

SINGLE
TENANT

INVESTMENT
OPPORTUNITY

Walgreens

HIGHLAND PARK
ILLINOIS
(CHICAGO MSA)





Walgreens

EXCLUSIVELY MARKETING BY

**DAN ELLIOT | SENIOR VICE PRESIDENT
SRS NATIONAL NET LEASE GROUP**

155 N. Wacker Drive, Suite 3660 | Chicago, IL 60606

DL: 312.279.5342 | M: 312.972.7978

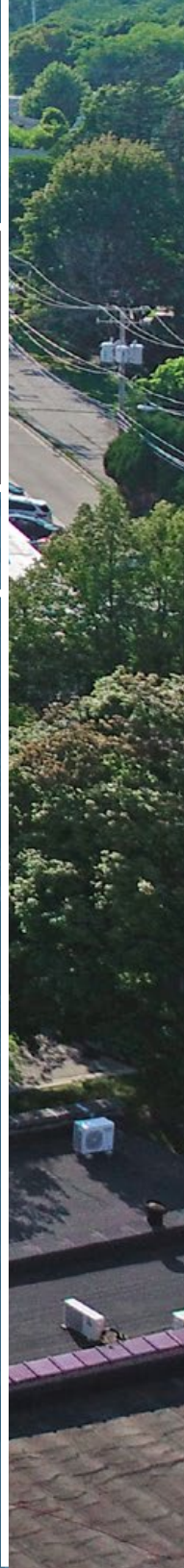
Dan.Elliott@srsre.com | IL License No. 475144985

**SEAN LUTZ | SENIOR VICE PRESIDENT
SRS NATIONAL NET LEASE GROUP**

155 N. Wacker Drive, Suite 3660 | Chicago, IL 60606

DL: 312.279.5345 | M: 312.437.8598

Sean.Lutz@srsre.com | IL License No. 475132482



ACTUAL SITE



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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, corporate guaranteed, Walgreens, investment property located in Highland Park, IL (Chicago MSA). The tenant, Walgreens, executed a brand new 10-year lease extension. Walgreens currently has over 10 years remaining on their lease term followed by 6 (5-year) options to extend. The lease is corporate guaranteed and is NN with landlord responsibilities limited to roof, structure, and capital expenditures.

The subject property is located at the intersection of Roger Williams Ave and Broadview Ave, a prime location in a small commercial zone nestled among a dense residential area. The site is located in North Shore, an area comprised of affluent neighborhoods with high quality of life and premier real estate. As a result, the building features an up-scale facade and modern design elements unique to the location. The property is truly a pride of ownership asset and is one of Walgreens premier sites, offering amenities including the sale of liquor, beer, wine, and in-store beauty consultants for the company's line of No7 beauty and skincare products. Walgreens is approximately 1.5 miles from Ravinia Festival, the oldest outdoor music festival in the US with about 120-150 events held each summer and attracting over 600,000 listeners. Just west of the property is the Northmoor Country Club golf course and Sunset Valley golf club, indicators of the areas wealth and further increasing consumer traffic in the area. Nearby national/credit tenants include Trader Joe's, Nordstrom Rack, Marshalls, DSW Designer, TJ Maxx, LA Fitness, and more, promoting crossover shopping in the area. The 5-mile trade is supported by a population of nearly 111,000 residents with an affluent average household income of \$191,000. The immediate 1-mile trade area boasts an even higher average household income of nearly \$213,000.



OFFERING SUMMARY

OFFERING

PRICING:	\$6,347,826
NET OPERATING INCOME:	\$365,000
CAP RATE:	5.75%
GUARANTY:	Corporate
TENANT:	Walgreens
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Roof, Structure, Capital Expenditures

PROPERTY SPECIFICATIONS

RENTABLE AREA:	±14,334 SF
LAND AREA:	0.816 Acres
PROPERTY ADDRESS:	632 Roger Williams Ave, Highland Park, IL 60035
YEAR BUILT:	2000
PARCEL NUMBER:	16-36-110-028-0000
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEED LEASE | NEW 10 YR EXTENSION | OPTIONS TO EXTEND

