

Walgreens | Orlando (Windermere), FL



Strong Store Sales



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Financial Summary

7301 State Road 535 | Windermere, FL 34786

Asking Price \$8,300,000 | Cap Rate 5.00%

Net Operating Income (NOI)	\$415,000
Rent/Month	\$34,583.33
Rentable Square Feet	12,610+/- SF
Land Area	1.20+/- Acres
Tenant Name	Walgreens
Credit Rating	S&P: BBB
Stock Symbol	Nasdaq: WBA
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibilities	None
Original Lease Term	25 Years
Lease Term Remaining	17 Years
Rent Commencement	October 2009
Lease Expiration	September 2034
Options	Fifty (50), One (1) Year

Store Sales 130% of National Average
Affluent Area - Average Income \$150K+

Investment Highlights

- 17 years remain on absolute NNN Walgreens lease
- Located in the heart of wealthy Orlando suburb - average household income of \$150,000 within 1 mile
- Located only 3 miles north of Walt Disney World Resort - 19 million visitors annually
- Hard corner of lighted intersection
- Windermere is affluent suburb of Orlando that is home to Tiger Woods, Shaquille O'Neal, Bubba Watson and Jonny Damon, among others
- Florida has no state income tax



Tenant Overview

About Walgreens

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of August 31, 2016, the company operated 8,175 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

In December 2014, Walgreens completed its strategic combination with Alliance Boots to establish Walgreens Boots Alliance, Inc., forging the first global pharmacy-led, health and wellbeing enterprise. The combination brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling. Both companies have more than a century's worth of experience in customer and patient care. Walgreens is today part of the Retail Pharmacy USA division of Walgreens Boots Alliance. Walgreens provides access to consumer goods and services, plus pharmacy, photo studio, health and wellness services in the United States through its retail drugstores, Walgreens Health Services division, and Walgreens Health and Wellness division.



