys, & Hobbies                    | 2,081            | 7,389            | 17,052           |
| Personal Items                           | 9,889            | 33,885           | 74,419           |
| <b>Total Food and Alcohol</b>            | <b>\$34,053</b>  | <b>\$114,487</b> | <b>\$252,542</b> |
| Food At Home                             | 21,656           | 71,122           | 156,189          |
| Food Away From Home                      | 11,101           | 38,759           | 85,534           |
| Alcoholic Beverages                      | 1,296            | 4,607            | 10,820           |
| <b>Total Household</b>                   | <b>\$15,399</b>  | <b>\$57,162</b>  | <b>\$126,725</b> |
| House Maintenance & Repair               | 3,117            | 12,386           | 28,101           |
| Household Equip & Furnishings            | 6,568            | 23,523           | 51,741           |
| Household Operations                     | 4,714            | 16,992           | 37,423           |
| Housing Costs                            | 1,001            | 4,261            | 9,460            |

**Consumer Spending Report**

**Walgreens**

5702 Crowder Blvd, New Orleans, LA 70127

| 2017 Annual Spending (000s)        | 1 Mile          | 3 Mile           | 5 Mile           |
|------------------------------------|-----------------|------------------|------------------|
| <b>Total Transportation/Maint.</b> | <b>\$28,023</b> | <b>\$101,792</b> | <b>\$219,623</b> |
| Vehicle Purchases                  | 9,832           | 38,299           | 81,371           |
| Gasoline                           | 12,041          | 41,329           | 89,179           |
| Vehicle Expenses                   | 953             | 2,873            | 6,929            |
| Transportation                     | 1,740           | 6,477            | 14,536           |
| Automotive Repair & Maintenance    | 3,457           | 12,815           | 27,608           |
| <b>Total Health Care</b>           | <b>\$4,917</b>  | <b>\$18,405</b>  | <b>\$42,593</b>  |
| Medical Services                   | 2,286           | 8,659            | 20,006           |
| Prescription Drugs                 | 2,052           | 7,638            | 17,820           |
| Medical Supplies                   | 579             | 2,108            | 4,767            |
| <b>Total Education/Day Care</b>    | <b>\$6,057</b>  | <b>\$21,970</b>  | <b>\$48,487</b>  |
| Education                          | 4,638           | 16,459           | 35,869           |
| Fees & Admissions                  | 1,419           | 5,511            | 12,618           |