- Walgreens corporate guaranteed lease
- The tenant executed a brand new, 10-year lease extension, currently has over 10 years remaining on the lease term with 6 (5-year) options to extend

NN LEASE | FEE SIMPLE OWNERSHIP | MINIMAL LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, and capital expenditures
- Ideal, low-management investment for an out-of-state, passive investor

NEAR CORNER INTERSECTION | LOCATED IN NORTH SHORE | UP-SCALE DESIGN & FACADE

- Situated at the intersection of Roger Williams Ave and Broadview Ave, a prime location in a small commercial zone nestled among a dense residential area
- The site is located in North Shore, an area comprised of affluent neighborhoods with high quality of life and premier real estate
- The building features an up-scale facade and modern design elements unique to the location

NEARBY NATIONAL/CREDIT TENANTS | TWO ADJACENT GOLF COURSES | RAVINIA FESTIVAL WITHIN 2 MILES

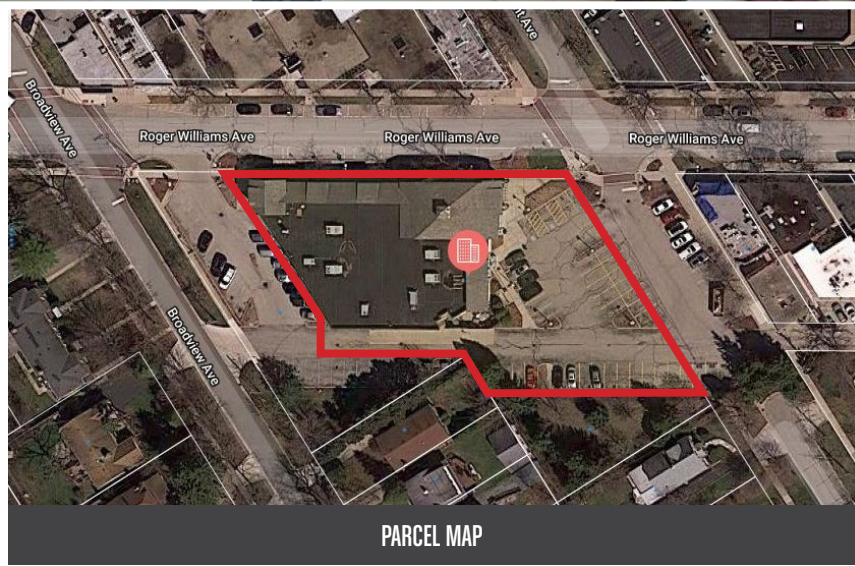
- Nearby national/credit tenants include Trader Joe's, Nordstrom Rack, Marshalls, DSW Designer, TJ Maxx, LA Fitness, and more
- Just west of the property is the Northmoor Country Club golf course and Sunset Valley golf club, indicators of the areas wealth
- Walgreens is 1.5 miles from Ravinia Festival, the oldest outdoor music festival in the U.S. with about 120-150 events held each summer, attracting over 600,000 listeners
- 2 blocks from the entrance to the Ravina Metra train stop with an average of 326 weekday boardings
- Increases consumer draw to the trade area and promotes crossover shopping

DENSE POPULATION IN AFFLUENT 5-MILE TRADE AREA

- More than 110,900 residents and nearly 122,000 employees support the trade area
- \$191,500 average household income (5-mile) | \$213,000 in a 1-mile



PROPERTY OVERVIEW



ACCESS

Roger Williams Avenue:..... 2 Access Point(s)
Broadview Avenue:..... 1 Access Point



TRAFFIC COUNTS

Skokie Highway/ U.S. Highway 41: 67,900 Cars Per Day



METRA

There are approximately 326 weekday boardings at the Metra Ravinia train station.



IMPROVEMENTS

There is approximately $\pm 14,334$ SF of existing building area.



PARKING

There are approximately 39 parking spaces on the owned parcel.
The parking ratio is approximately 2.72 stalls per 1,000 SF of leasable area.



