



WALGREENS
Freestanding Net Leased Retail Facility

LOCATION: 2111 Winding River Road
Naperville (Chicago MSA), Illinois

SIZE: 15,120 square feet on approximately 1.54 acres

LEASE TYPE: Net, excepting capital repairs to the roof, structure, and common area.

RENT COMMENCEMENT: April 2000

LEASE TERM: Twenty (20) years , with ten (10) years remaining

ANNUAL RENT: \$292,005

OPTIONS: Eight (8) – five (5) year options at the same terms

NET OPERATING INCOME: \$292,005 Rent
 -\$ 2,200 Reserves
\$289,805 Net Operating Income

PERCENTAGE RENT: Percentage rent of 2% of gross sales except from the sale of food and prescriptions plus 0.5% of food and prescription drug sales if such a total amount exceeds annual lease rent. In no event shall the sum of base rent and percentage rent exceed 200% of base rent.

COMPANY: Walgreen Co., Standard & Poor’s rated “A+” has 5,800 stores operating in the United States and Puerto Rico, and has average store sales in excess of \$7.9 million. Walgreens fills a million prescriptions a day and employs over 195,000 employees. Publicly traded on the NYSE under the symbol “WAG”.

COMMENTS: Well located on the southwest corner of IL-59 (240th Street) and 87th Street. IL-59 is a major north-south thoroughfare serving not just Naperville, but multiple Chicago suburbs. I-88 is five miles to the north of the site on IL-59, with IL-59 emptying into I-55 to the south. Naperville is an excellent high income suburb to the west of Chicago, and has seen tremendous growth over the past two decades.

TRAFFIC COUNTS: US-59 and 75th Street: 47,900 vpd
87th Street: 20,000 vpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	13,456	93,404	232,690
Population Growth ‘90-‘10	304.14%	201.23%	105.48%
Average HH Income	\$137,619	\$131,246	\$115,100

ASKING PRICE: \$3,970,000 (7.3% cap rate)

NOTE: Throughout this memo every effort has been made to provide accurate information, but no liability is assumed for errors or omissions. Any projects of future rents or investment returns contained herein are estimates based on assumptions and therefore not warranted; all figures and assumptions should be independently verified.



usbank

PNC BANK

Wally's

Illinois 59 & 87th St, Naperville, IL 60564

Springbrook
Golf Course

White Eagle
Golf Course

Arlene Welch
Elementary School

Naperville
Crossings

Google

41°43'24.93" N 88°12'20.28" W

Oct 11, 2007

Eye alt 9361 ft



Westfield - Fox Valley Shopping Mall

WAL-MART

WAL-MART

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Springbrook Prairie Forest Preserve

Springbrook Golf Course

White Eagle Golf Course

Arlene Welch Elementary School

citibank
Jewel
Costco
CASH ON HAND
Bank of America

Naperville Crossing

Neuqua Valley High School

Dominick's
CHASE
McDonald's

103rd St

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Image U.S. Geological Survey

Google

Eye alt 35963 ft

41°43'30.08" N 88°11'31.94" W



Chicago

Naperville

Orland Park

★ Illinois 59 & 87th St, Naperville, IL 60564

Image U.S. Geological Survey
Image IndianaMap Framework Data
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