### Demographic Detail Report

| Radius                        | 1 Mile |       | 3 Mile |        | 5 Mile  |        |
|-------------------------------|--------|-------|--------|--------|---------|--------|
| <b>Population</b>             |        |       |        |        |         |        |
| 2022 Projection               | 21,313 |       | 66,555 |        | 144,927 |        |
| 2017 Estimate                 | 19,599 |       | 61,298 |        | 132,844 |        |
| 2010 Census                   | 16,198 |       | 51,241 |        | 108,180 |        |
| Growth 2017 - 2022            | 8.75%  |       | 8.58%  |        | 9.10%   |        |
| Growth 2010 - 2017            | 21.00% |       | 19.63% |        | 22.80%  |        |
| <b>2017 Population by Age</b> |        |       |        |        |         |        |
|                               | 19,599 |       | 61,298 |        | 132,844 |        |
| Age 0 - 4                     | 1,474  | 7.52% | 4,234  | 6.91%  | 8,905   | 6.70%  |
| Age 5 - 9                     | 1,478  | 7.54% | 4,118  | 6.72%  | 8,628   | 6.49%  |
| Age 10 - 14                   | 1,474  | 7.52% | 4,092  | 6.68%  | 8,486   | 6.39%  |
| Age 15 - 19                   | 1,470  | 7.50% | 4,205  | 6.86%  | 8,765   | 6.60%  |
| Age 20 - 24                   | 1,592  | 8.12% | 4,731  | 7.72%  | 10,071  | 7.58%  |
| Age 25 - 29                   | 1,827  | 9.32% | 5,448  | 8.89%  | 11,691  | 8.80%  |
| Age 30 - 34                   | 1,684  | 8.59% | 4,999  | 8.16%  | 10,719  | 8.07%  |
| Age 35 - 39                   | 1,307  | 6.67% | 3,941  | 6.43%  | 8,494   | 6.39%  |
| Age 40 - 44                   | 1,094  | 5.58% | 3,370  | 5.50%  | 7,342   | 5.53%  |
| Age 45 - 49                   | 1,055  | 5.38% | 3,401  | 5.55%  | 7,460   | 5.62%  |
| Age 50 - 54                   | 1,103  | 5.63% | 3,782  | 6.17%  | 8,342   | 6.28%  |
| Age 55 - 59                   | 1,118  | 5.70% | 4,049  | 6.61%  | 8,958   | 6.74%  |
| Age 60 - 64                   | 1,010  | 5.15% | 3,761  | 6.14%  | 8,324   | 6.27%  |
| Age 65 - 69                   | 779    | 3.97% | 2,890  | 4.71%  | 6,393   | 4.81%  |
| Age 70 - 74                   | 498    | 2.54% | 1,817  | 2.96%  | 4,074   | 3.07%  |
| Age 75 - 79                   | 303    | 1.55% | 1,116  | 1.82%  | 2,649   | 1.99%  |
| Age 80 - 84                   | 180    | 0.92% | 691    | 1.13%  | 1,762   | 1.33%  |
| Age 85+                       | 155    | 0.79% | 653    | 1.07%  | 1,783   | 1.34%  |
| Age 65+                       | 1,915  | 9.77% | 7,167  | 11.69% | 16,661  | 12.54% |
| Median Age                    | 31.40  |       | 33.80  |        | 34.60   |        |
| Average Age                   | 33.80  |       | 36.00  |        | 36.70   |        |

| Demographic Detail Report                           |        |        |        |        |         |        |
|---|--------|--------|--------|--------|---------|--------|
| Walgreens   |        |        |        |        |         |        |
| 5702 Crowder Blvd, New Orleans, LA 70127            |        |        |        |        |         |        |