Tenant Snapshot

of Locations
8,175+

Stock Symbol
WBA

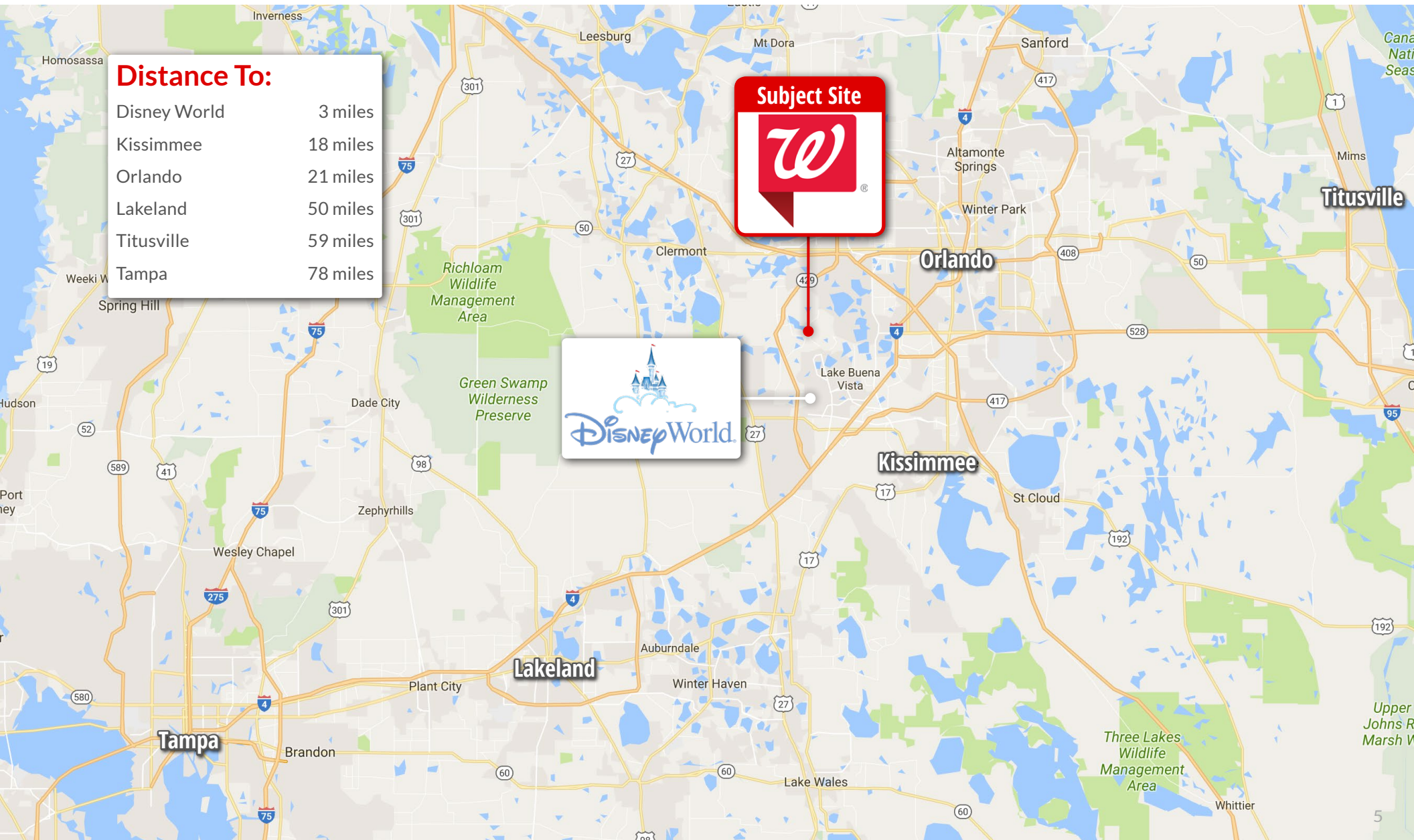
Credit Rating
S&P: BBB



Site Photos



Location Overview



7301 SR-535 (Winter Garden Vineland Rd) | Windermere, FL 34786



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Overstreet Road 6,782 VPD

Winter Garden Vineland Road (State Road 535) 20,871 VPD

Subject Site



Lake Burden Shops

- Nemours Children's Primary Care
- Pinch a Penny
- Windemere Vet



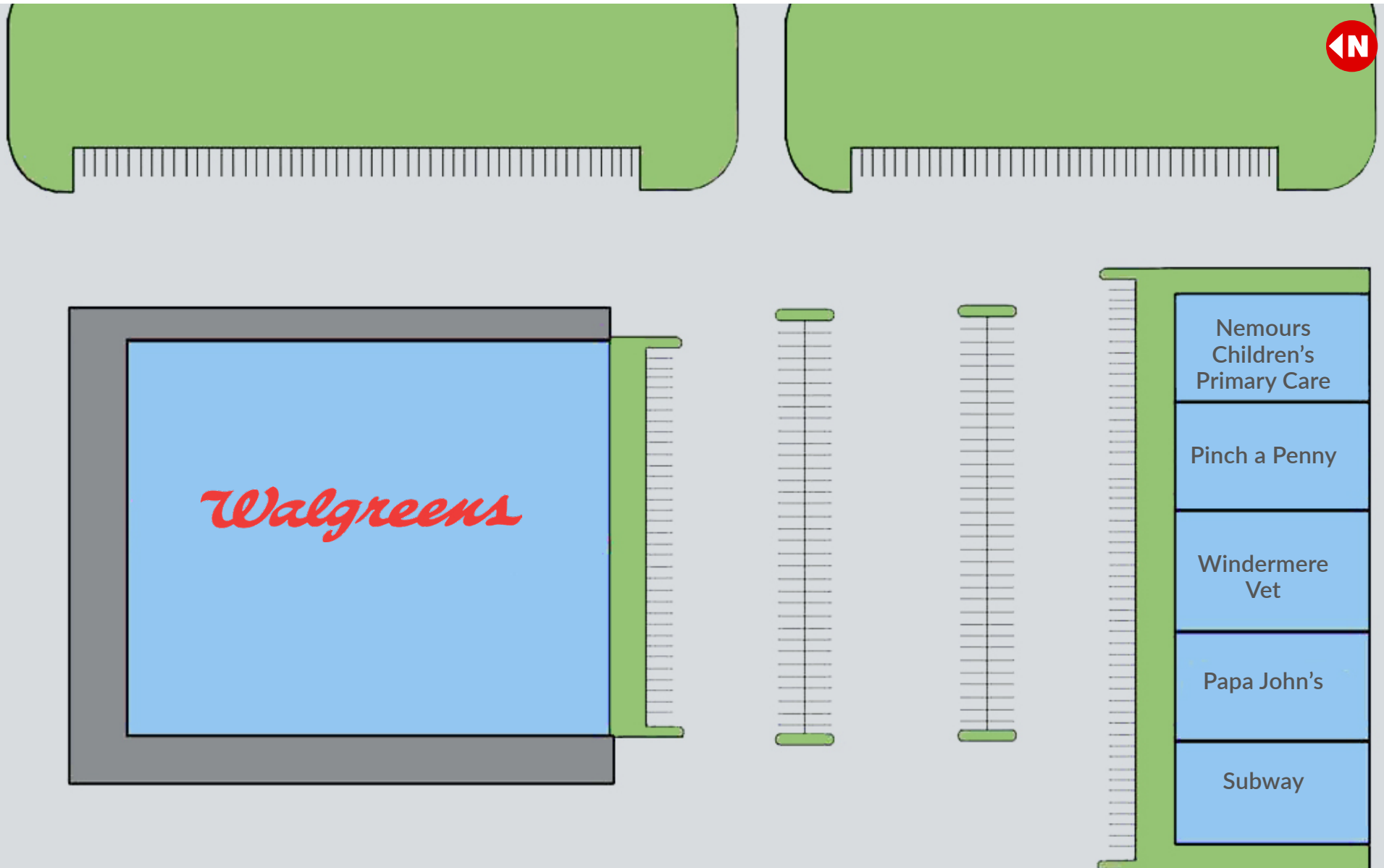
Lifebridge Church

Sunset Park Elementary School

Orange County Fire Department Station 35



Site Plan - Lake Burden Shops



Market Overview

Windermere, FL

Windermere is a town in Orange County, Florida, United States. It is part of the Orlando-Kissimmee Metropolitan Statistical Area.

A highly sought after place to live, Windermere, FL is steeped in a rich history that helps give the town its modern charm. Founded in 1887, Windermere prides itself on many of its historical sites, from its Town Hall (built from 1922-1924), which began as The Women's Club, to Cal Palmer's office Building (completed in 1911), to the Parramore House, also known as the Historic 1890 Windermere Schoolhouse, which became the first school in the Town of Windermere.

Children in the Sunshine State." The prestigious award was given by Neighborhood Scout, which combines data from the National Center for Education Statistics, the U.S. Bureau of Census, The FBI, the U.S. Justice Department, and the Office of Federal Housing Enterprise Oversight.

Neighborhood Scout creator Dr. Andrew Schiller, states the criteria to determine these top neighborhoods were that they "have both top-quality public schools and an exceptionally family-friendly environment." Among the determining factors were quality of public schools, safety from crime, and education of the adults, all of which are defining traits of Windermere, Florida.



About Calkain

Who Are We?

Calkain Companies LLC is a national commercial real estate firm that provides consulting and brokerage services to both private and institutional clientele with an expertise on triple net lease investments. We pride ourselves on being a world class leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, estate planning and wealth management.