YEAR BUILT

2000



PARCEL

Parcel Number: 16-36-110-028-0000 Acres: 0.816 Square Feet: $\pm 35,561$ SF



ZONING

Commercial





~30 Min to
Chicago

Ravinia Park

Ravinia Park
Train Station

Principessa
CHILDREN'S ROUTINE

abigail's

Ravinia Metro
Station North

HAPPI SUSHI
Japanese Restaurant

HUMAN
PEARL

Walgreens

Viaggio

WEILAND
FLOWERS

GVW
GVW Group, LLC

PIERO'S
PIZZA

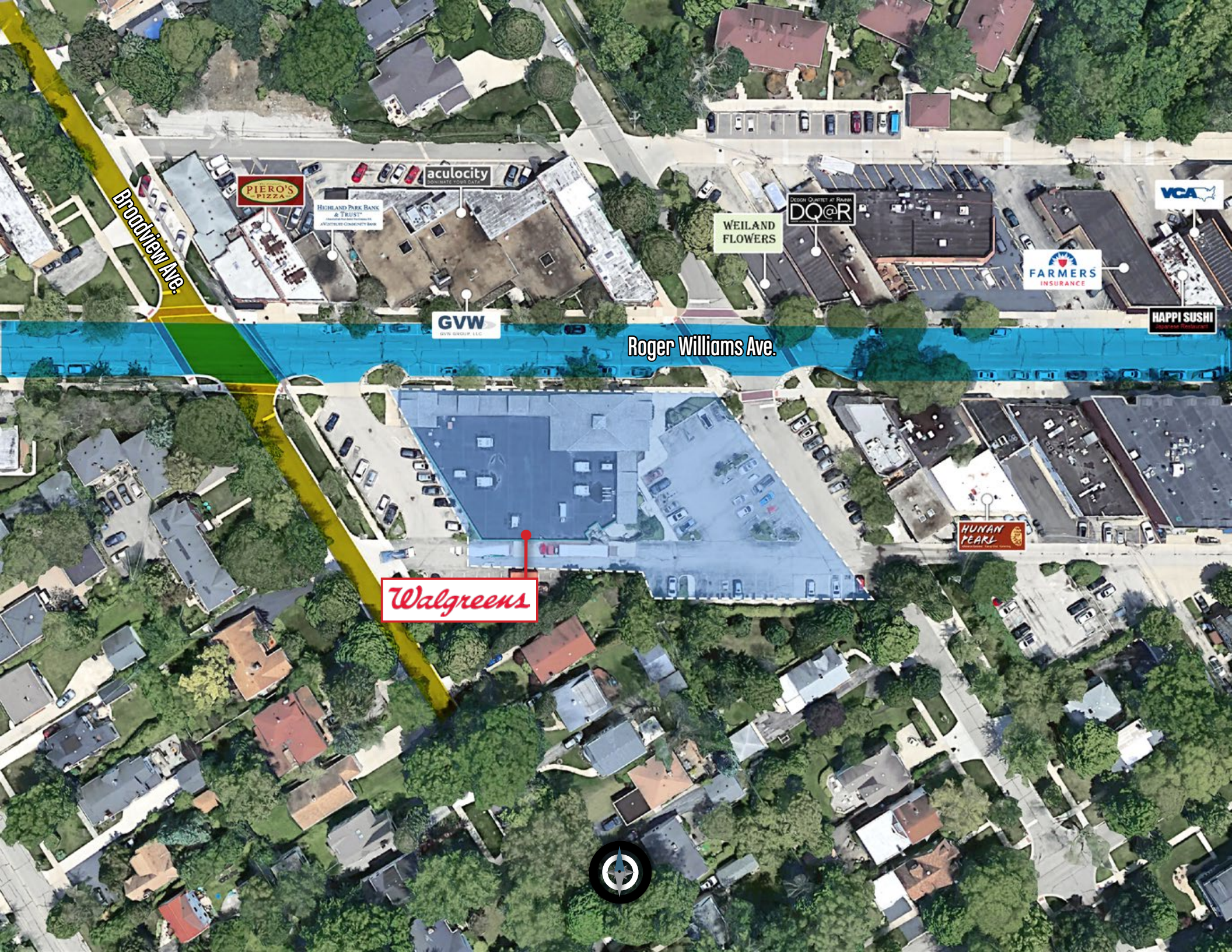
14,400
CARS PER DAY



Green Bay Rd.