| Radius  | 1 Mile |        | 3 Mile |        | 5 Mile  |        |
| <b>2017 Population By Race</b>                      | 19,599 |        | 61,298 |        | 132,844 |        |
| White   | 680    | 3.47%  | 2,996  | 4.89%  | 14,741  | 11.10% |
| Black   | 18,563 | 94.71% | 55,760 | 90.97% | 108,825 | 81.92% |
| Am. Indian & Alaskan                                | 33     | 0.17%  | 134    | 0.22%  | 397     | 0.30%  |
| Asian   | 112    | 0.57%  | 1,632  | 2.66%  | 6,913   | 5.20%  |
| Hawaiian & Pacific Island                           | 13     | 0.07%  | 48     | 0.08%  | 92      | 0.07%  |
| Other   | 199    | 1.02%  | 727    | 1.19%  | 1,877   | 1.41%  |
| <b>Population by Hispanic Origin</b>                | 19,599 |        | 61,298 |        | 132,844 |        |
| Non-Hispanic Origin                                 | 19,185 | 97.89% | 59,673 | 97.35% | 127,972 | 96.33% |
| Hispanic Origin                                     | 414    | 2.11%  | 1,625  | 2.65%  | 4,872   | 3.67%  |
| <b>2017 Median Age, Male</b>                        | 29.00  |        | 31.90  |        | 32.80   |        |
| <b>2017 Average Age, Male</b>                       | 32.10  |        | 34.50  |        | 35.20   |        |
| <b>2017 Median Age, Female</b>                      | 33.30  |        | 35.40  |        | 36.40   |        |
| <b>2017 Average Age, Female</b>                     | 35.20  |        | 37.20  |        | 38.00   |        |
| <b>2017 Population by Occupation Classification</b> | 14,881 |        | 48,016 |        | 105,078 |        |
| Civilian Employed                                   | 7,923  | 53.24% | 26,304 | 54.78% | 56,879  | 54.13% |
| Civilian Unemployed                                 | 580    | 3.90%  | 2,164  | 4.51%  | 4,460   | 4.24%  |
| Civilian Non-Labor Force                            | 6,378  | 42.86% | 19,527 | 40.67% | 43,689  | 41.58% |
| Armed Forces  | 0      | 0.00%  | 21     | 0.04%  | 50      | 0.05%  |
| <b>Households by Marital Status</b>                 |        |        |        |        |         |        |
| Married   | 1,851  |        | 6,958  |        | 14,865  |        |
| Married No Children                                 | 1,154  |        | 4,395  |        | 9,474   |        |
| Married w/Children                                  | 697    |        | 2,564  |        | 5,390   |        |
| <b>2017 Population by Education</b>                 | 14,001 |        | 44,486 |        | 97,982  |        |
| Some High School, No Diploma                        | 2,281  | 16.29% | 6,334  | 14.24% | 17,228  | 17.58% |
| High School Grad (Incl Equivalency)                 | 3,808  | 27.20% | 12,400 | 27.87% | 26,917  | 27.47% |
| Some College, No Degree                             | 4,247  | 30.33% | 14,151 | 31.81% | 27,922  | 28.50% |
| Associate Degree                                    | 1,887  | 13.48% | 4,567  | 10.27% | 9,993   | 10.20% |
| Bachelor Degree                                     | 1,213  | 8.66%  | 4,578  | 10.29% | 10,025  | 10.23% |
| Advanced Degree                                     | 565    | 4.04%  | 2,456  | 5.52%  | 5,897   | 6.02%  |

