

OFFERING MEMORANDUM

Walgreens Boots Alliance



2625 County Rd 516 | Old Bridge Township, New Jersey



Representative photo

STREAM Capital Partners, LLC

www.stream-cp.com
License No.: 481.012052

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Disclaimer | Confidentiality

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Retail Property ("the Property") at 2625 County Rd 516, Old Bridge Township, New Jersey. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") has been retained as the exclusive advisor for this investment opportunity. Any and all inquiries are to be directed to SCP.

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Transaction Summary

Purchase Price
\$5,450,313

Cap Rate
5.75%

Annual Rent
\$ 313,393

The Walgreens logo, featuring the word "Walgreens" in a red, cursive script font.

| | |
|----------------------------|--|
| Location: | 2625 County Rd 516 Old Bridge Township, NJ |
| Lease Type: | Leasehold - NNN |
| Landlord Responsibilities: | None |
| Rent Commencement: | April 1, 2016 |
| Remaining Term: | 20 years (04/2036) |
| Rent Commencement: | June 2016 |
| Annual Rent: | \$313,393 |
| Options: | Ten, 5 year options |
| Net Rentable Square Feet: | 14,706 SF |
| Year Built: | 2016 - Relocation store |



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Tenant Summary

Walgreens Boots Alliance (NYSE: WAG) is the first global pharmacy-led, health and wellbeing enterprise in the world. It was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

The Company, with a presence in more than 25* countries, employs over 370,000* people and is the largest retail pharmacy, health and daily living destination in the USA and Europe, and (including equity method investments) is:

- The global leader in pharmacy-led, health and wellbeing retail with over 13,200* stores in 11* countries
- One of the largest global pharmaceutical wholesale and distribution networks with over 350* distribution centers delivering to more than 200,000+ pharmacies, doctors, health centers and hospitals each year in 19* countries
- One of the world's largest purchasers of prescription drugs and many other health and well being products

* As at 31 May 2015 including equity method investments

* For 12 months ended 31 May 2015 including equity method investments



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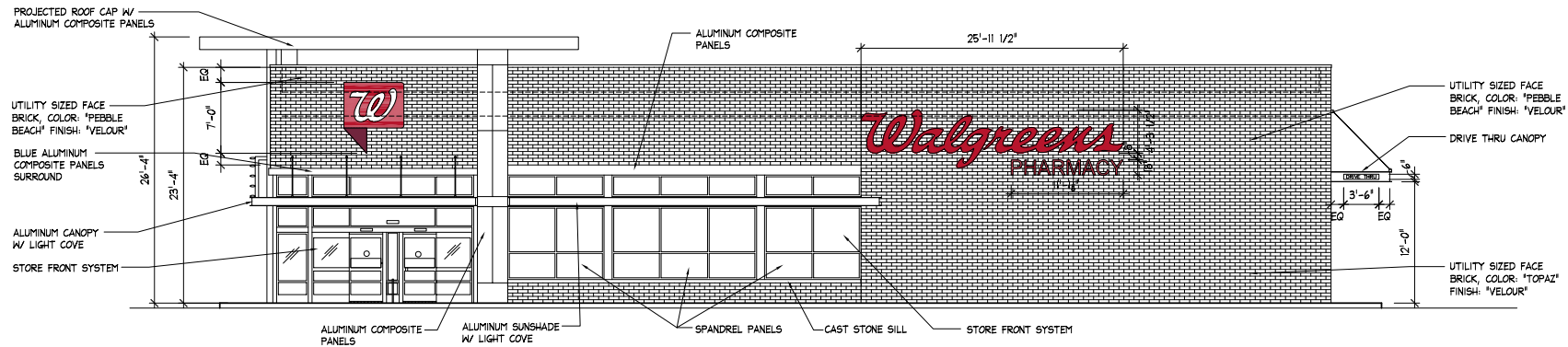
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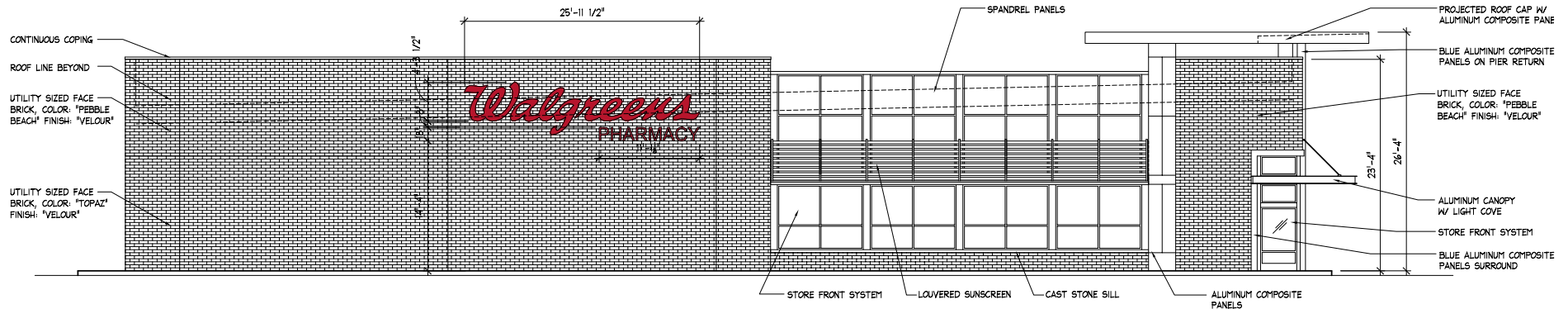
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Elevations



