



For Immediate Release

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CCRE Advisors Completes Sale of \$6.4m Walgreens in Chicago, Illinois

January 2012, El Dorado Hills, CA - Jeff Clark of Clark Commercial Real Estate Advisors represented the buyer in the transaction; a private investor from California. The seller was a local developer and investor from the Chicago area.

Clark Commercial Real Estate Advisors, a net leased investment brokerage firm specializing in single and multi-tenant investment retail sales has completed the sale of an absolute net leased Walgreens located east of downtown Chicago for \$6,433,000.00.

The building is leased to Walgreens on an absolute net lease basis with 18 years of firm term remaining. Walgreens is a publicly traded company on the New York Stock Exchange (WAG), with a market capitalization of \$36 billion. Walgreens is an investment grade rated company with a Standard & Poor's rating of BBB and has over 8,200 stores nationwide.

"The market for net leased Walgreens in all core markets and second tier markets remains robust as these assets are in high demand among private investors seeking secure yields and rent stability." said Jeff Clark, CCIM, President of CCRE Advisors. He also added, "This asset offered the buyer to assume a fully amortized loan co-terminus with the existing lease providing for cash flow while minimizing future debt overhang. Buyer will own this asset free and clear upon loan maturity."

About CCRE

Clark Commercial Real Estate Advisors is a boutique investment real estate service firm specializing in single tenant and multi-tenant net lease retail properties. The firm provides a full range of brokerage and advisory services nationwide to a substantial and diversified client base, which includes high net worth individuals, developers, REITs, partnerships and institutional investment funds. Clark Commercial Real Estate Advisors is headquartered in El Dorado Hills, CA. The company's website address is www.clarkcre.com.