| Demographic Detail Report                |        |        |        |        |         |        |
|--|--------|--------|--------|--------|---------|--------|
| Walgreens                                |        |        |        |        |         |        |
| 5702 Crowder Blvd, New Orleans, LA 70127 |        |        |        |        |         |        |
| Radius                                   | 1 Mile |        | 3 Mile |        | 5 Mile  |        |
| <b>2017 Population by Occupation</b>     | 14,359 |        | 48,773 |        | 105,265 |        |
| Real Estate & Finance                    | 264    | 1.84%  | 997    | 2.04%  | 2,244   | 2.13%  |
| Professional & Management                | 2,341  | 16.30% | 8,539  | 17.51% | 19,500  | 18.52% |
| Public Administration                    | 345    | 2.40%  | 1,489  | 3.05%  | 3,151   | 2.99%  |
| Education & Health                       | 2,072  | 14.43% | 7,023  | 14.40% | 14,378  | 13.66% |
| Services                                 | 2,845  | 19.81% | 7,983  | 16.37% | 16,370  | 15.55% |
| Information                              | 92     | 0.64%  | 507    | 1.04%  | 1,035   | 0.98%  |
| Sales                                    | 1,953  | 13.60% | 6,003  | 12.31% | 12,662  | 12.03% |
| Transportation                           | 794    | 5.53%  | 2,155  | 4.42%  | 4,731   | 4.49%  |
| Retail                                   | 862    | 6.00%  | 2,955  | 6.06%  | 6,032   | 5.73%  |
| Wholesale                                | 46     | 0.32%  | 428    | 0.88%  | 1,012   | 0.96%  |
| Manufacturing                            | 290    | 2.02%  | 1,236  | 2.53%  | 2,992   | 2.84%  |
| Production                               | 1,055  | 7.35%  | 3,769  | 7.73%  | 8,020   | 7.62%  |
| Construction                             | 450    | 3.13%  | 1,962  | 4.02%  | 4,694   | 4.46%  |
| Utilities                                | 563    | 3.92%  | 2,096  | 4.30%  | 4,123   | 3.92%  |
| Agriculture & Mining                     | 22     | 0.15%  | 130    | 0.27%  | 762     | 0.72%  |
| Farming, Fishing, Forestry               | 0      | 0.00%  | 63     | 0.13%  | 278     | 0.26%  |
| Other Services                           | 365    | 2.54%  | 1,438  | 2.95%  | 3,281   | 3.12%  |
| <b>2017 Worker Travel Time to Job</b>    | 7,865  |        | 26,070 |        | 56,208  |        |
| <30 Minutes                              | 4,613  | 58.65% | 14,988 | 57.49% | 34,162  | 60.78% |
| 30-60 Minutes                            | 2,661  | 33.83% | 9,062  | 34.76% | 17,858  | 31.77% |
| 60+ Minutes                              | 591    | 7.51%  | 2,020  | 7.75%  | 4,188   | 7.45%  |
| <b>2010 Households by HH Size</b>        | 5,819  |        | 18,761 |        | 39,819  |        |
| 1-Person Households                      | 1,332  | 22.89% | 4,685  | 24.97% | 10,466  | 26.28% |
| 2-Person Households                      | 1,611  | 27.69% | 5,142  | 27.41% | 11,146  | 27.99% |
| 3-Person Households                      | 1,216  | 20.90% | 3,857  | 20.56% | 7,744   | 19.45% |
| 4-Person Households                      | 854    | 14.68% | 2,631  | 14.02% | 5,245   | 13.17% |
| 5-Person Households                      | 497    | 8.54%  | 1,476  | 7.87%  | 3,007   | 7.55%  |
| 6-Person Households                      | 192    | 3.30%  | 591    | 3.15%  | 1,283   | 3.22%  |
| 7 or more Person Households              | 117    | 2.01%  | 379    | 2.02%  | 928     | 2.33%  |
| <b>2017 Average Household Size</b>       | 2.80   |        | 2.70   |        | 2.70    |        |
| <b>Households</b>                        | 7,589  |        | 24,344 |        | 53,387  |        |
| 2022 Projection                          | 7,589  |        | 24,344 |        | 53,387  |        |
| 2017 Estimate                            | 6,983  |        | 22,411 |        | 48,913  |        |
| 2010 Census                              | 5,819  |        | 18,761 |        | 39,819  |        |
| Growth 2017 - 2022                       | 8.68%  |        | 8.63%  |        | 9.15%   |        |
| Growth 2010 - 2017                       | 20.00% |        | 19.46% |        | 22.84%  |        |