1 WEST ELEVATION (GAUB ROAD)
A-210 SCALE: 1/8" = 1'-0"



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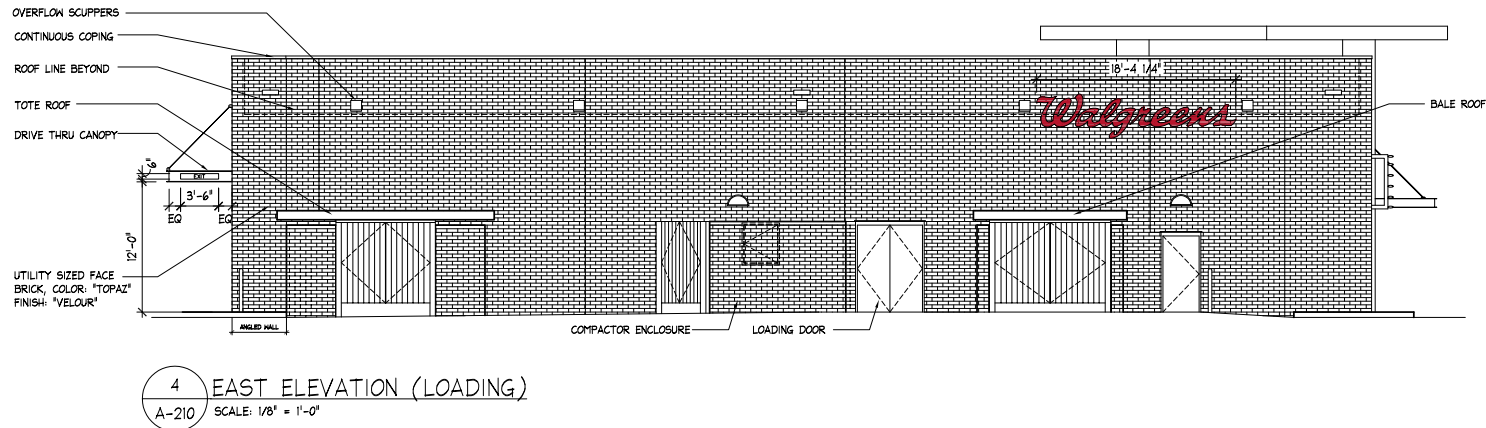
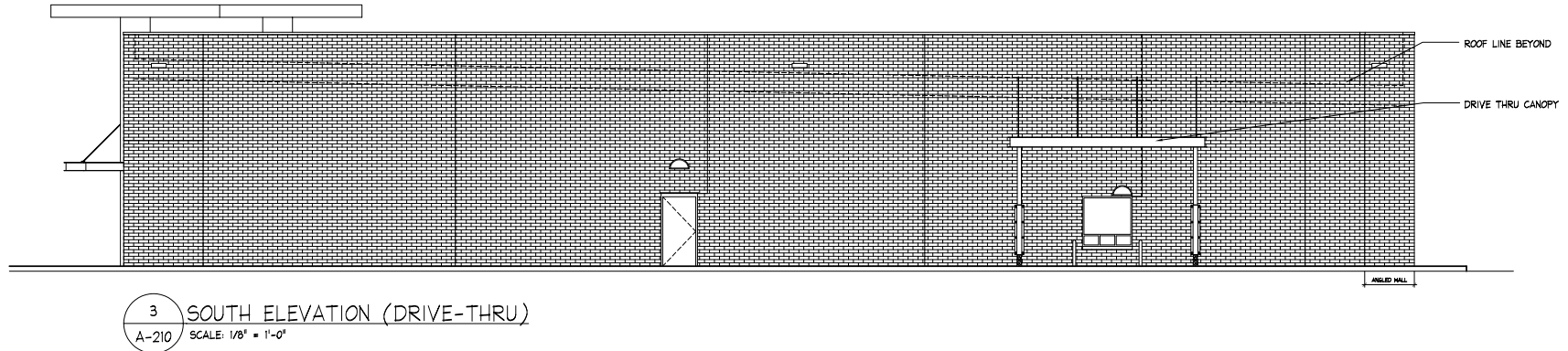
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Elevations



