

WALGREENS SHREVEPORT - NNN Lease

3124 Line Avenue | Shreveport, LA 71104



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CONFIDENTIALITY AND DISCLAIMER

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INVESTMENT SUMMARY:

Address: 3124 Line Avenue
Shreveport, LA 71104

Year Built: 2000

Estimated Rentable
Square Feet: 15,120 SF

Land Area: 63,815 SF (1.46 acres)

Lease Structure: NNN



OFFERING SUMMARY:

Offering price: \$2,500,000

Cap rate: 8.00%

Current annual in NOI: \$200,000

Corporately
Guaranteed by: Walgreens Co.

Tenant
Responsibilities: Taxes, Insurance, Maintenance
Except for Roof, Structure and
Parking Lot

Landlord
Responsibilities: Roof, Structure, Parking Lot



LEASE ABSTRACT TENANT SUMMARY:

Tenant:	Walgreens Louisiana Co. Inc.
Guarantor:	Walgreens Co.
Lease type:	NNN
Rent Commencement:	12/01/2025
Lease expiration:	11/30/2060
Initial Lease Term:	60 Months
Extension Options:	Lease is cancelable every 60 month period beginning November 30, 2030
Rent increases:	Plus 2% of Gross Sales Above \$400,000
Roof and structure:	Landlord
HVAC:	Tenant
Lease Available Upon Execution of Confidentiality Agreement	



Rent Schedule

<u>Years</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Cap Rate</u>
Rent Commencement - Dec 01, 2025 Expiration November 30, 2060	\$ 16,666.66	\$ 200,000.00	8.00%
Plus Percentage Rent of 2.0% of Gross Sales over \$400,000 (excludes sales of alcoholic beverages and prescriptions) Plus 1/2% of Gross Sales from the sale of prescriptions and food items			
Tenant has the right to terminate the lease on November 30 in 2030, 2035, 2040, 2045, 2050, 2055			



