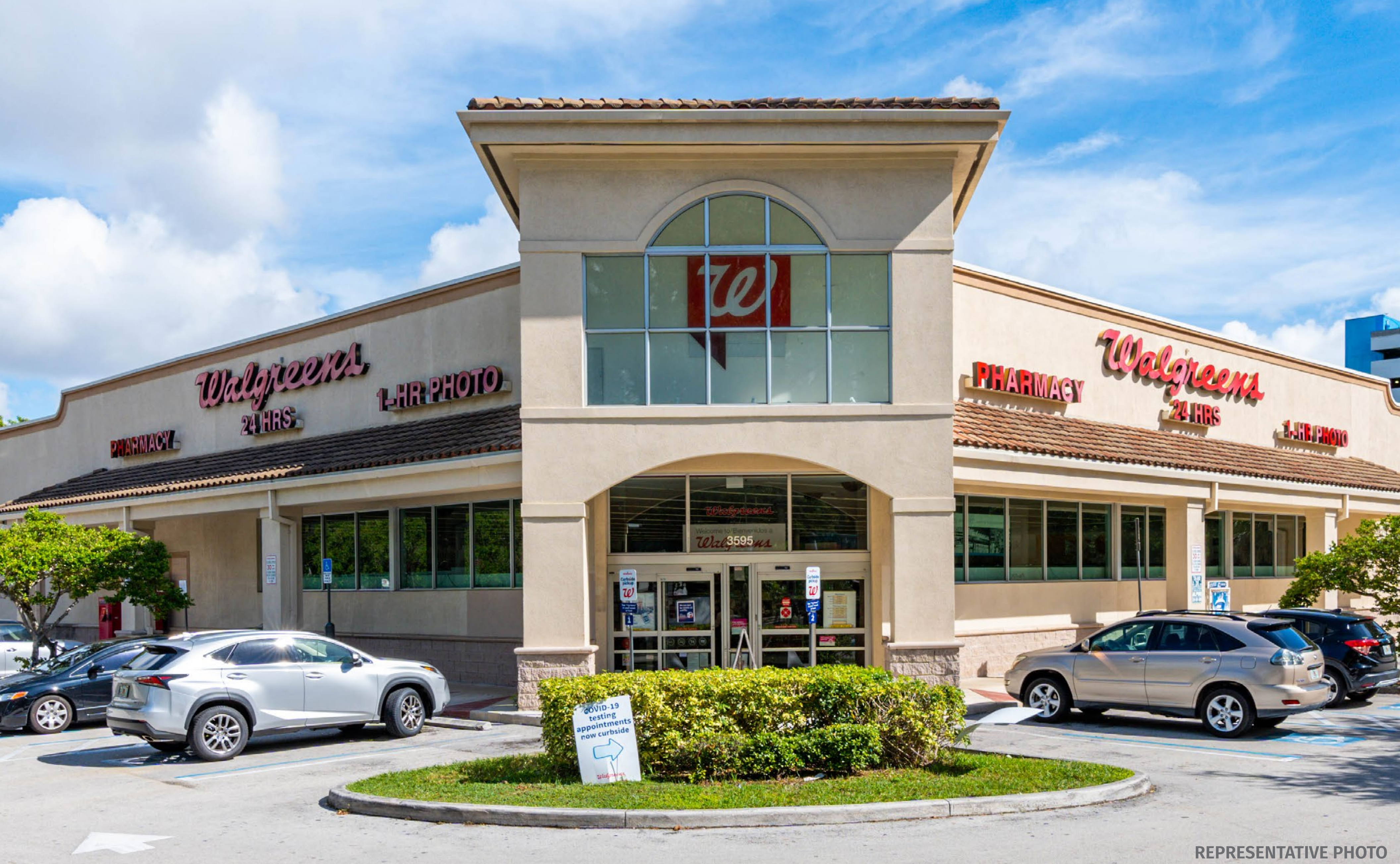

NET LEASE INVESTMENT OFFERING

Walgreens (Top Sales Performer)