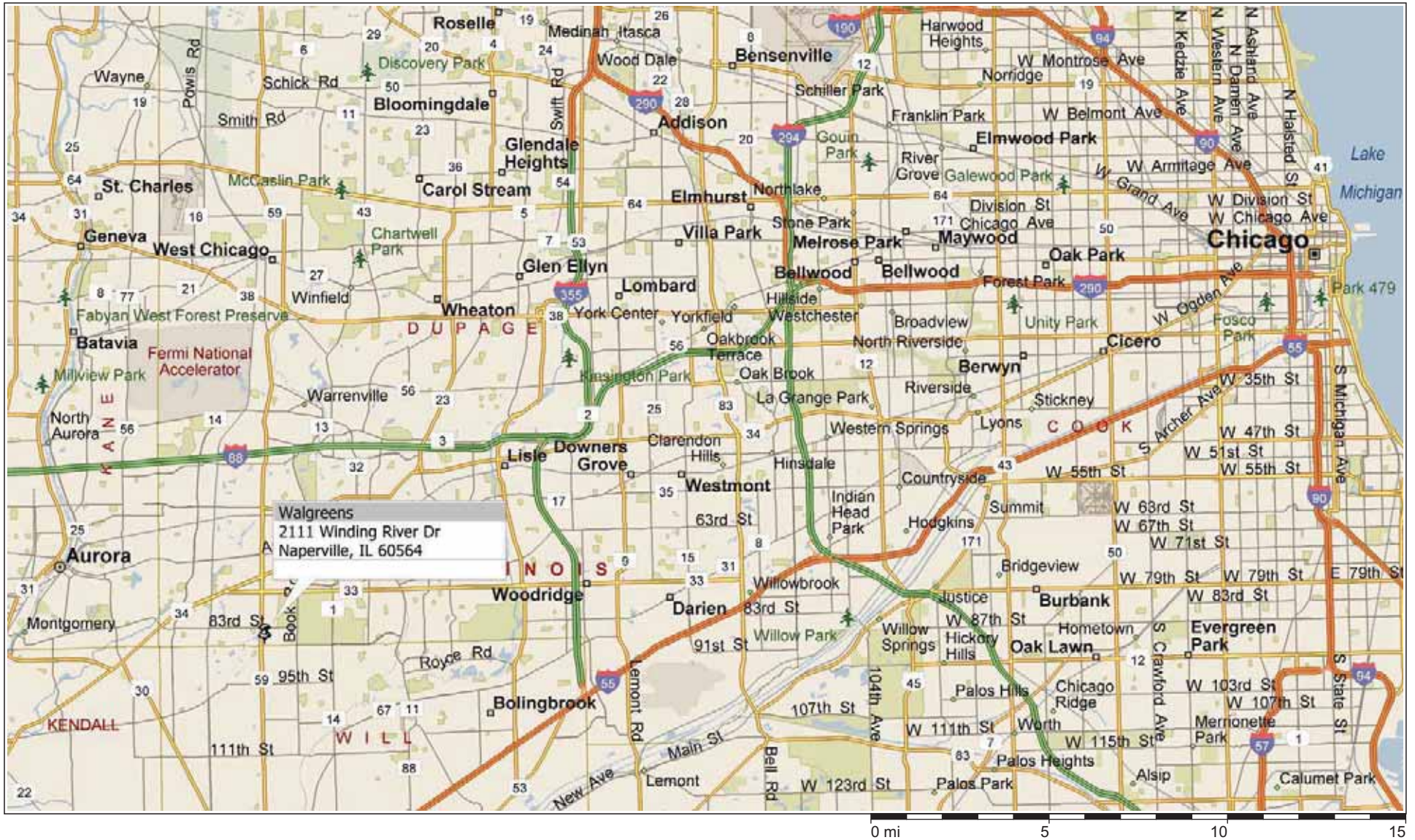
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