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Survey



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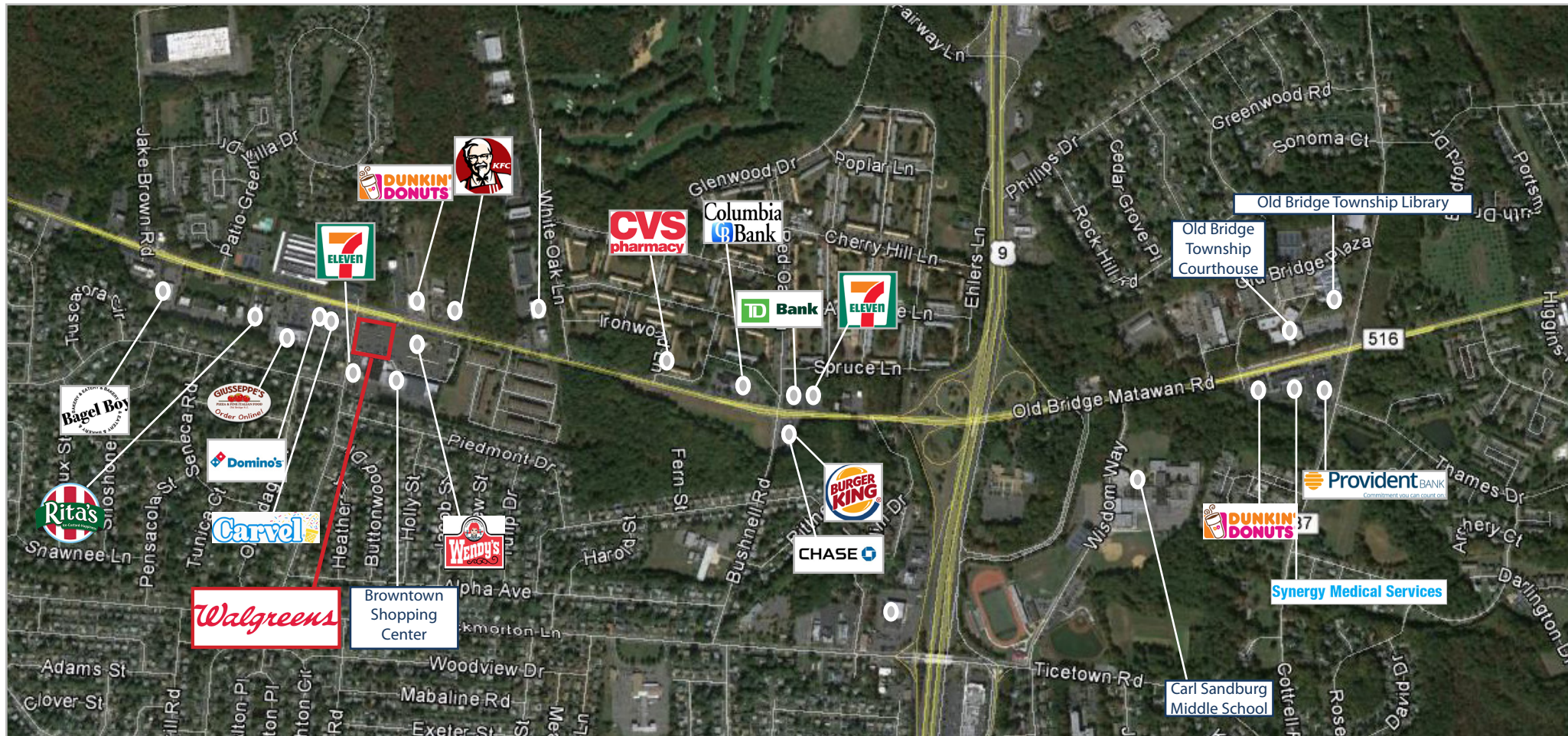
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Aerial Overview



