NEW TEXAS WALGREENS
RELOCATION SITE

For more info on this opportunity please contact:

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High density metro area with low unemployment just opened
4161 South Staples Street, Corpus Christi, TX

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ACTUAL STORE
THIS DESIGN WAS SPECIFICALLY DONE FOR THIS STORE

Capital Pacific collaborates. Click here to meet the rest of our San Francisco team.
RARE NEW TEXAS WALGREENS
RELOCATION SITE IN CORPUS CHRISTI,
A CITY OF 250,000 RESIDENTS

PRICE: $7,330,000
CAP: 5.00%

RENTABLE SF . . . . . 14,568 SF
PRICE PER SF . . . . $503
LAND AREA . . . . . 1.30 Acres
LEASE TYPE . . . . . NNN
YEAR BUILT . . . . . Late 2014

LEASE HIGHLIGHTS
20 year NNN lease
11 five (5) year options (far more favorable than the normal 50 one year options)
Opened November 18, 2014

LOCATION HIGHLIGHTS
This is a strong in-fill location, near national retailers such as Walmart, CVS, Panda Express, Whataburger, Autozone, Wendy’s, Bank of America, and Guitar Center. See aerial.
The subject property is a relocation of a very successful Walgreens store
The unemployment rate in Corpus Christi is lower than Texas as a whole and the US as a whole. See details herein
## Income & Expense

<table>
<thead>
<tr>
<th>PRICE</th>
<th>$7,330,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capitalization Rate:</td>
<td>5.0%</td>
</tr>
<tr>
<td>Total Rentable Area (SF):</td>
<td>14,568</td>
</tr>
<tr>
<td>Lot Size (Acres):</td>
<td>1.30</td>
</tr>
</tbody>
</table>

### STABILIZED INCOME Per Square Foot

<table>
<thead>
<tr>
<th>Description</th>
<th>Per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheduled Rent</td>
<td>$25.16</td>
</tr>
<tr>
<td>Effective Gross Income</td>
<td>$25.16</td>
</tr>
</tbody>
</table>

### LESS Per Square Foot

<table>
<thead>
<tr>
<th>Description</th>
<th>Per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
<td>NNN</td>
</tr>
<tr>
<td>Insurance</td>
<td>NNN</td>
</tr>
<tr>
<td>Total Expenses</td>
<td>$0</td>
</tr>
</tbody>
</table>

### EQUALS NET OPERATING INCOME $366,500

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.
### Rent Roll

<table>
<thead>
<tr>
<th>TENANT INFO</th>
<th>LEASE TERMS</th>
<th>RENT SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Name</td>
<td>Sq. Ft.</td>
<td>Term</td>
</tr>
<tr>
<td>Walgreens</td>
<td>14,568</td>
<td>10/20/2014-12/31/2034</td>
</tr>
<tr>
<td>Totals:</td>
<td>14,568</td>
<td></td>
</tr>
</tbody>
</table>

Favorable Options:

Eleven 5-year renewal options at the same rent. (Most new leases have 50 - one year options)

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ABOUT WALGREENS

Walgreens (NYSE: WAG) is the largest drugstore chain in the United States. It operates more than 8,200 drugstores in all 50 US states, the District of Columbia, Guam, and Puerto Rico.

Prescription drugs account for about two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries. Founded in 1901, Walgreens provides the most convenient access to consumer goods and services, and pharmacy, health and wellness services in America.

Walgreens was named to Fortune magazine's World's Most Admired Companies list for the 20th consecutive year and was ranked 37th overall in revenue on the Fortune 500 list of largest U.S.-based companies. The company was ranked 120th overall in revenue on the Fortune Global 500 largest companies list.

For fiscal 2014, Walgreens had net sales of $76.4 billion, net income of $1.9 billion, and net worth of $20.56 billion. The company is rated "BBB," investment grade.

See also next page: Walgreens Merger
WALGREENS MERGER

On December 31, 2014, Walgreens completed its acquisition of a large British company, Alliance Boots.

As that occurred, a new holding company was formed, “Walgreens Boots Alliance”, listed on NASDAQ as “WBA”. Walgreens Boots Alliance, Inc., owns all of Walgreens and also all of Alliance Boots. The “old” Walgreens was listed on NYSE, but that listing has since been given up. Walgreens as a separate entity is no longer a public company; Walgreens Boots Alliance, the NASDAQ-listed entity, is the new public company.

In a securities filing to the US government in late 2014, Walgreens stated “Walgreens Boots Alliance will be a holding company with no business operations of its own. Its only significant asset will be the outstanding capital stock of its subsidiaries.” The headquarters of the new holding company is at Walgreens HQ in a suburb of Chicago.

Click for more info www.walgreensbootsalliance.com
Regional Map

Corpus Christi TX Location

RARE NEW WALGREENS IN A MAJOR TEXAS CITY
Corpus Christi, the county seat of Nueces County, is the industrial center of South Texas. The Port of Corpus Christi is the fifth largest port in the nation by tonnage, and is the deepest inshore port on the Gulf of Mexico. This allows the port to service the oil industry, which, along with the tourism and petrochemicals industries, drives the local economy. Corpus Christi (known to Texans as “Corpus”) has a 24,019 acre Foreign Trade Zone - the largest in the United States.

Corpus Christi maintains a diverse economy based on manufacturing, refining, aviation, business services, tourism, health care, and government. The city had a December, 2014, unemployment rate of just 4.3% (versus 4.6% in Texas and 5.7% in the nation) and has been recognized on multiple occasions for the low cost of doing business. Moody’s ranked the Corpus region in the lowest 20% of metropolitan areas in workforce costs. Corpus Christi was ranked by Forbes Magazine as 46th out of 200 for the low cost of doing business and, in 2013, was ranked 4th best mid-sized city for jobs.

Corpus is a major beneficiary of the oil and gas activity in the massive Eagle Ford Shale Area. The Eagle Ford Shale is a sedimentary rock formation underlying much of South Texas; it ranks as the largest oil and gas development in the world based on capital investment. The Eagle Ford Shale had more then a $60 billion impact on the local South Texas economy in 2012 and over 116,000 Eagle Ford jobs were supported in the 20 county area. With over 200 rigs running, the play is redefining South Texas as an oil industry hotbed.

Corpus Christi also benefits from two military installations (the Corpus Christi Army Depot and the Naval Air Station Corpus Christi) and the Corpus Christi airport, which has non-stop commercial service to Houston and Dallas. The city is also home to Texas A&M University-Corpus Christi and Del Mar College, totaling nearly 20,500 students and serving as a catalyst for providing a well skilled work force for the region.
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 buyer would not want the owner 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 that 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, 512-936-3000 (http://www.trec.texas.gov)

TREC No. OP-K

Approved by the Texas Real Estate Commission for Voluntary Use

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