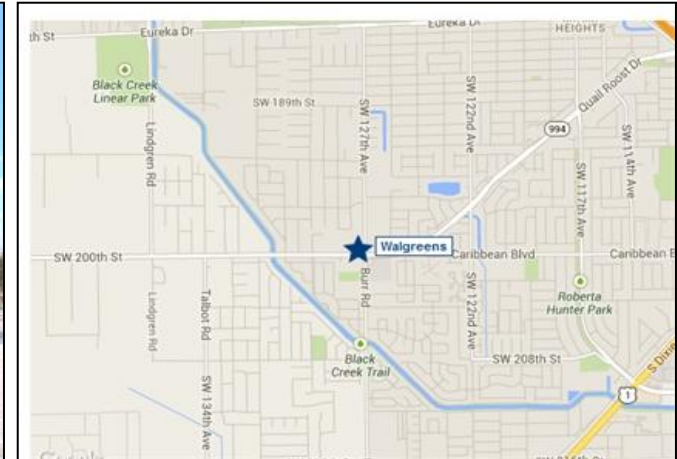


Walgreens
12711 SW 200th Street
Miami, FL 33177



Offering Summary

Price	\$10,363,000
Current Net Operating Income	\$570,000
Cap Rate	5.50%
Gross Leasable Area (GLA)	14,820
Price/SF	\$699.26
Rent/SF	\$38.46
Down Payment	\$3,627,050
Cash on Cash Return	5.39%
Year Built	2009
Lot Size	1.66 Acres

Tenant Summary

The Walgreen Company (NYSE: WAG), is the second largest drugstore chain in the United States. The company operates about 8,270 drugstores across all 50 states, the District of Columbia and Puerto Rico. Walgreens provides access to consumer goods and services and pharmacy, health and wellness services in America through its retail drugstores, Walgreens Health Services division, and Walgreens Health and Wellness division. Walgreens Health Services offers pharmacy patients and prescription drug and medical plans through Walgreens Health Initiatives Inc. (a pharmacy benefit manager), Walgreens Mail Service Inc., Walgreens Home Care Inc., Walgreens Specialty Pharmacy LLC and SeniorMed LLC (a pharmacy provider to longterm care facilities).

Annualized Operating Data

Tenant	Walgreens
Credit Rating	BBB
Lease Type	Triple Net (NNN)
Lease Commencement	05/26/2009
Lease Expiration	05/31/2034
Lease Term Remaining	20 Years
Options	Fifty 1-Year Options
No. of Locations	8,270
Web Site	www.Walgreens.com
Exchange/Ticker	WAG

Investment Overview

Marcus & Millichap is pleased to present a 14,820-square foot Walgreens neighborhood store located in Miami, Florida. Constructed in 2009, the property lies at the signalized intersection of SW 127th Avenue and SW 200th Street (Quail Roost Drive) . With a lot size of 1.66 acres, and a drive-thru pharmacy, the property provides ample parking and ease of access.

Walgreens signed a 25-year, triple-net lease in 2009. There are currently 20 years remaining on the lease. The property is located in front of a Publix-anchored shopping center that includes Payless and Bank of America as some of its Tenants. It is a neighborhood store serving a suburban area of Miami which is comprised of mostly single-family homes.

Investment Highlights

- 20 Years Remaining on a Triple-Net Lease
- Located on a Signalized Intersection
- Directly in Front of a Publix-Anchored Shopping Center
- Located in a Dense Suburb of Miami-Dade County with Over 19,000 People within a One-Mile Radius

Financing

Lender/Service	N/A
Loan Type	Proposed New

Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	18,984	99,427	240,024
2010 Households	5,152	29,402	72,990
Average HH Income	\$66,291	\$58,767	\$70,007

Alex D. Zylberglait
 Senior Vice President Investments
 Tel: (786) 522-7056
 Fax: (786) 522-7010
 Alex.Zylberglait@marcusmillichap.com
www.marcusmillichap.com/AlexDZylberglait
 License: FL BK3015211