**Demographic Detail Report**

| <b>Walgreens</b>                         |           |        |           |        |           |        |
|--|-----------|--------|-----------|--------|-----------|--------|
| 5702 Crowder Blvd, New Orleans, LA 70127 |           |        |           |        |           |        |
| Radius                                   | 1 Mile    |        | 3 Mile    |        | 5 Mile    |        |
| <b>2017 Households by HH Income</b>      | 6,983     |        | 22,410    |        | 48,913    |        |
| <\$25,000                                | 3,171     | 45.41% | 9,183     | 40.98% | 20,015    | 40.92% |
| \$25,000 - \$50,000                      | 1,771     | 25.36% | 5,791     | 25.84% | 13,000    | 26.58% |
| \$50,000 - \$75,000                      | 991       | 14.19% | 2,991     | 13.35% | 6,363     | 13.01% |
| \$75,000 - \$100,000                     | 509       | 7.29%  | 1,993     | 8.89%  | 4,486     | 9.17%  |
| \$100,000 - \$125,000                    | 351       | 5.03%  | 1,372     | 6.12%  | 2,547     | 5.21%  |
| \$125,000 - \$150,000                    | 121       | 1.73%  | 553       | 2.47%  | 1,184     | 2.42%  |
| \$150,000 - \$200,000                    | 63        | 0.90%  | 389       | 1.74%  | 825       | 1.69%  |
| \$200,000+                               | 6         | 0.09%  | 138       | 0.62%  | 493       | 1.01%  |
| <b>2017 Avg Household Income</b>         | \$39,420  |        | \$45,772  |        | \$46,132  |        |
| <b>2017 Med Household Income</b>         | \$28,283  |        | \$31,700  |        | \$32,128  |        |
| <b>2017 Occupied Housing</b>             | 6,983     |        | 22,411    |        | 48,913    |        |
| Owner Occupied                           | 3,213     | 46.01% | 12,448    | 55.54% | 28,288    | 57.83% |
| Renter Occupied                          | 3,770     | 53.99% | 9,963     | 44.46% | 20,625    | 42.17% |
| <b>2010 Housing Units</b>                | 7,866     |        | 24,986    |        | 55,008    |        |
| 1 Unit                                   | 4,608     | 58.58% | 16,485    | 65.98% | 40,103    | 72.90% |
| 2 - 4 Units                              | 1,034     | 13.15% | 2,291     | 9.17%  | 6,515     | 11.84% |
| 5 - 19 Units                             | 1,283     | 16.31% | 3,027     | 12.11% | 3,939     | 7.16%  |
| 20+ Units                                | 941       | 11.96% | 3,183     | 12.74% | 4,451     | 8.09%  |
| <b>2017 Housing Value</b>                | 3,213     |        | 12,448    |        | 28,288    |        |
| <\$100,000                               | 383       | 11.92% | 1,283     | 10.31% | 3,979     | 14.07% |
| \$100,000 - \$200,000                    | 2,017     | 62.78% | 7,370     | 59.21% | 15,665    | 55.38% |
| \$200,000 - \$300,000                    | 587       | 18.27% | 2,081     | 16.72% | 4,742     | 16.76% |
| \$300,000 - \$400,000                    | 174       | 5.42%  | 991       | 7.96%  | 1,989     | 7.03%  |
| \$400,000 - \$500,000                    | 0         | 0.00%  | 111       | 0.89%  | 536       | 1.89%  |
| \$500,000 - \$1,000,000                  | 37        | 1.15%  | 414       | 3.33%  | 776       | 2.74%  |
| \$1,000,000+                             | 15        | 0.47%  | 198       | 1.59%  | 601       | 2.12%  |
| <b>2017 Median Home Value</b>            | \$160,659 |        | \$167,041 |        | \$164,889 |        |
| <b>2017 Housing Units by Yr Built</b>    | 7,932     |        | 25,293    |        | 55,887    |        |
| Built 2010+                              | 462       | 5.82%  | 1,073     | 4.24%  | 2,590     | 4.63%  |
| Built 2000 - 2010                        | 106       | 1.34%  | 533       | 2.11%  | 1,114     | 1.99%  |
| Built 1990 - 1999                        | 274       | 3.45%  | 1,113     | 4.40%  | 1,933     | 3.46%  |
| Built 1980 - 1989                        | 1,559     | 19.65% | 5,518     | 21.82% | 8,538     | 15.28% |
| Built 1970 - 1979                        | 3,073     | 38.74% | 7,995     | 31.61% | 11,780    | 21.08% |
| Built 1960 - 1969                        | 1,464     | 18.46% | 4,929     | 19.49% | 9,534     | 17.06% |
| Built 1950 - 1959                        | 644       | 8.12%  | 2,971     | 11.75% | 10,447    | 18.69% |
| Built <1949                              | 350       | 4.41%  | 1,161     | 4.59%  | 9,951     | 17.81% |
| <b>2017 Median Year Built</b>            | 1974      |        | 1973      |        | 1967      |        |