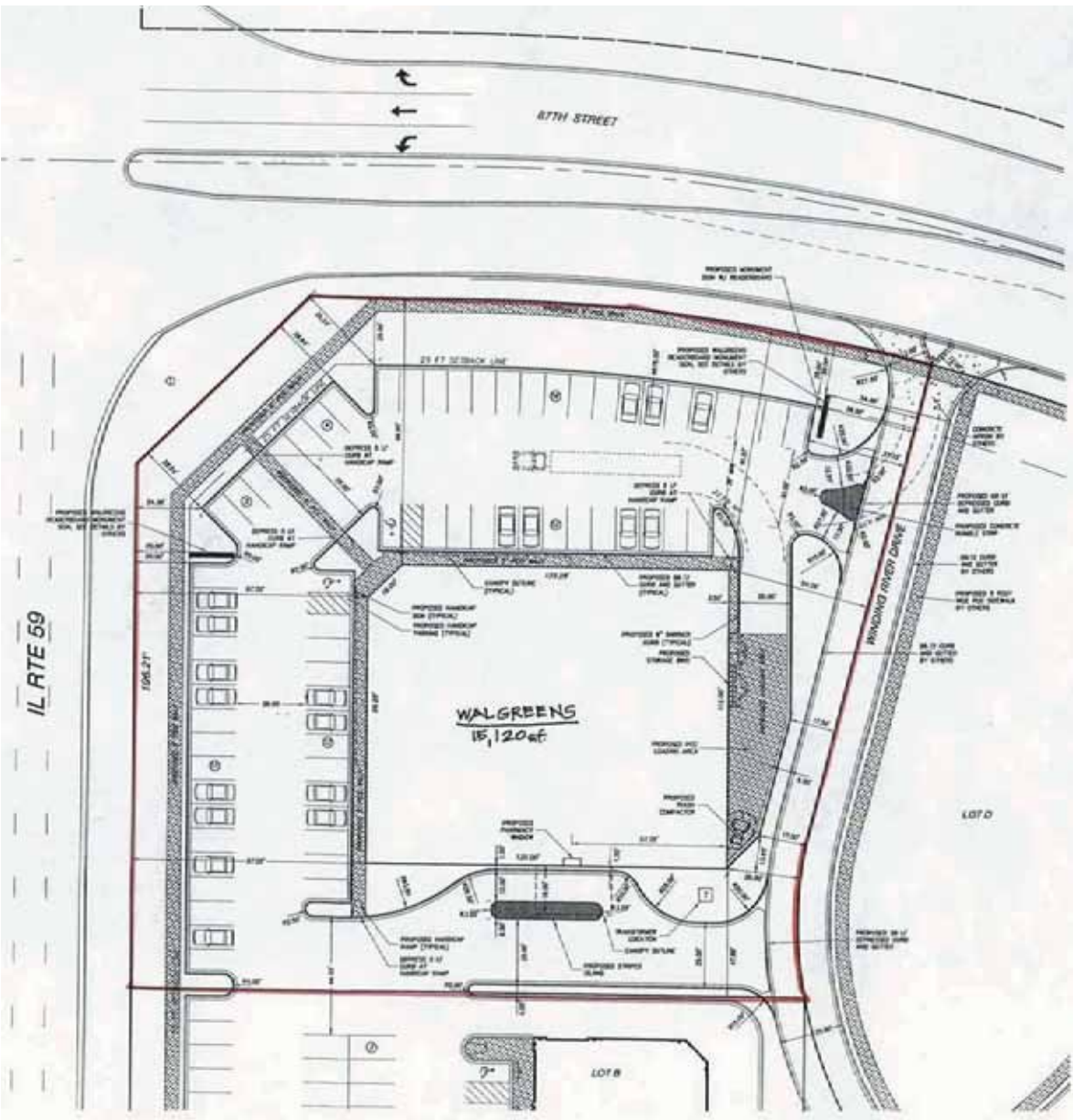
41°46'54.71"N 87°55'51.69"W