4030 Annas Retreat
Saint Thomas, U.S. Virgin Islands 00802

THE Boulder GROUP

REPRESENTATIVE PHOTO

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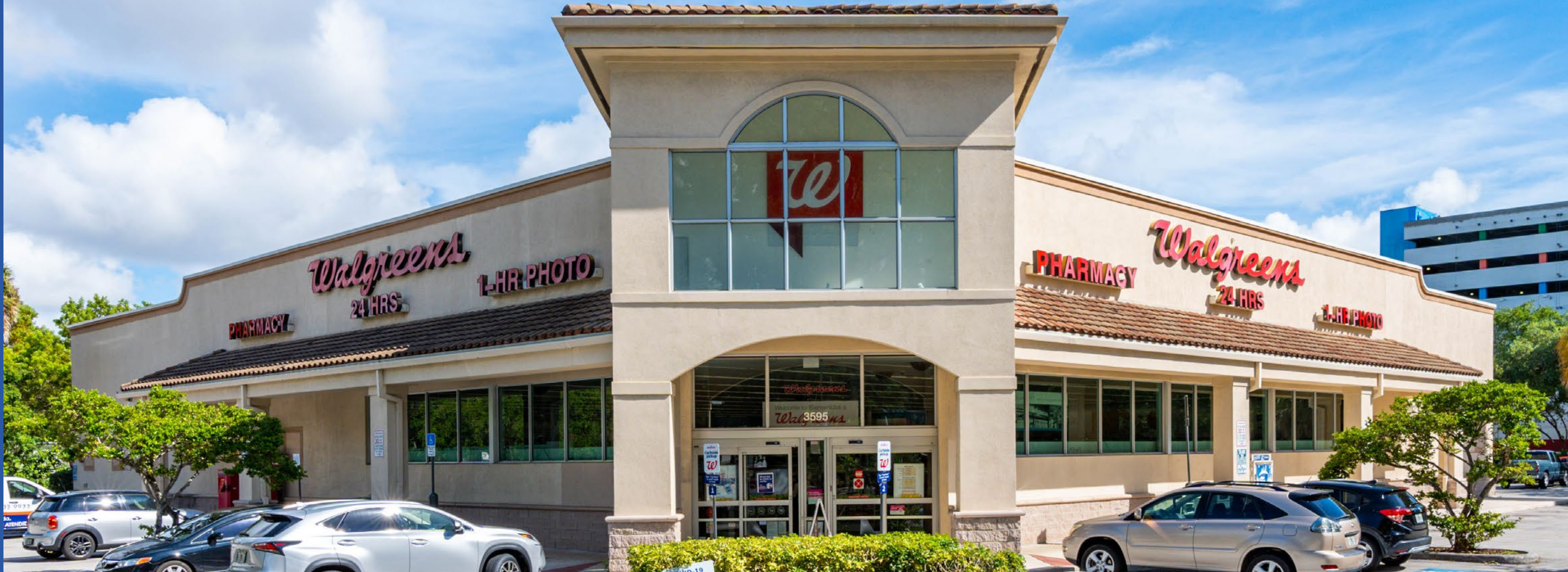

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens located in Saint Thomas, Virgin Islands. Walgreens operates under a long-term lease running through July 2038 and has successfully occupied this location since 2013. The absolute triple-net lease carries zero landlord responsibilities. The property is situated on a large 2.18-acre parcel. This is a strong performing location – contact broker for more details.

The 15,660 square-foot building benefits from its position as the only Walgreens location within the entire U.S. Virgin Islands, situated just off Weymouth Rhymer Highway, one of the island's main thoroughfares. The subject property is surrounded by a lineup of nationally recognized tenants, including The Home Depot, Ford, Toyota, Kmart, AutoZone, McDonald's, Tire Kingdom, Advance Auto Parts, and several others. Furthermore, the property is located within proximity to Charlotte Amalie, one of the most visited cruise ports in the Caribbean, which draws over 1.5 million visitors annually. Tourism supplements a stable resident population of approximately 52,000, giving Saint Thomas one of the highest per capita incomes in the Caribbean.