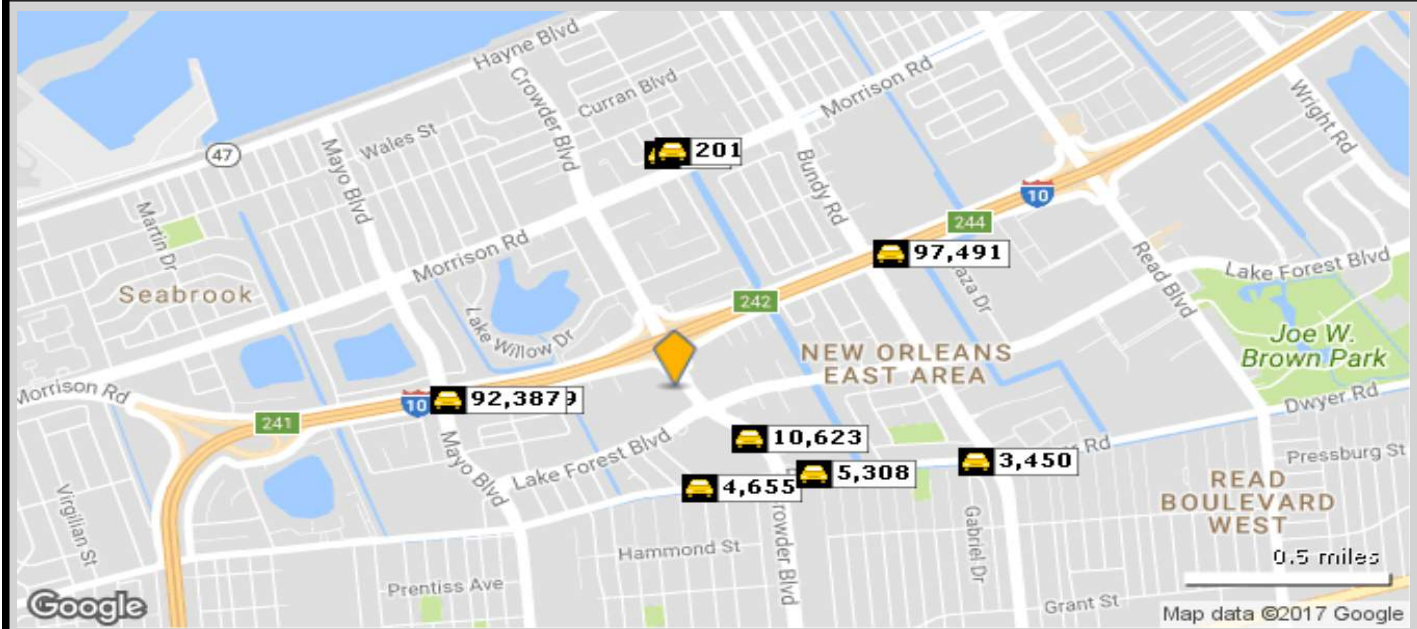
### Demographic Summary Report

| Radius                             | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|------------------------------------|----------|--------|----------|--------|----------|--------|
| <b>Population</b>                  |          |        |          |        |          |        |
| 2022 Projection                    | 21,313   |        | 66,555   |        | 144,927  |        |
| 2017 Estimate                      | 19,599   |        | 61,298   |        | 132,844  |        |
| 2010 Census                        | 16,198   |        | 51,241   |        | 108,180  |        |
| Growth 2017 - 2022                 | 8.75%    |        | 8.58%    |        | 9.10%    |        |
| Growth 2010 - 2017                 | 21.00%   |        | 19.63%   |        | 22.80%   |        |
| 2017 Population by Hispanic Origin | 415      |        | 1,625    |        | 4,872    |        |
| 2017 Population                    | 19,599   |        | 61,298   |        | 132,844  |        |
| White                              | 680      | 3.47%  | 2,996    | 4.89%  | 14,741   | 11.10% |
| Black                              | 18,563   | 94.71% | 55,760   | 90.97% | 108,825  | 81.92% |
| Am. Indian & Alaskan               | 33       | 0.17%  | 134      | 0.22%  | 397      | 0.30%  |
| Asian                              | 112      | 0.57%  | 1,632    | 2.66%  | 6,913    | 5.20%  |
| Hawaiian & Pacific Island          | 13       | 0.07%  | 48       | 0.08%  | 92       | 0.07%  |
| Other                              | 199      | 1.02%  | 727      | 1.19%  | 1,877    | 1.41%  |
| U.S. Armed Forces                  | 0        |        | 23       |        | 54       |        |
| <b>Households</b>                  |          |        |          |        |          |        |
| 2022 Projection                    | 7,589    |        | 24,344   |        | 53,387   |        |
| 2017 Estimate                      | 6,983    |        | 22,411   |        | 48,913   |        |
| 2010 Census                        | 5,819    |        | 18,761   |        | 39,819   |        |
| Growth 2017 - 2022                 | 8.68%    |        | 8.63%    |        | 9.15%    |        |
| Growth 2010 - 2017                 | 20.00%   |        | 19.46%   |        | 22.84%   |        |
| Owner Occupied                     | 3,213    | 46.01% | 12,448   | 55.54% | 28,288   | 57.83% |
| Renter Occupied                    | 3,770    | 53.99% | 9,963    | 44.46% | 20,625   | 42.17% |
| 2017 Households by HH Income       | 6,983    |        | 22,410   |        | 48,913   |        |