Roger Williams Ave.





Brookview Ave.

PIERO'S
PIZZA

HIGHLAND PARK BANK
A TRULIST
MEMBER OF CITICORP BANK

aculocity
IMPROVE YOUR DATA

GVW
GVW GROUP, LLC

WEILAND
FLOWERS

DESIGN QUARTET AT RAINIER
DQ@R

FARMERS
INSURANCE

VCA

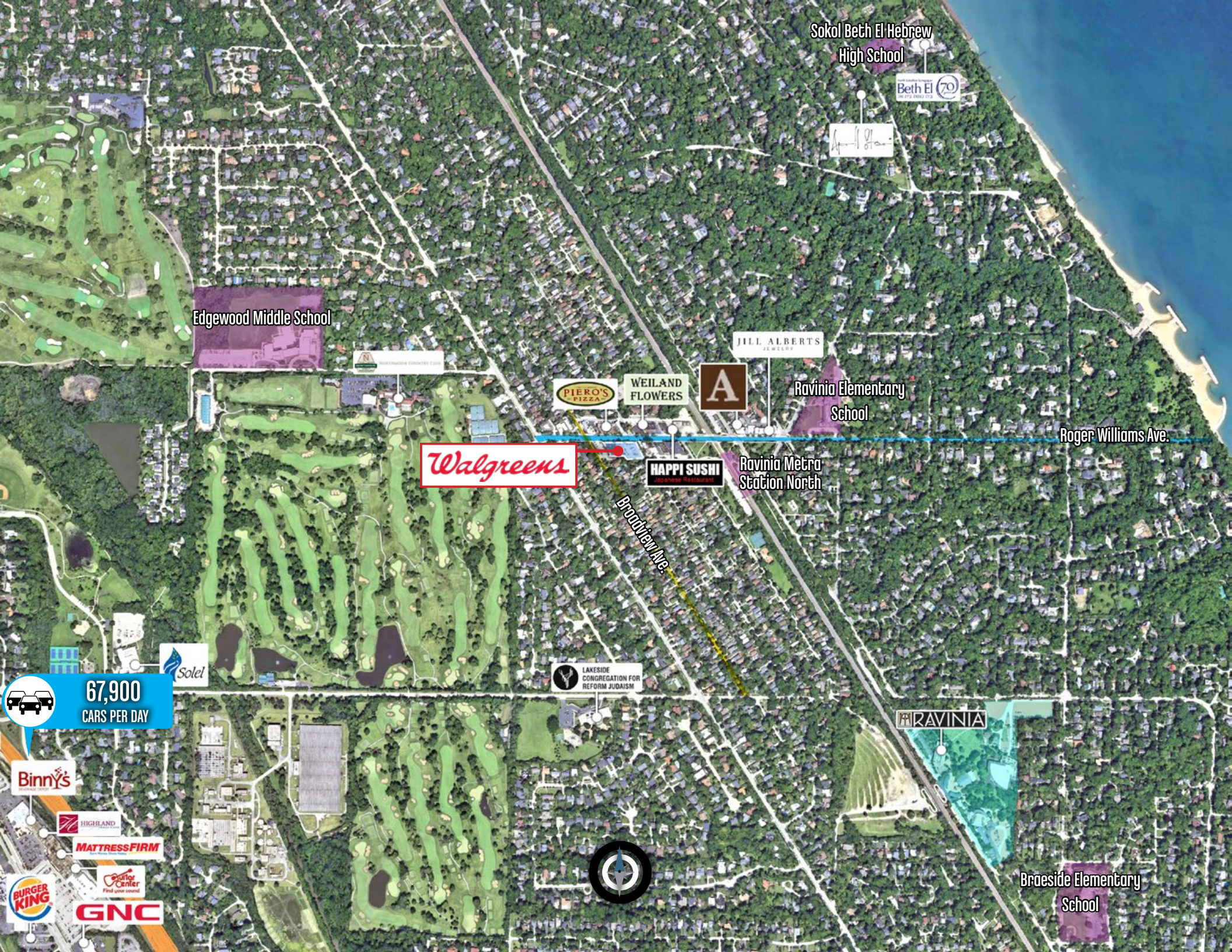
HAPPI SUSHI

Roger Williams Ave.