Founded in 1901 by Charles R. Walgreen Sr. in Chicago, Walgreens is one of the largest retail pharmacy chains in the United States, serving nearly 9 million customers and patients each day across approximately 8,500 stores nationwide and in U.S. territories. Headquartered in Deerfield, Illinois, the company offers a broad range of products and services including prescription medications, over-the-counter health products, beauty and personal care items, and photo services. In August 2025, Walgreens began operating as a private standalone company following its acquisition by Sycamore Partners, a leading private equity firm based in New York.

Investment Highlights

- Strong performing location – contact broker for more details
- Absolute triple net lease, zero landlord responsibilities
- Long-term lease running through July 2038
- Successful operating history at this location since 2013
- Large 2.18-acre land parcel
- This is the only Walgreens location within the U.S. Virgin Islands
- Walgreens is now a portfolio company of Sycamore Partners, who has nearly $14 billion in assets under management
- Just off Weymouth Rhymer Highway, one of the island's main thoroughfares
- Surrounded by Nationally recognized tenants including The Home Depot, Ford, Toyota, Kmart, AutoZone, McDonald's, Tire Kingdom, Advance Auto Parts, & several others
- Charlotte Amalie is the most visited cruise ports in the Caribbean, drawing over 1.5 million visitors annually who supplement a stable resident population of approximately 52,000, giving Saint Thomas one of the highest per capita incomes in the Caribbean

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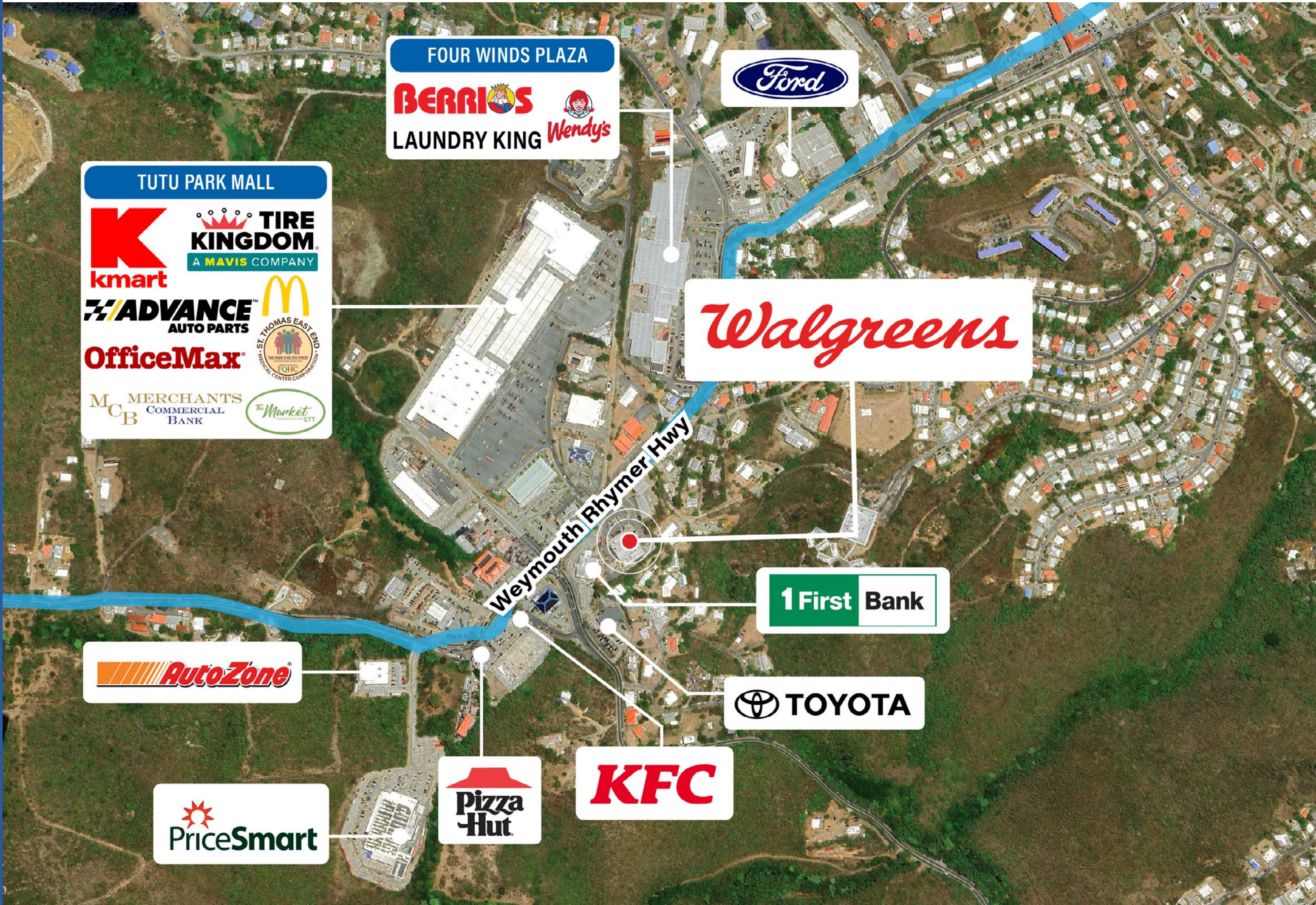
Property Overview