| Income: <\$25,000                  | 3,171    | 45.41% | 9,183    | 40.98% | 20,015   | 40.92% |
| Income: \$25,000 - \$50,000        | 1,771    | 25.36% | 5,791    | 25.84% | 13,000   | 26.58% |
| Income: \$50,000 - \$75,000        | 991      | 14.19% | 2,991    | 13.35% | 6,363    | 13.01% |
| Income: \$75,000 - \$100,000       | 509      | 7.29%  | 1,993    | 8.89%  | 4,486    | 9.17%  |
| Income: \$100,000 - \$125,000      | 351      | 5.03%  | 1,372    | 6.12%  | 2,547    | 5.21%  |
| Income: \$125,000 - \$150,000      | 121      | 1.73%  | 553      | 2.47%  | 1,184    | 2.42%  |
| Income: \$150,000 - \$200,000      | 63       | 0.90%  | 389      | 1.74%  | 825      | 1.69%  |
| Income: \$200,000+                 | 6        | 0.09%  | 138      | 0.62%  | 493      | 1.01%  |
| 2017 Avg Household Income          | \$39,420 |        | \$45,772 |        | \$46,132 |        |
| 2017 Med Household Income          | \$28,283 |        | \$31,700 |        | \$32,128 |        |

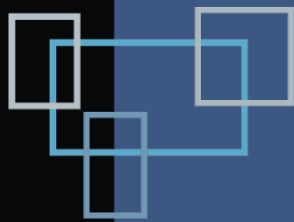
Traffic Count Report

Walgreens

5702 Crowder Blvd, New Orleans, LA 70127



|    | Street             | Cross Street     | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Crowder Blvd       | Lake Forest Blvd | 0.13 NW        | 2016       | 10,623           | MPSI        | .24                     |
| 2  | Dwyer Rd           | Sandhurst Dr     | 0.01 W         | 2016       | 4,655            | MPSI        | .29                     |
| 3  | Dwyer Rd           | Crowder Blvd     | 0.08 W         | 2016       | 5,308            | MPSI        | .43                     |
| 4  | Pontchartrain Expy | Crowder Blvd     | 0.55 E         | 2012       | 58,022           | MPSI        | .55                     |
| 5  | I-10               | Mayo Blvd        | 0.02 W         | 2010       | 116,239          | MPSI        | .55                     |
| 6  | I-10               | Crowder Blvd     | 0.55 E         | 2016       | 92,387           | MPSI        | .55                     |
| 7  | I-10               | Read Blvd        | 0.53 NE        | 2010       | 97,491           | ADT         | .68                     |
| 8  | Scottsdale Dr      | Benson St        | 0.02 NE        | 2016       | 111              | MPSI        | .69                     |
| 9  | Scottsdale Dr      | Benson St        | 0.01 SW        | 2016       | 201              | MPSI        | .70                     |
| 10 | Dwyer Rd           | Bundy Rd         | 0.03 E         | 2016       | 3,450            | MPSI        | .78                     |