Walgreens

HUNAN
PEARL





Sokol Beth El Hebrew
High School

Beth El 70
North Shoreline Community
481.272.1000 11/13

Edgewood Middle School

JILL ALBERTS
JEWELRY

PIERO'S
PIZZA

WEILAND
FLOWERS

A

Ravinia Elementary
School

Roger Williams Ave.

Walgreens

HAPPI SUSHI
Japanese Restaurant

Ravinia Metro
Station North

Broadview Ave.

LAKEVIEW CONGREGATION FOR
REFORM JUDAISM

RAVINIA

Braeside Elementary
School

67,900
CARS PER DAY

Solet

Binny's

HIGHLAND

MATTRESS FIRM

Center
Find your sound

GNC



HIGHLAND PARK BANK
& TRUST
A Unit of the Community Bank Group, Inc.
A WINTERBURY COMMUNITY BANK

GVW
GVW GROUP, LLC

ROGER WILLIAMS AVE.

PLEASANT AVE.

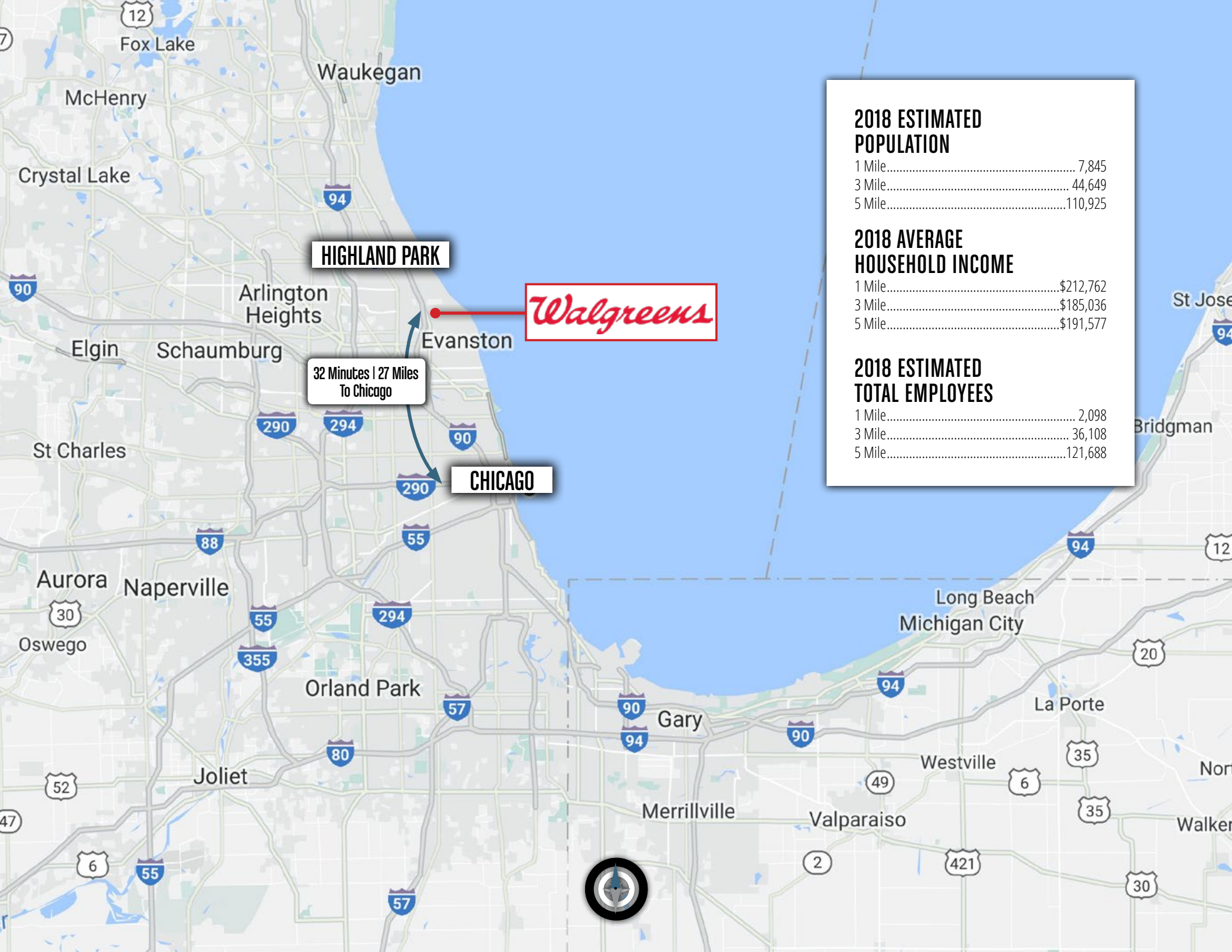
WEILAND FLOWERS INC

HUNAN PEARL

Walgreens

BROADVIEW AVE.





HIGHLAND PARK

Walgreens

32 Minutes | 27 Miles
To Chicago

CHICAGO

2018 ESTIMATED
POPULATION

1 Mile.....	7,845
3 Mile.....	44,649
5 Mile.....	110,925

2018 AVERAGE
HOUSEHOLD INCOME

1 Mile.....	\$212,762
3 Mile.....	\$185,036
5 Mile.....	\$191,577

2018 ESTIMATED
TOTAL EMPLOYEES

1 Mile.....	2,098
3 Mile.....	36,108
5 Mile.....	121,688

AREA OVERVIEW

Highland Park, Illinois

Highland Park is a suburban city in Lake County, Illinois, United States, about 25 miles north of downtown Chicago. The City of Highland Park had a population of 29,693 as of July 1, 2017. Highland Park is one of several municipalities located on the North Shore of the Chicago metropolitan area.

Trinity International University, Oakton Community College, and National - Louis University are some of the nearby colleges and universities.

Highland Park has several attractions including a vibrant downtown shopping district and the Ravinia Festival. Ravinia Festival is an open-air pavilion seating 3,200, which hosts classical, pop and jazz concerts in the summers. It has been the summer home of the Chicago Symphony Orchestra since 1936. Concert-goers can purchase seats in the covered pavilion or tickets to sit on the lawn. Many visitors arrive early and picnic on the lawn