



ACTUAL SITE

Financial Overview

LOCATION

65 Goodfellow Street
Ontario (Boise), OR 97914

OFFERING SUMMARY

Price	\$7,321,429
Gross Leasable Area (GLA)	14,820
Lot Size	1.84 Acres +/-
Year Built	2007
Net Operating Income	\$410,000
CAP Rate	5.60%

LEASE SUMMARY

Tenant Trade Name	Walgreens
Ownership	Public
Lease Guarantor	Walgreen Co.
Lease Type	Absolute Net
Roof & Structure Responsibility	Tenant Responsible
Initial Lease Term	25 Years
Lease Commencement Date	November 1, 2007
Expiration Date	October 31, 2032
Remaining Lease Term	18 Years
Termination Option	End of 25th Lease Year and Every 5 Years Thereafter for 10 Periods
Right of First Offer	Tenant has 30 days to submit offer
Percentage Rent	Tenant pays additional rent in the amount of 2% of gross sales excluding Food and Drug plus 0.5% of gross sales of Food and Drug.

LEASE TERM	ANNUAL RENT
Current - 10/31/2082	\$410,000.00

BASE RENT (\$27.67/SF)	\$410,000.00
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TENANT SUMMARY

Tenant Trade Name	Walgreens
Property Type	Net Leased Drug Store
Sales Volume	\$72.2 Billion
Net Worth	\$19.45 Billion
Credit Rating	BBB
Rating Agency	Standard & Poor's
Ticker Symbol	WAG
Board	New York Stock Exchange
Number of Locations	8,100+
Headquarters	Deerfield, IL
Website	www.walgreens.com

Walgreen Co. is the largest U.S. drug store chain based on sales. The company filled about 784 million prescriptions in FY 12, accounting for about 19% of the U.S. retail prescription drug market. The company is also one of the largest operators of drugstores in the U.S. on a unit basis, operating almost 8,400 locations in all 50 states, the District of Columbia, Puerto Rico and Guam, including over 7,900 drugstores and hospital onsite pharmacies. Its Take Care Health Systems subsidiary manages more than 700 instore convenient care clinics and worksite health and wellness centers.



Walgreens

PHARMACY

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PHARMACY

Walgreens

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Photo



Investment Overview

Investment Highlights

- Absolute Net Lease with 18+ Years Remaining on Initial Lease Term
- Lease Guaranteed by Walgreen Co. - “BBB” Credit Rating by Standard & Poors
- Excellent Visibility at the Corner of Goodfellow Street and U.S. Route 30 - City’s Main Thoroughfare Passing Through Oregon/Idaho State Line
- Located Directly Across from Ontario Marketplace - Walmart Supercenter and Home Depot Anchored Power Center
- Nearby Numerous National Retailers Including Kmart, Aaron’s Furniture, Big 5 Sporting Goods, Dollar Tree, McDonald’s, Burger King and Many Others
- Nearby Heinz Frozen Foods Company Industrial Plant and Headquarters - Over 1,000 Employees
- Oregon is a Tax Free State - Store Pulls from Large Trade Area Including Idaho

The Walgreens logo is displayed in a large, red, cursive font.

The subject property is a 14,820-square foot Walgreens in Ontario, Oregon. Walgreens signed a corporate backed 75-year absolute net lease which commenced in 2007 leaving approximately 18 years remaining on the initial lease term. Walgreens has the option to terminate the lease every five years after the 25th lease year. Walgreen, Co., which is publicly traded on the New York Stock Exchange under the ticker symbol “WAG”, has a current “BBB” credit rating by Standard & Poors.

The property features excellent visibility on the corner of Goodfellow Street and U.S. Route 30, the city’s main thoroughfare which passes through the Oregon/Idaho state line. Directly across from the property is the Ontario Marketplace Shopping Center, a 333,000-square foot power center anchored by Walmart Supercenter and Home Depot. Also adjacent is a Kmart shopping center along with numerous other national retailers nearby including Aaron’s Furniture, Big 5 Sporting Goods, McDonald’s, Staples, Burger King, Dollar Tree, Davita Dialysis, Carl Jr, KFC, Denny’s and many others. A number of hotels also surround the property including Holiday Inn Express, Best Western, Calrion and Motel 6. Just north of the property is the Heinz Frozen Foods Company industrial plant and headquarters employing over 1,000 people.