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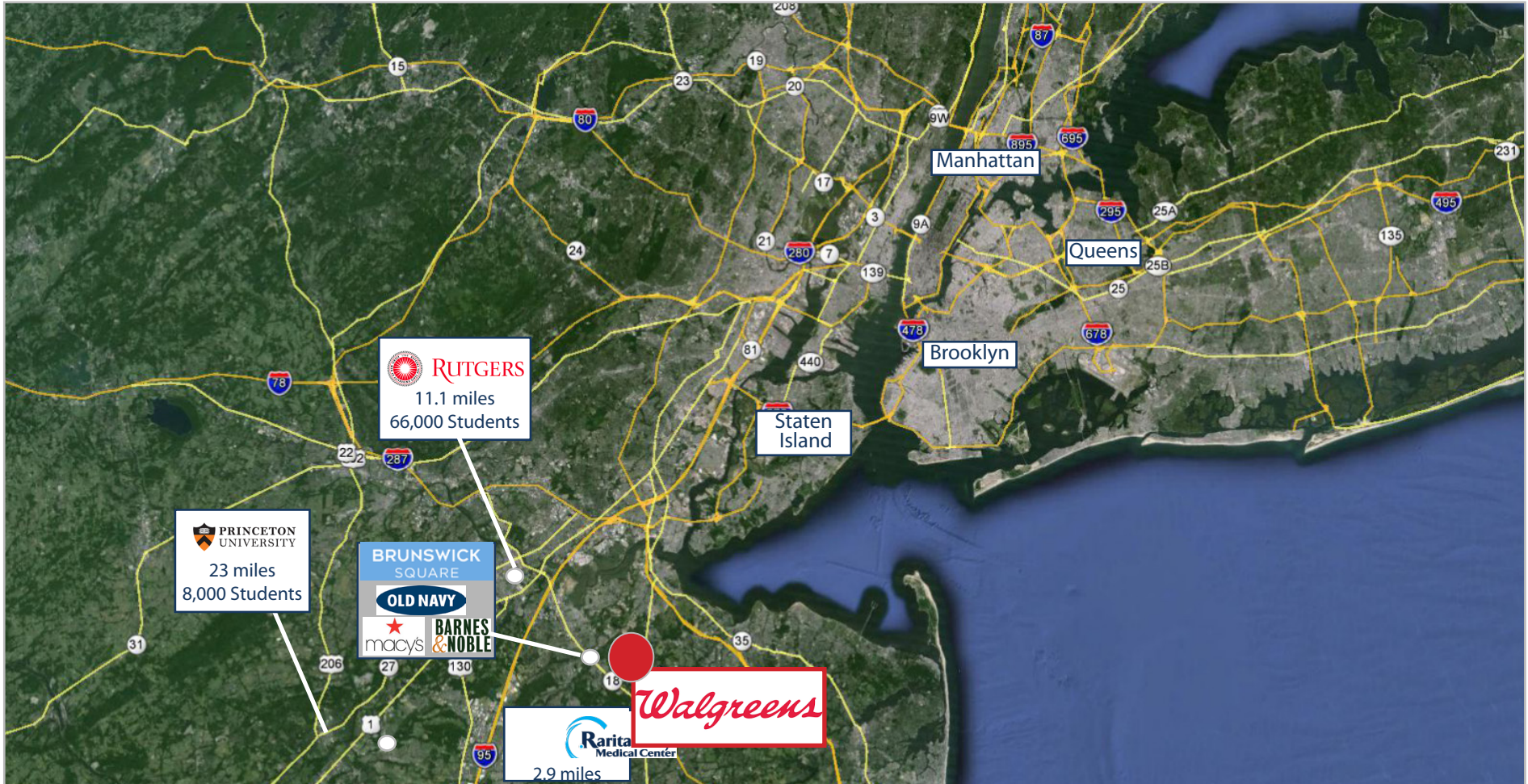
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Metropolitan Map



