EQUITY INVESTMENT ADVISORS



Walgreens

1901 S Oneida St., Appleton, WI

Offering Memorandum

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Investment Overview

LOCATION	1901 S. Oneida St. Appleton, WI 54915
PRICE	$3,692,000
CAP RATE	8.13%
NOI*	$300,300
YEAR BUILT	1992
BUILDING SIZE (SF)	13,000
LOT SIZE (AC)	1.15
LEASE TYPE	Fee Simple NNN
LEASE TERM	13-Years
LEASE START	9/1/2022
LEASE EXPIRATION	8/31/2035
RENT INCREASES	5% every 5-Years (including option periods)
OPTIONS	Twelve 5-Year

*NOI based on rent beginning Sept. 2027 Seller to credit any rent differential at closing.

1. **The lease is fee simple absolute NNN** with no landlord responsibilities.
2. **Corporate lease is guaranteed by Walgreens.**
3. **Excellent access and visibility** along South Oneida Street (16,400 VPD), in proximity to the Appleton, Wisconsin's downtown area.
4. **Strategically positioned** in a strong retail corridor surrounded by national tenants including Pizza Hut, Dairy Queen, and Shell gas station. Walgreens is less than a mile from St. Elizabeth Campus of Ascension NE Wisconsin Hospital (279 Beds) as well as State Highway 47, which is the main northwest-southeast highway in the state.
5. **Located within the Appleton Metropolitan Statistical Area** (MSA Population: 242,403). Appleton is centrally located in the state, on Lake Winnebago where it is just 30 miles southwest of Green Bay and 45 miles west of Lake Michigan.

Tenant Overview

Walgreens, and its holding company Walgreens-Boots Alliance, Inc., is headquartered in Deerfield, Illinois. Walgreens became a subsidiary of the holding company in 2014 to establish unmatched supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies.

With over 8,000 US locations Walgreens is one of the nation's largest drugstore chains, and the first global health and well being enterprise comprising over 18,750 locations in 11 countries. Every day Walgreens touches the lives of over 10 million customers in stores and online.

Sycamore Partners plans to double the pharmacy chain's profitability over the next several years — targeting EBITDA growth to $4 billion, up from about $2 billion in 2024. Walgreens is already on track, expected to generate approximately $2.5 billion in adjusted EBITDA this year on revenue exceeding $120 billion.

Walgreens is a trusted wellness provider that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services.



REVENUE 2024	$147.7 Bil
TOTAL ASSETS	$81 Bil
# OF LOCATIONS	8,000
# EMPLOYEES	415,000+
HEADQUARTERS	Deerfield, IL

Location Map



Aerial View



Nearby Retail



Appleton Wisconsin

Small town personality with big town amenities
Recently ranked in the "top 25 places to live," Appleton and the Fox Cities, 18 communities along the Fox River and Lake Winnebago, are known for shopping, Harry Houdini's birthplace, the Mile of Music festival and one of the largest children's museums in the Midwest.

The city and region explodes with events and activities that promote interaction with its residents and businesses. Weekly markets, concerts, minor league baseball, art fairs and so much more provide a hometown feel and a wonderful place to live. With its proximity to major waterways Appleton offers an extensive array of water activities from boating and skiing to fishing and swimming. A major convention center, the Paper Valley Hotel, hosts a wide range of national events and regional programs. Appleton shares its history with Lawrence University which was founded in 1847.

Business has been responsible for Appleton's economic prosperity and progressive attitude. The paper industry has thrived in the area for decades. The Vulcan Street Hydroelectric Central Station represents an early use of hydropower to generate electricity. Retail trade has also contributed to the area's progress.