before and during concerts. The festival is located in Ravinia District, originally an artists' colony, which still retains much of its early character and architecture. Highland Park has several landmark structures listed in the National Register of Historic Places, notably the Willits House by Frank Lloyd Wright.

The main highway in Highland Park is US-41, which connects Chicago to Milwaukee. Commuter rail is available at four Metra stations within city borders (Braeside, Ravinia Park, Ravinia, and Highland Park), as well as two in nearby Highwood (Highwood and Fort Sheridan) on the Union Pacific/North Line, which begins in Chicago and terminates in Kenosha, Wisconsin. Pace also offers several bus routes. Boat launch facilities are available along Lake Michigan. O'Hare International Airport is located approximately 20 miles south and slightly west.

Lake County is a county in the northeastern corner of the U.S. state of Illinois. As of July 1, 2017 it has a population of 709,599, making it the third-most populous county in Illinois. Its county seat is Waukegan. Originally part of McHenry County, the townships composing Lake County were carved out into a separate county in 1839. Lake County is one of the collar counties of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area. It is located along the shore of Lake Michigan.



AREA OVERVIEW

Ravinia Festival

Ravinia, North America's oldest music festival, stands today as its most musically diverse, presenting over 140 different events throughout the summer and draws more than 500,000 attendees. These concerts run the gamut from Yo-Yo Ma to John Legend to the annual summer residency of the nation's finest orchestra, The Chicago Symphony Orchestra.

The 36-acre park is nestled in a gently wooded area that makes it an enchanting place to experience music. Guests can bring their own picnics or eat at one of the park restaurants. Children up to age 15, high school and college students are admitted free to the lawn for classical performances.