Ontario lies at the Idaho and Oregon border and is approximately halfway between Portland and Salt Lake City, Utah and about 50 miles northwest of Boise. It is the largest city in Malheur County, Oregon. The region’s primary industry is the cultivation of potatoes, beets and onions, although Ontario has a growing retail-based economy. National retailers, including WalMart and Home Depot, dominate the retail sector; however, the lack of a sales tax in Oregon attracts relocating retailers and shoppers from Idaho communities. Ontario the largest community in Southeast Oregon. It is the closest city to the Idaho border along Interstate 84 and is known as “Where Oregon Begins”.

AERIAL PHOTO

EXECUTIVE SUMMARY

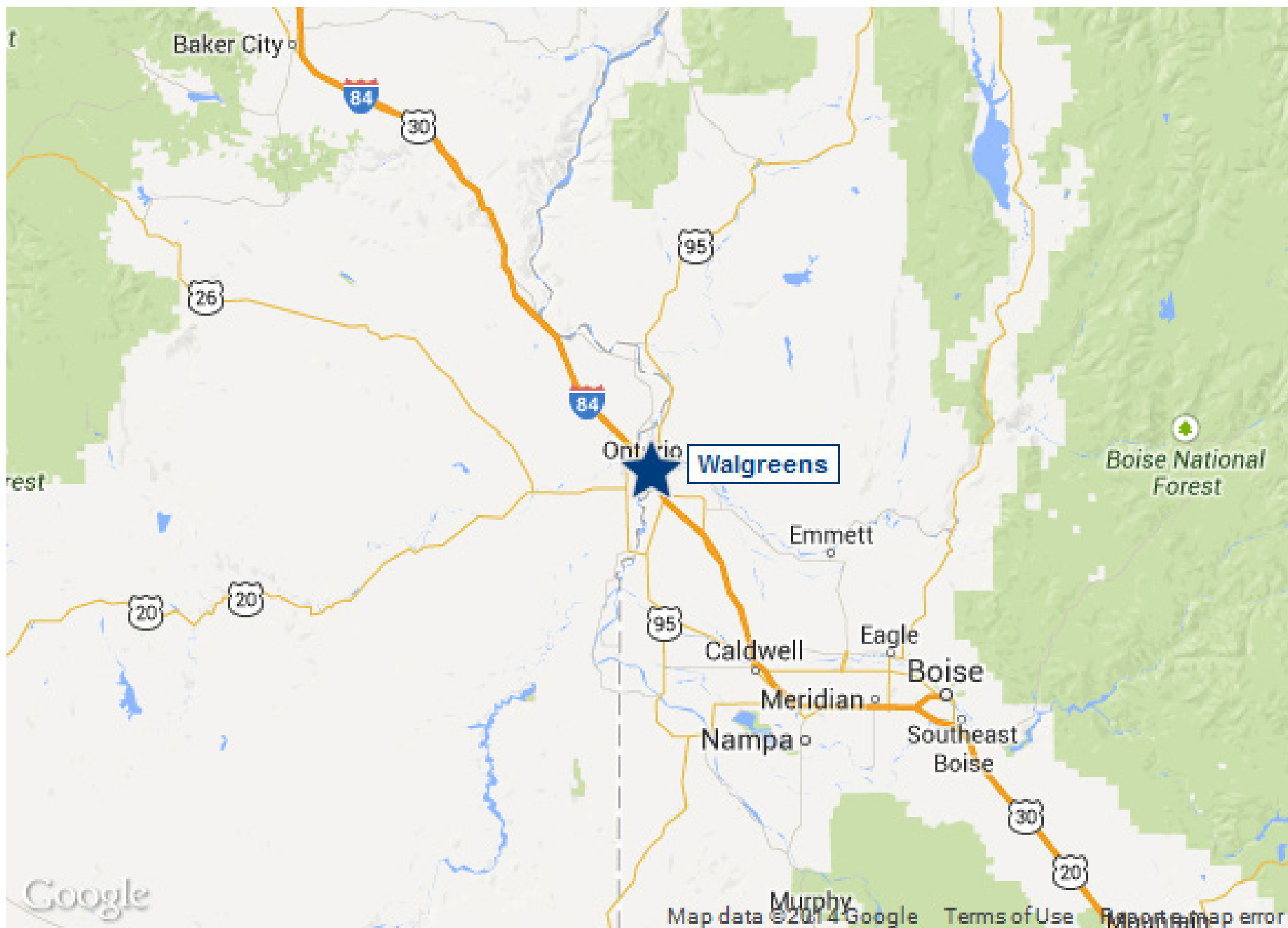
PROPERTY DESCRIPTION

FINANCIAL ANALYSIS

MARKET OVERVIEW



REGIONAL MAP



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

FINANCIAL ANALYSIS

MARKET OVERVIEW

Demographic Summary

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

FINANCIAL ANALYSIS

MARKET OVERVIEW

Population	5-Mile	7-Miles	10-Miles
2000 Population	30,047	34,116	38,901
2010 Population	29,333	35,371	40,244
2013 Population	29,105	35,102	39,934
2018 Population	29,364	35,444	40,345

Households	5-Mile	7-Miles	10-Miles
2000 Households	10,236	11,261	12,892
2010 Households	10,898	12,011	13,794
2013 Households	10,812	11,916	13,686
2018 Households	11,070	12,212	14,037
2013 Average Household Size	2.66	2.67	2.68
2013 Daytime Population	11,604	12,488	13,684
2000 Median Housing Value	\$86,758	\$87,915	\$88,770
2000 Owner Occupied Housing Units	61.00%	62.12%	63.08%
2000 Renter Occupied Housing Units	32.59%	31.69%	30.62%
2000 Vacant	8.13%	8.14%	8.03%
2013 Owner Occupied Housing Units	61.48%	62.62%	63.77%
2013 Renter Occupied Housing Units	38.52%	37.38%	36.23%
2013 Vacant	9.15%	9.18%	9.13%
2018 Owner Occupied Housing Units	61.56%	62.71%	63.84%
2018 Renter Occupied Housing Units	38.44%	37.29%	36.16%
2018 Vacant	9.35%	9.39%	9.33%

Income	5-Mile	7-Miles	10-Miles
\$ 0 - \$14,999	19.2%	18.3%	17.6%
\$ 15,000 - \$24,999	14.7%	14.3%	14.1%
\$ 25,000 - \$34,999	12.7%	12.7%	12.9%
\$ 35,000 - \$49,999	15.8%	16.0%	16.2%
\$ 50,000 - \$74,999	20.6%	20.9%	21.2%
\$ 75,000 - \$99,999	8.6%	8.9%	9.1%
\$100,000 - \$124,999	4.1%	4.1%	4.0%
\$125,000 - \$149,999	1.9%	1.9%	2.0%
\$150,000 - \$199,999	1.5%	1.6%	1.7%
\$200,000 - \$249,999	0.5%	0.5%	0.5%
\$250,000 +	0.6%	0.7%	0.8%