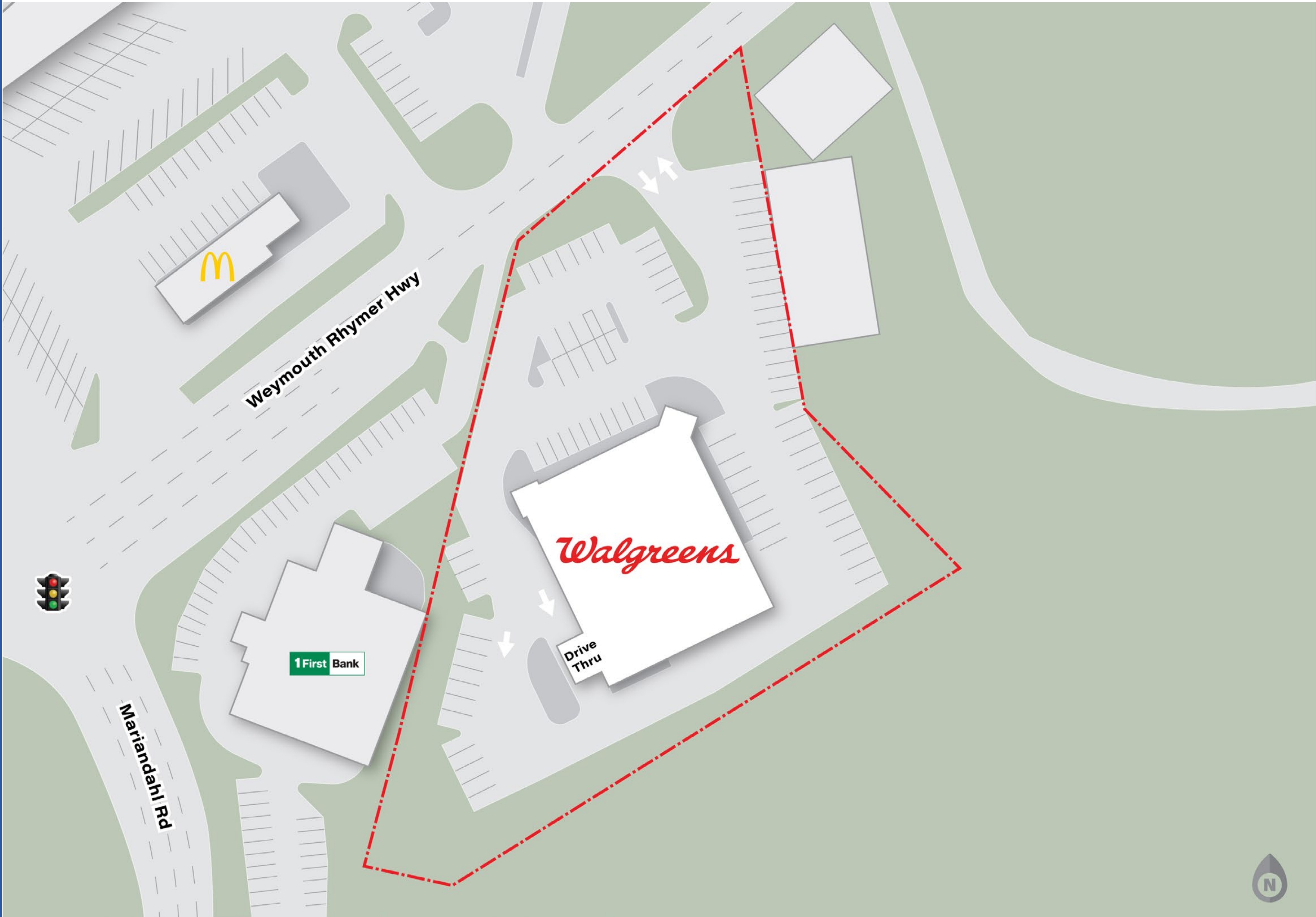
PRICE	CAP RATE	NOI
$15,325,301	8.30%	$1,272,000

