



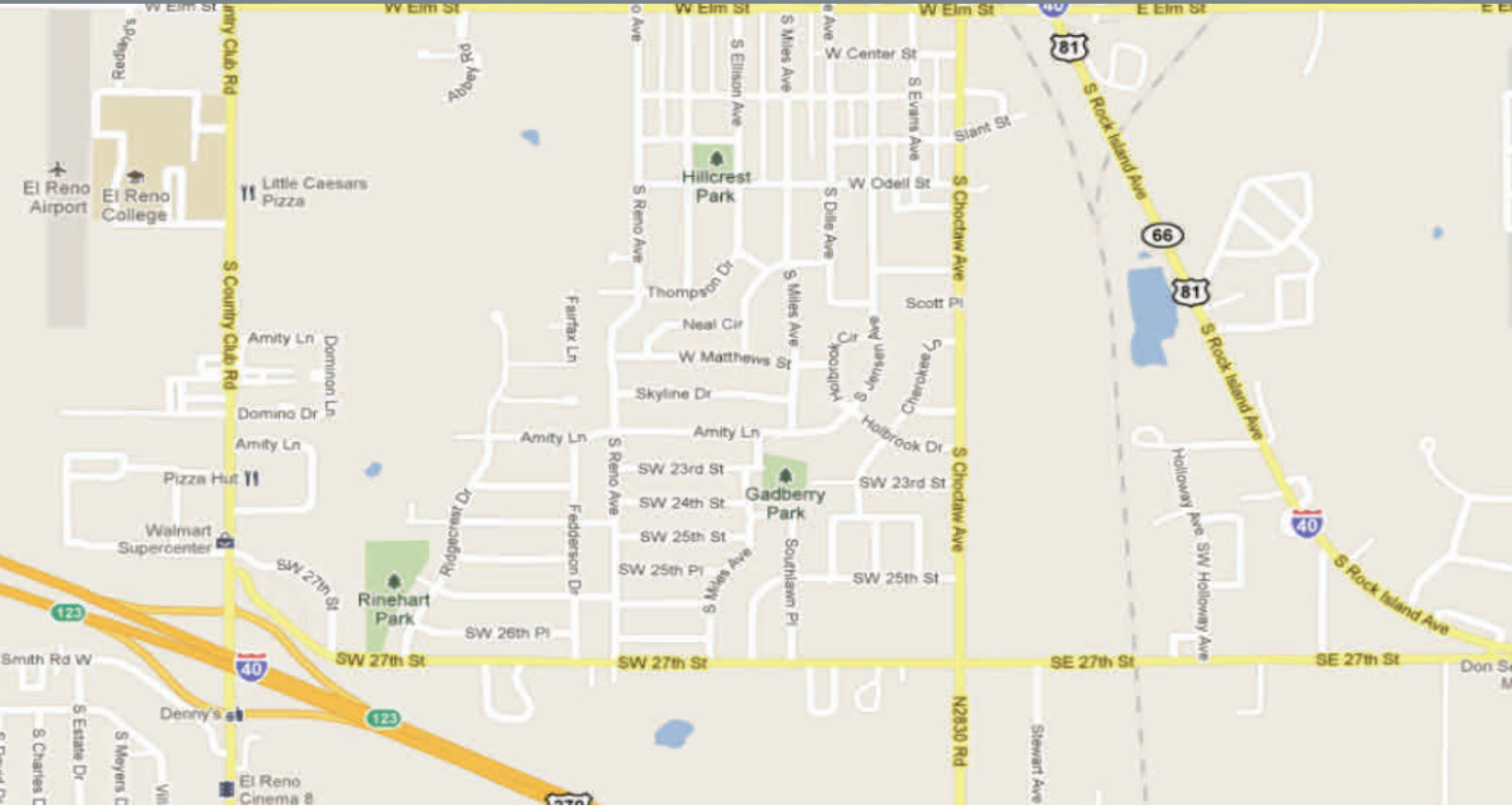
WALGREENS — EL RENO, OK (OKLAHOMA CITY MSA)

1550 Southwest 27th Street, El Reno, OK 73038

PROPERTY OVERVIEW

Price: \$4,950,000
Cap Rate: 6.61%
Building Size: 13,650
Site Size: 1.60 acres
Year Built: 2009
Credit: Investment Grade
(S&P Rating: A)

Lease Start Date: March 1, 2009
Lease Expiration: February 28, 2034
Annual Rent: \$327,400
Rent Escalations: None
Renewal Options: Fifty 1-year options
Landlord Obligations: Triple Net



PROPERTY INFORMATION

- Investment grade tenant (S&P Rating: A)
- Over 22 years remain on lease term
- Only Walgreens servicing the trade
- Traffic counts in excess of 26,000 vehicles per day on Interstate 40
- Wal-Mart Supercenter located across the street
- No Landlord responsibilities
- Adjacent to the I-40 interchange

DEMOGRAPHICS

	5-MILE	10-MILE	15-MILE
Population:	16,598	20,495	80,490
Total Household Units:	6,088	7,480	29,569
Avg. Household Income:	\$48,877	\$50,634	\$65,891

