

Portage, PA



Philadelphia, PA



Ashtabula (Lake Ave), OH



Bethlehem, PA



Walgreens

**RITE AID & WALGREENS PORTFOLIO
INVESTMENT OPPORTUNITY
(AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO)**



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Lee & Associates has not made any investigation, and makes no warranty or representation.

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PORTFOLIO OVERVIEW

Tenant	City	State	Lease Term	Building Size	NOI	Cap Rate	Price	Link	Property Status
Rite Aid*	Philadelphia	PA	2.7 Years	10,908 SF	\$345,904	8.25%	\$4,192,776	View OM	PSA
Rite Aid	Elmira (Zoar)	NY	5.7 Years	10,908 SF	\$290,378	8.10%	\$3,584,914	View OM	Available
Rite Aid	Elmira (W Second)	NY	3.7 Years	10,908 SF	\$251,577	8.25%	\$3,049,418	View OM	Available
Rite Aid	Ashtabula (Lake)	OH	3.0 Years	11,325 SF	\$174,575	8.10%	\$2,155,247	View OM	Available
Rite Aid*	Portage	PA	3.7 Years	10,258 SF	\$143,470	8.25%	\$1,739,030	View OM	PSA
Rite Aid*	New Bethlehem	PA	6.5 Years	10,163 SF	\$140,000	8.10%	\$1,728,395	View OM	Available
Rite Aid	Ashtabula (Prospect)	OH	3.4 Years	11,325 SF	\$125,000	8.25%	\$1,515,152	View OM	PSA
Rite Aid	Jefferson	OH	7 Years	11,325 SF	\$157,000	7.25%	\$2,165,517		Sold
Rite Aid	Middlefield	OH	7 Years	11,325 SF	\$148,424	7.25%	\$2,047,228		Sold
Rite Aid	Cortlandville	NY	7 Years	12,738 SF	\$229,795	7.30%	\$3,147,877		Sold
Walgreens	Mattydale	NY	9 Years	10,908 SF	\$341,983	6.85%	\$4,992,453		Sold
Walgreens	Syracuse	NY	9 Years	12,738 SF	\$320,951	6.80%	\$4,719,868		Sold
Walgreens	Liverpool	NY	10 Years	10,908 SF	\$299,570	6.50%	\$4,608,769		Sold
Rite Aid	Latrobe	PA	7 Years	10,258 SF	\$128,977	7.15%	\$1,803,874		Sold

*Bang Realty-Pennsylvania, Inc. ("PA Broker") solely represents the Seller for the aforementioned properties.

TENANT OVERVIEW

WALGREENS

Walgreens (www.walgreens.com) is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and wellbeing of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.

Website:	www.walgreens.com
Number of Locations:	9,277
Stock Symbol:	WBA (NASDAQ)
Standard & Poor's Rating:	BBB
Market Capitalization:	\$31 Billion

Walgreens



TENANT OVERVIEW

RITE AID

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision-making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

Rite Aid Corporation operates 2,275 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in Camp Hill, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol "RAD".

Website	www.riteaid.com
Founded:	1962
Number of Locations:	2,275
Stock Symbol:	RAD (NYSE)
Headquarters:	Camp Hill, Pennsylvania





EXCLUSIVELY LISTED BY:



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