2013 Median Household Income	\$38,827	\$39,916	\$40,474
2013 Per Capita Income	\$18,623	\$17,418	\$17,877
2013 Average Household Income	\$49,604	\$50,792	\$51,618

Demographic Summary

Geography: 10 Miles

Population

In 2013, the population in your selected geography was 39,934. The population has changed by 2.65% since 2000. It is estimated that the population in your area will be 40,345 five years from now, which represents a change of 1.02% from the current year. The current population is 52.0% male and 47.9% female. The median age of the population in your area is 36.5, compare this to the U.S. average which is 37. The population density in your area is 19.89 people per square mile.

Households

There are currently 13,686 households in your selected geography. The number of households has changed by 6.15% since 2000. It is estimated that the number of households in your area will be 14,037 five years from now, which represents a change of 2.56% from the current year. The average household size in your area is 2.68 persons.

Income

In 2013, the median household income for your selected geography is \$40,474, compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 28.00% since 2000. It is estimated that the median household income in your area will be \$46,573 five years from now, which represents a change of 15.07% from the current year.

The current year per capita income in your area is \$17,877, compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$51,618, compare this to the U.S. average which is \$75,373.

Race and Ethnicity

The current year racial makeup of your selected area is as follows: 80.98% White, 1.05% African American, 1.39% Native American and 1.61% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 25.37% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing

The median housing value in your area was \$88,770 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 8,800 owner occupied housing units in your area and there were 4,272 renter occupied housing units in your area. The median rent at the time was \$399.

Employment

In 2013, there are 13,684 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 47.3% of employees are employed in white-collar occupations in this geography, and 52.6% are employed in blue-collar occupations. In 2013, unemployment in this area is 4.95%. In 2000, the median time traveled to work was 14.5 minutes.