| Demographic Market Comparison Report       |          | 1 mile radius |          |        |  |
|--|----------|---------------|----------|--------|--|
| Walgreens                                  |          |               |          |        |  |
| 5702 Crowder Blvd, New Orleans, LA 70127   |          |               |          |        |  |
| Type: Retail/Drug Store                    |          |               |          |        |  |
| County: Orleans                            |          |               |          |        |  |
|  | 1 Mile   |               | County   |        |  |
| <b>Population Growth</b>                   |          |               |          |        |  |
| Growth 2010 - 2017                         | 21.00%   |               | 15.70%   |        |  |
| Growth 2017 - 2022                         | 8.75%    |               | 7.98%    |        |  |
| Empl                                       | 7,923    | 93.18%        | 185,282  | 93.79% |  |
| Unempl                                     | 580      | 6.82%         | 12,273   | 6.21%  |  |
| <b>2017 Population by Race</b>             |          |               |          |        |  |
|  | 19,599   | 397,822       |          |        |  |
| White                                      | 680      | 3.47%         | 141,074  | 35.46% |  |
| Black                                      | 18,562   | 94.71%        | 236,527  | 59.46% |  |
| Am. Indian & Alaskan                       | 33       | 0.17%         | 1,373    | 0.35%  |  |
| Asian                                      | 112      | 0.57%         | 12,412   | 3.12%  |  |
| Hawaiian & Pacific Island                  | 13       | 0.07%         | 310      | 0.08%  |  |
| Other                                      | 199      | 1.02%         | 6,126    | 1.54%  |  |
| <b>Household Growth</b>                    |          |               |          |        |  |
| Growth 2010 - 2017                         | 20.00%   |               | 15.99%   |        |  |
| Growth 2017 - 2022                         | 8.68%    |               | 8.15%    |        |  |
| Renter Occupied                            | 3,770    | 53.99%        | 86,408   | 52.40% |  |
| Owner Occupied                             | 3,213    | 46.01%        | 78,485   | 47.60% |  |
| <b>2017 Households by Household Income</b> |          |               |          |        |  |
|  | 6,983    | 164,893       |          |        |  |
| Income <\$25K                              | 3,171    | 45.41%        | 57,548   | 34.90% |  |
| Income \$25K - \$50K                       | 1,771    | 25.36%        | 38,868   | 23.57% |  |
| Income \$50K - \$75K                       | 991      | 14.19%        | 21,340   | 12.94% |  |
| Income \$75K - \$100K                      | 509      | 7.29%         | 16,060   | 9.74%  |  |
| Income \$100K - \$125K                     | 351      | 5.03%         | 10,172   | 6.17%  |  |
| Income \$125K - \$150K                     | 121      | 1.73%         | 5,725    | 3.47%  |  |
| Income \$150K - \$200K                     | 63       | 0.90%         | 6,645    | 4.03%  |  |
| Income \$200K+                             | 6        | 0.09%         | 8,535    | 5.18%  |  |
| 2017 Med Household Inc                     | \$28,283 |               | \$40,109 |        |  |
| 2017 Median Age                            | 31.40    |               | 36.00    |        |  |



jason flashman  
License #01841976  
jason@flashmangroup.com

phone: 310.883.7555

Doug Rogers  
Realty Executives Bayou Properties 301  
Jackson Street Suite 301  
Alexandria La 71301  
#BROK.0995683208



Flashman Investment Group  
11990 san vicente blvd #350  
los angeles, CA 90049

#01985275

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