LEASE COMMENCEMENT DATE:	7/30/2013
LEASE EXPIRATION DATE:	7/31/2038
RENEWAL OPTIONS:	Fifty 1-year
RENTAL ESCALATION:	None
LEASE TYPE:	NNN
TENANT:	Walgreens
YEAR BUILT:	2012
BUILDING SIZE:	15,660 SF
LAND SIZE:	2.18 AC

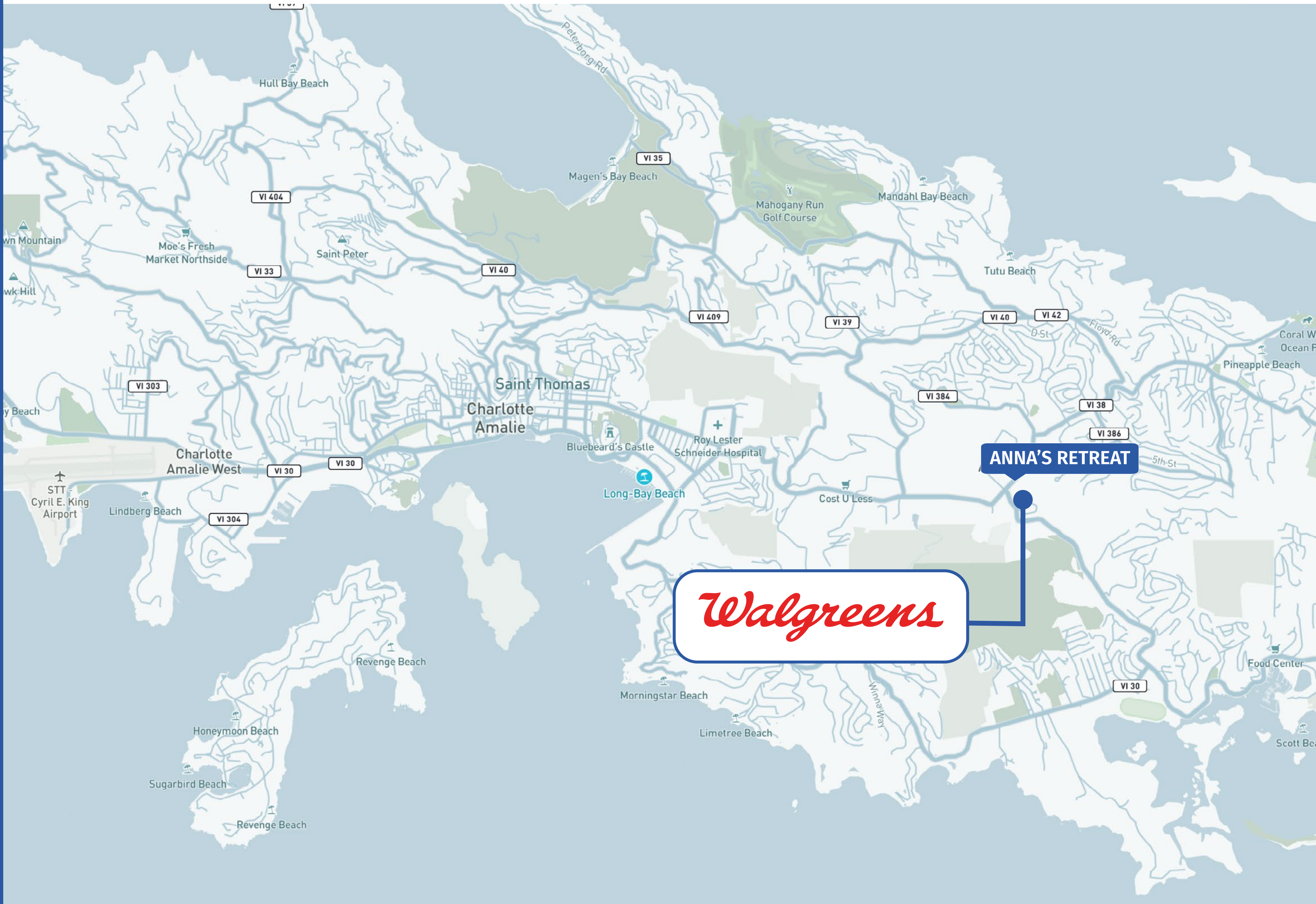
Aerial


FOUR WINDS PLAZA
BERRIOS
Wendy's
LAUNDRY KING
Ford
TUTU PARK MALL
kmart
TIRE KINGDOM
A MAVIS COMPANY
ADVANCE AUTO PARTS
ST. THOMAS EAST END MEDICAL CENTER CORPORATION
FQHC
OfficeMax
MERCHANTS COMMERCIAL BANK
MCB
The Market STT
Walgreens
Weymouth Rhymer Hwy
1 First Bank
AutoZone
TOYOTA
KFC
Pizza Hut
PriceSmart

