

A Development By:



**1088 W. Main
League City, Texas**

WALGREEN'S



INVESTMENT SUMMARY

CAP Rate: 6%
 Offering Price: \$5,430,000
 Base Rent: \$22.48 PSF
 NOI: \$325,800
 Year Built: 2001
 Lease Exp: 5/1/2027
 Options: 7, five year options
 Lease Type: Double Net
 Rentable SF: 14,490 SF
 Lot Size: 88,669 SF

Demographics (2016):

	1mi.	3mi.	5mi.
Population (Est.)	8,274	62,590	193,555
Avg. HH Income	\$87,714	\$95,424	\$93,107



Strong Tenant: Walgreens is the nation's leading drugstore chain with reported earnings of \$103.4 billion in FY 2015



For More Information, contact:

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The information provided herein was obtained from sources believed reliable, however, Fox Properties and WCF Development make no guarantees, warranties or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

WALGREENS @ WEST MAIN ST., LEAGUE CITY, TEXAS 77573

OVERVIEW

Gross Leasable Area	14,490 SF
Year Built	2001
Lot Size	88,669 SF
Price	\$5,430,000
CAP Rate	6%
Base Rent PSF	\$22.48
Base Rent per Month	\$27,150
Base Rent per Year / NOI	\$325,800
Owner	WCF Development VI, LTD
Listing Broker	Fox Properties

TENANT SUMMARY

Tenant Trade Name	Walgreens
Ownership	Public
Sales Volume	\$103.44 Billion
Net Worth	\$30.86 Billion
Credit Rating (S&P's)	BBB
Ticker Symbol (Nasdaq)	WBA
Number of Locations	8,200 +
Headquarters	Deerfield, IL
Website	www.walgreens.com

LEASE SUMMARY

Tenant	Walgreens Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Double Net
Landlord Responsibility	Roof and Structure
Original Lease Date	February 26, 2002
Lease 1st Amendment Date	December 2, 2002
Lease 2 nd Amendment Date	July 1, 2012
Increases	None
Expiration Date	May 1, 2027
Options	7, Five (5) Year Options thru 2067 May 1, 2032 May 1, 2037 May 1, 2042 May 1, 2047 May 1, 2052 May 1, 2057 May 1, 2062

FINANCING SUMMARY

Available for new market rate debt

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