Ravinia Festival History

In 1904, the A.C. Frost Company created Ravinia as an amusement park intended to lure riders to the fledgling Chicago & Milwaukee Electric Railroad. The amusement park boasted a baseball diamond, electric fountain and refectory or casino building with dining rooms and a dance floor. The prairie-style Martin Theatre (then called Ravinia Theatre) is the only building on the grounds that dates back to that original construction. Over 100 years later, Ravinia Festival is the oldest outdoor music festival in North America and is lauded for presenting world-class music. The festival attracts about 600,000 listeners to some 120 to 150 events that span all genres from classical music to jazz to music theater over each three-month summer season. Over the years, the festival has hosted such luminaries as Louis Armstrong, The Ballet Russe, Luciano Berio, Leonard Bernstein, Lucrezia Bori, Dave Brubeck, Pablo Casals, Van Cliburn, Aaron Copland, Duke Ellington, Ella Fitzgerald, George Gershwin, José Greco, Jascha Heifetz, John Houseman, Janis Joplin, Yo-Yo Ma, Luciano Pavarotti, Itzhak Perlman, Oscar Peterson, Stephen Sondheim, Isaac Stern and Frank Zappa.

In 2002, a pipeline was established by Welz Kauffman from Chicago's enormous talent pool to the stages of Ravinia and forged new relationships with the area's major arts organizations. As architect of Ravinia's lauded music theater initiative, Kauffman sought to recognize the talent of composers who have contributed to this uniquely American art form. From the beginning, the music theater initiative touched every aspect of the Festival by expanding Ravinia's community outreach efforts; creating a new music theater branch of the Steans Music Institute; and focusing on the vital role of the orchestra in music theater through the Sondheim 75 series. He also introduced the cabaret series Martinis at the Martin: The Great American Songbook, which celebrates America's masters of popular song.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	7,845	44,649	110,925
2023 Projected Population	7,827	45,057	111,626
2010 Census Population	7,975	44,048	109,400
2018 Estimated Households	2,972	17,152	41,705
2023 Projected Households	2,973	17,384	42,085
2010 Census Households	2,984	16,681	40,681
Projected Annual Growth 2018 to 2023	0.01%	0.27%	0.18%
2018 Estimated White	94.39%	91.64%	89.56%
2018 Estimated Black or African American	1.17%	1.42%	1.16%
2018 Estimated Asian or Pacific Islander	2.70%	4.81%	7.05%
2018 Estimated American Indian or Native Alaskan	0.23%	0.16%	0.12%
2018 Estimated Other Races	1.54%	3.63%	2.76%
2018 Estimated Hispanic	5.56%	10.09%	8.34%
2018 Estimated Average Household Income	\$212,762	\$185,036	\$191,577
2018 Estimated Median Household Income	\$156,469	\$126,649	\$133,526
2018 Estimated Per Capita Income	\$82,022	\$72,054	\$72,108
2018 Estimated Total Businesses	212	3,407	7,774
2018 Estimated Total Employees	2,098	36,108	121,688



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Walgreens (Corporate Guaranty)	14,334	3/1/2001	3/1/2031	Current	-	\$30,417	\$2.12	\$365,000	\$25.46	NN	6 (5-Year) 10% Incr. at beg. of each option

FINANCIAL INFORMATION

Price:\$6,347,826
 Net Operating Income:\$365,000
 Cap Rate:5.75%
 Lease Type: NN

PROPERTY SPECIFICATIONS

Year Built:2000
 Rentable Area: ±14,334 SF
 Land Area: 0.816 Acres
 Address:632 Roger Williams Avenue, Highland Park, IL 60035

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





BRAND PROFILE

WALGREENS

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. Walgreens operates 8,100 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com. Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

Company Type:	Subsidiary
Parent:	Walgreens Boots Alliance
2017 Employees:	235,000
2017 Revenue:	\$118.21 Billion
2017 Net Income:	\$4.08 Billion
2017 Assets:	\$66.01 Billion
2017 Equity:	\$27.47 Billion
Credit Rating:	S&P: BBB
Credit Rating:	Moody's: Baa2

Walgreens





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.