Oct 11, 2007

Eye alt: 37.60 mi

Walgreens Naperville, IL





LOCATION MAP

SITE AREA STATISTICS

CURRENT ZONING:	R2
PROPOSED ZONING:	R2
LOT AREA	• 67,189 SF OR 1.54 ACRES (130,000)
RESIDING AREA	• 15,122 SF (22,330)
PAVEMENT AND DRIVEWAY AREA	• 38,487 SF (57,280)
GREEN SPACE AREA	• 13,580 SF (20,380)
FLOOR AREA RATIO	• 0.225

PARKING PROVIDED: 68, INCLUDING 2 HANDICAP
 PARKING REQUIRED: 68
 NOTE: THE TOTAL PARKING SPACES PROVIDED WILL COLLECTIVELY MEET THE REQUIRED PARKING FOR THE 8.87 ACRE SITE.

LEGAL DESCRIPTION

LOT A IN STILLWATER PLACE BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 22 NORTH AND THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 12, 1998 AS DOCUMENT NO. 99-0004 IN WELLS COUNTY, IOWA AND ON MARCH 12, 1998 AS DOCUMENT NO. 99-0157 IN DUPAGE COUNTY, ILLINOIS.

- NOTES**
1. ALL BOUNDARY INFORMATION PREPARED BY C.M. LAYVOLE & ASSOCIATES, P.C. AND TAKEN FROM THE FINAL PLAT OF SUBDIVISION TITLED "STILLWATER PLACE".
 2. ALL DIMENSIONS ARE TO THE BACK OF CURB OF BUILDING CORNER UNLESS OTHERWISE NOTED.
 3. THE TOTAL PARKING SPACES PROVIDED WILL COLLECTIVELY MEET THE REQUIRED PARKING COUNTS FOR THE ENTIRE 8.87 ACRE DEVELOPMENT.
 4. DRIVE ACCESS EASEMENTS AND SHARED PARKING BETWEEN THE LOTS HAVE BEEN SHOWN ON THE FINAL PLAT OF SUBDIVISION.
 5. FINAL SITEPLANS AND PLATS WILL COMPLY WITH THE CITY OF MENAUELE CITY LANDSCAPE REQUIREMENTS.
 6. THE LAND USES AND FLOOR AREA RATIO FOR LOT A WILL COMPLY WITH THE CITY OF MENAUELE REQUIREMENTS.
 7. ALL PARKING SPACES ARE 8' WIDE (TO FACE OF CURB) BY 12' DEEP (TO FACE OF CURB).
 8. ALL HANDICAP PARKING SPACES ARE 18' WIDE (TO FACE OF CURB) BY 18' DEEP (TO BACK OF CURB).

EXHIBIT "A"
T. Bergquist
 6.9.99

PREPARED FOR:
 STUBBINS RETAIL SERVICES
 ONE CAMBRIDGE TERRACE
 EMERSON TERRACE, S. 4041
 PHONE: (282) 424-8700
 FAX: (282) 424-8700

WALGREENS - LOT A
 1/2 CORNER ELKHOE ROUTE IN 800 8TH STREET
 JAVIERVILLE, ILLINOIS

SITEPLAN	DRAWN BY: LJM	CHECKED BY: AED
	SCALE: 1/4" = 1'-0"	DATE: 06-04-98
	JOB NUMBER: 89-108	SHEET: 1 OF 1
	Consulting Civil Engineering Land Planning & Surveying 871 849th Street Thomas Dale, Illinois 62551 Phone: 618-454-2780 Fax: 618-454-2711	DESIGNER: 1. 05-11-98 LJM 2. 05-13-98 AED 3. 05-13-98 LJM 4. 06-02-98 LJM
		CHECKER: 1. 05-13-98 AED 2. 05-13-98 LJM 3. 05-13-98 LJM
		DATE PLOTTED: 06-04-98
		PLOTTED BY: JAV