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Old Bridge Township | Middlesex County, New Jersey

Old Bridge Township is a township in Middlesex County, New Jersey, the second most populous county in the state. As part of the New York City Metropolitan area, it is located across the Raritan Bay 20 miles from Staten Island.

More than 831,300 people call Middlesex County home. It's one of the few counties in the nation to hold a AAA bond rating from Standard and Poor's. The Bureau of Economic Analysis ranked the county as having the 143rd-highest per capita income of all 3,113 counties in the United States and the 10th-highest in New Jersey as of 2009.

Middlesex County is known for its award-winning schools, including Middlesex County College and the Academy for Science, Mathematics and Engineering Technologies, which is ranked among the best in the nation and is part of the County's Vocational-Technical High School system. Most notably, Middlesex is home to Princeton University and Rutgers University.

Residents and visitors benefit from the first-class medical facilities within the County, including nationally recognized Robert Wood Johnson University Hospital, Saint Peter's University Hospital, The Rutgers Cancer Institute of New Jersey and the PSE&G Children's Specialized Hospital, all located in New Brunswick, and J.F.K. Medical Center in Edison, Raritan Bay Medical Center in Perth Amboy and Old Bridge and the Medical Center of Princeton at Plainsboro bring first-rate acute care and ancillary businesses to the County.

The world headquarters for healthcare giant Johnson and Johnson has been located in New Brunswick since 1886, and the company remains one of Middlesex County's greatest corporate partners. Other major employers include Rutgers University, Merrill Lynch, Home Depot, Prudential Insurance Company, AT&T and Aetna.



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Demographics

| Description | 1 mile | 3 mile | 5 mile |
|------------------------------------|----------|-----------|-----------|
| | Total | Total | Total |
| 2016 Population Estimate | 11,278 | 56,663 | 186,791 |
| 2016 Households Estimate | 4,255 | 20,280 | 66,661 |
| 2016 Est. Average Age | 39.9 | 39.6 | 40.1 |
| 2016 Est. Average Household Income | \$94,524 | \$105,413 | \$108,037 |

| Description | 1 mile | | 3 mile | | 5 mile | |
|---|---------------|--------|---------------|--------|----------------|--------|
| | Total | % | Total | % | Total | % |
| 2016 Est. Population by Single-Classification Race | 11,278 | | 56,663 | | 186,791 | |
| White Alone | 8,835 | 78.34% | 39,264 | 69.29% | 130,483 | 69.86% |
| Black or African American Alone | 660 | 5.86% | 4,859 | 8.58% | 14,501 | 7.76% |
| American Indian and Alaska Native Alone | 24 | 0.21% | 133 | 0.24% | 391 | 0.21% |
| Asian Alone | 1,054 | 9.35% | 8,938 | 15.77% | 30,106 | 16.12% |
| Native Hawaiian and Other Pacific Islander Alone | 3 | 0.03% | 8 | 0.01% | 47 | 0.03% |
| Hispanic or Latino | 1,521 | 13.49% | 7,226 | 12.75% | 22,386 | 11.98% |


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