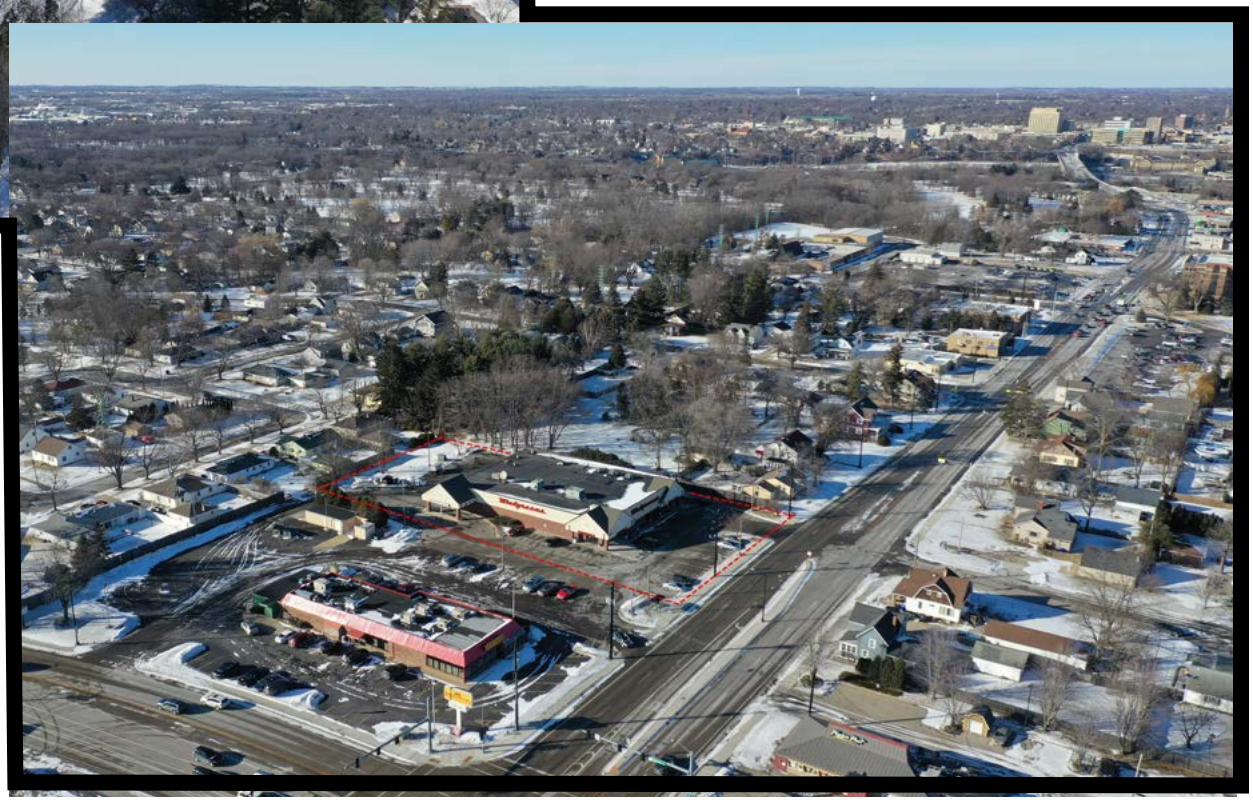


Demographics	1 MILE	3 MILES	5 MILES
Total Population	12,549	87,619	157,777
5-year Population Projections	2.53%	2.69%	3.05%
Households	5,512	36,580	65,193
Average HH Income	$64,126	$71,973	$78,640
Median HH Income	$50,327	$55,559	$59,720

Image Gallery

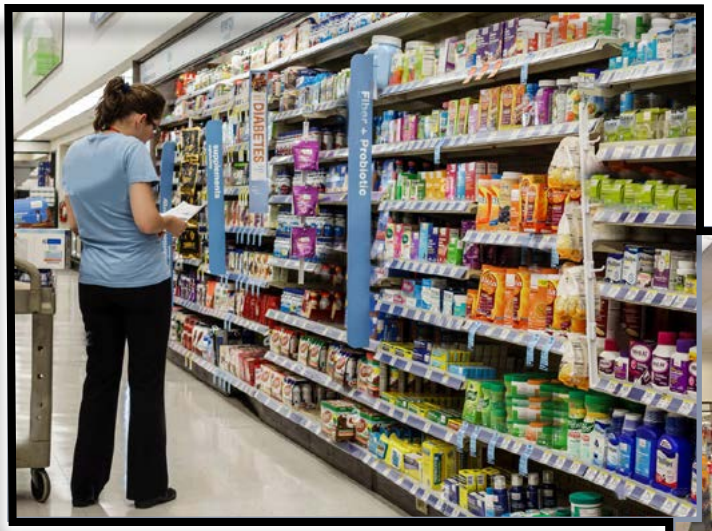


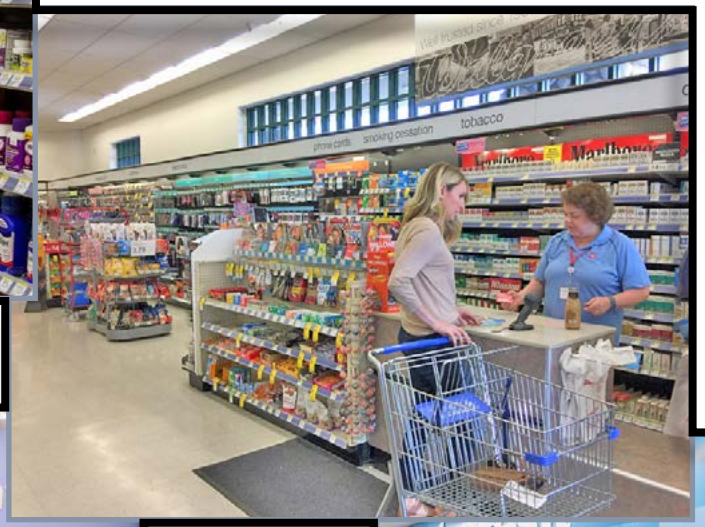
Looking West



Looking East

Image Gallery









Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

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