Pop-Facts: Demographic Snapshot Report

Radius 1: 2111 WINDING RIVER DR, NAPERVILLE, IL 60564, aggregate

Radius 2: 2111 WINDING RIVER DR, NAPERVILLE, IL 60564, aggregate

Radius 3: 2111 WINDING RIVER DR, NAPERVILLE, IL 60564, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2015 Projection	15,119		102,042		253,164	
2010 Estimate	13,459		93,404		232,690	
2000 Census	7,962		71,086		176,966	
1990 Census	2,376		26,345		101,709	
Growth 2010-2015	12.33%		9.25%		8.80%	
Growth 2000-2010	69.04%		31.40%		31.49%	
Growth 1990-2000	235.10%		169.83%		73.99%	
2010 Est. Pop by Single Race Class						
	13,459		93,404		232,690	
White Alone	8,743	64.96	65,256	69.86	165,308	71.04
Black or African American Alone	1,341	9.96	8,338	8.93	21,244	9.13
Amer. Indian and Alaska Native Alone	29	0.22	248	0.27	717	0.31
Asian Alone	2,459	18.27	14,286	15.29	27,033	11.62
Native Hawaiian and Other Pac. Isl. Alone	10	0.07	55	0.06	96	0.04
Some Other Race Alone	467	3.47	2,744	2.94	12,147	5.22
Two or More Races	410	3.05	2,477	2.65	6,145	2.64
2010 Est. Pop Hisp or Latino by Origin						
	13,459		93,404		232,690	
Not Hispanic or Latino	12,080	89.75	85,124	91.14	200,683	86.24
Hispanic or Latino:	1,379	10.25	8,280	8.86	32,007	13.76
Mexican	949	68.82	5,333	64.41	24,575	76.78
Puerto Rican	205	14.87	1,369	16.53	3,367	10.52
Cuban	18	1.31	198	2.39	543	1.70
All Other Hispanic or Latino	207	15.01	1,380	16.67	3,522	11.00
2010 Est. Hisp or Latino by Single Race Class						
	1,379		8,280		32,007	
White Alone	808	58.59	4,974	60.07	17,504	54.69
Black or African American Alone	13	0.94	80	0.97	346	1.08
American Indian and Alaska Native Alone	3	0.22	54	0.65	261	0.82
Asian Alone	6	0.44	34	0.41	92	0.29
Native Hawaiian and Other Pacific Islander Alone	0	0.00	0	0.00	2	0.01
Some Other Race Alone	453	32.85	2,611	31.53	11,877	37.11
Two or More Races	96	6.96	526	6.35	1,924	6.01

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Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
Households						
2015 Projection	4,839		32,747		83,851	
2010 Estimate	4,364		30,297		77,805	
2000 Census	2,661		23,437		60,164	
1990 Census	768		8,618		34,621	
Growth 2010-2015	10.88%		8.09%		7.77%	
Growth 2000-2010	64.00%		29.27%		29.32%	
Growth 1990-2000	246.48%		171.95%		73.78%	
2010 Est. Households by Household Type						
Family Households	3,611	82.75	24,318	80.27	60,012	77.13
Nonfamily Households	754	17.28	5,979	19.73	17,793	22.87
2010 Est. Group Quarters Population						
	0		3		1,904	
2010 HHs by Ethnicity, Hispanic/Latino						
	360	8.25	2,212	7.30	7,999	10.28
2010 Est. HHs by HH Income						
Income Less than \$15,000	73	1.67	523	1.73	2,508	3.22
Income \$15,000 - \$24,999	64	1.47	507	1.67	2,668	3.43
Income \$25,000 - \$34,999	130	2.98	979	3.23	3,647	4.69
Income \$35,000 - \$49,999	224	5.13	1,993	6.58	6,795	8.73
Income \$50,000 - \$74,999	713	16.34	4,684	15.46	12,968	16.67
Income \$75,000 - \$99,999	752	17.23	5,143	16.98	13,364	17.18
Income \$100,000 - \$124,999	680	15.58	4,762	15.72	11,436	14.70
Income \$125,000 - \$149,999	510	11.69	3,854	12.72	8,699	11.18
Income \$150,000 - \$199,999	517	11.85	3,613	11.93	7,626	9.80
Income \$200,000 - \$499,999	585	13.41	3,650	12.05	6,971	8.96
Income \$500,000 and more	118	2.70	588	1.94	1,122	1.44
2010 Est. Average Household Income						
	\$137,619		\$131,246		\$115,100	
2010 Est. Median Household Income						
	\$108,352		\$106,926		\$94,298	
2010 Est. Per Capita Income						
	\$44,627		\$42,575		\$38,608	