



PROPERTY FACT SHEET

Upland Real Estate
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TENANT/INVESTMENT INFORMATION

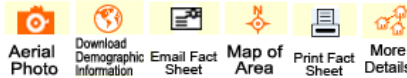
Tenant/Investment: Walgreens Drugstore
Guarantor: Walgreen Co.
Credit: S&P Rated A+
Net Worth: \$ 12.86 Billion
Property Status: Available
Date Sold:

INVESTMENT SUMMARY

Sale Price: \$ 5,781,250
NOI: \$ 370,000.00
Cap Rate: 6.40%
Rent Adjustments: Years 1-5: \$370,000
Years 6-75: \$376,600
Price/Sq. Foot: \$ 390.10
Rent/Sq. Foot: \$ 24.97



Prototype Photo



PROPERTY INFORMATION

Address: SEC of Alameda & Federal, Denver, CO 80219
County: Denver
Building Sq. Feet: 14,820
Lot Size: 50,155 Sq.Ft.
Percentage Rent: 2% of gross sales except from the sale of food and prescription items and 0.5% of gross sales of food and prescription items.
Yr. Built/Renovated: 2008 /

LEASE INFORMATION

Lease Commencement: January 2009
Rent Commencement: January 2009
Lease Term (Years): 75.00
Lease Type: NNN
Property Type: Retail
Lease Renewal Options: N/A

LEASE NOTES

Net, Net, Net. No landlord responsibilities. *Building SF is estimated and subject to change. *Lease is a true 75 year Lease with no options to terminate until after 75 years. Lease expires in 2084.

DEBT NOTES

N/A

EXISTING FINANCING (Loan Tool Link)

Loan Amount: **Equity Required:** **Interest Rate:** **Term:** **Balloon:** **Cash on Cash Return:**

TENANT INFORMATION

Ticker Symbol: WAG

Walgreen operates more than 6,600 stores in 49 states, the District of Columbia, Puerto Rico, and has two mail order facilities. Prescription drugs account for nearly two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries. Walgreen usually builds rather than buys stores, so it can pick prime locations. For added convenience, most stores offer drive-through pharmacies, and almost all offer one-hour photo processing. Walgreen is slowing future store openings to focus on strengthening existing stores. Walgreens had revenues of \$59,034 million in August 2008.

GUARANTOR INFORMATION

Please see tenant information.

AREA INFORMATION

The subject property is located at the intersection of S. Federal Blvd. & W. Alameda Avenue with nearby retailers including: King Soopers, Washington Mutual, 7-Eleven, Conoco, Dairy Queen, McDonald's, Sonic Drive-In, Subway, Arby's, Wendy's, KFC and Pizza Hut.

Denver is an energetic city that offers urban adventure and abundant outdoor activities. With numerous distinctive neighborhoods, including a vibrant downtown and historic district, Denver offers an array of exciting and unique experiences. Located near at the foot of the Rocky Mountains the city provides breathtaking views and basks in 300 days of sunshine annually.

The City and County of Denver is the capital and the most populous city of Colorado. Denver is located in the South Platte River Valley on the High Plains just east of the Front Range of the Southern Rocky Mountains. The Denver downtown district is located immediately east of the confluence of Cherry Creek with the South Platte River, approximately 15 miles (24 km) east of the foothills of the Rocky Mountains.

Population: 447,140 **Median Household Income:** \$ 51,876 **Average Household Income:** \$ 68,636

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