We have built solid relationships throughout our decades of experience and innovation, implementing long-term allocation within the context of each client's particular risk tolerance and identifying how best to acquire and dispose of income producing properties for each entities' specific set of investment criterion. At Calkain, our foresight and past performance are leading the net lease investment industry.

Our History

Like most success stories, Calkain was formulated from humble beginnings. Jonathan W. Hipp, President and CEO, took the initiative to build upon his decades of experience and performance and left a large international brokerage firm to become an independent and innovative leader within the triple net lease investment community. Armed with a sole employee and a single office, the firm has grown exponentially since its infancy in 2005.

With the growth in staff, seasoned professionals have been attracted to Calkain's model of innovation, entrepreneurship and the fostering of long-lasting and meaningful relationships. Industry experts have joined Calkain in the hopes of implementing the skills they have honed in complementary aspects of real estate investment.

Through a tremendous endeavor, tireless hours have been committed to continually prove that Calkain is America's Net Lease Company®. Its countless accolades received from the world's leading business publications, including Forbes™, Fortune™ and the New York Times™ have confirmed that Calkain is a true leader in triple net lease investing services.

Client Testimonial

"USRA has worked with Calkain on numerous occasions. They have always been meticulous in their work ethic, providing superior service and extremely prompt attention to our needs. I highly recommend them.

- Jack Genende, Partner | U.S. Realty Advisors, LLC. (USRA)

\$11.5 Billion
in Closed Transactions

\$350 Million
in Active Listings



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