Site Plan


Weymouth Rhymer Hwy
Walgreens
Drive Thru
1First Bank
Mariandahl Rd
N

Map

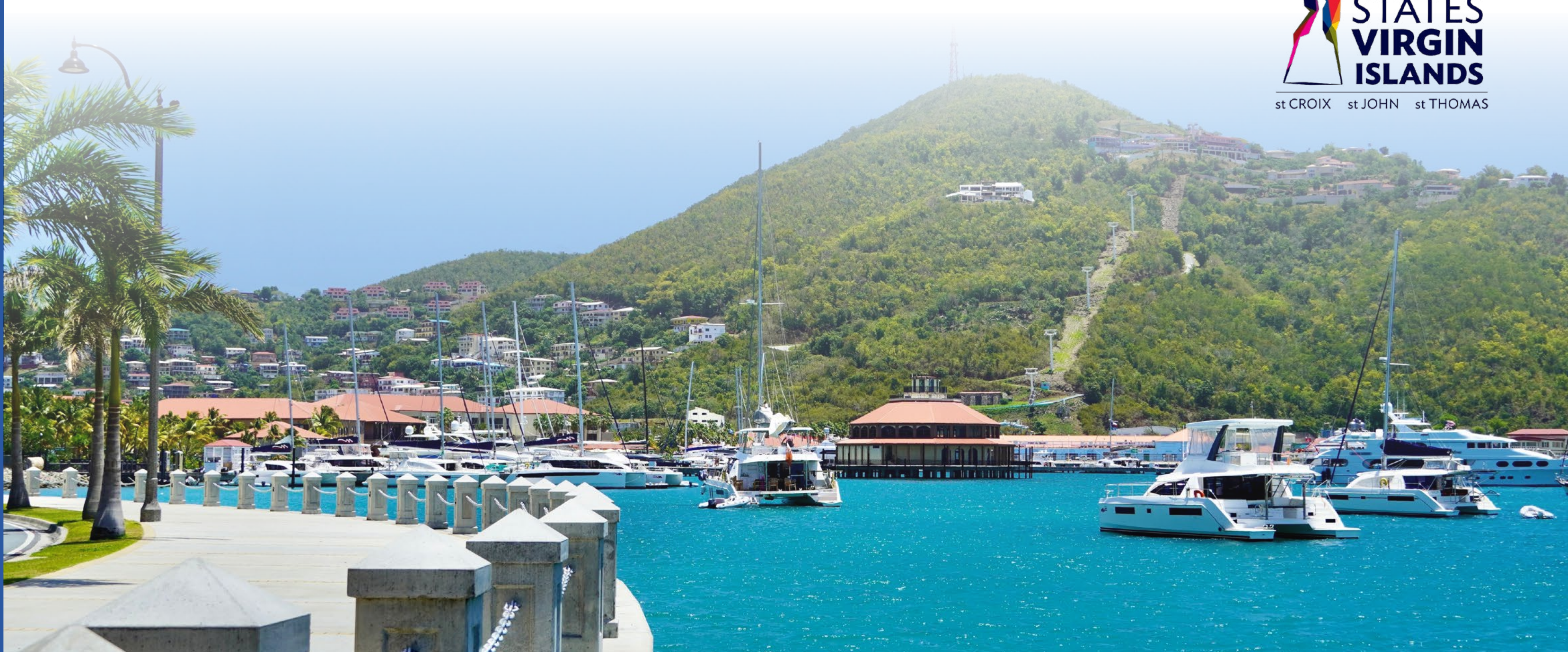

Hull Bay Beach
Magen's Bay Beach
Peterborg Rd
Mahogany Run Golf Course
Mandahl Bay Beach
Moe's Fresh Market Northside
Saint Peter
Tutu Beach
Saint Thomas
Charlotte Amalie
Charlotte Amalie West
Bluebeard's Castle
Roy Lester Schneider Hospital
Long-Bay Beach
Cost U Less
ANNA'S RETREAT
STT - Cyril E. King Airport
Lindberg Beach
Pineapple Beach
Revenge Beach
Morningstar Beach
Limetree Beach
Honeymoon Beach
Sugarbird Beach
Revenge Beach
Food Center
Walgreens
VI 35
VI 404
VI 33
VI 40
VI 409
VI 39
VI 40
VI 42
VI 303
VI 384
VI 38
VI 386
VI 30
VI 30
VI 304
VI 30

Location Overview

ST. THOMAS, U.S. VIRGIN ISLANDS

St. Thomas is the most populous and commercially vibrant of the three main U.S. Virgin Islands, located in the Caribbean Sea about 40 miles east of Puerto Rico. Home to roughly 42,000 residents and the territorial capital of Charlotte Amalie, the island spans about 32 square miles of steep volcanic hills, palm-lined beaches, and one of the deepest natural harbors in the Caribbean — a feature that made it a major trading post for centuries. Originally inhabited by the Ciboney, Arawak, and Carib peoples, St. Thomas was colonized by Denmark in 1672 and remained part of the Danish West Indies until the United States purchased the islands in 1917 for $25 million in gold. Today its economy revolves primarily around tourism, with cruise ships docking regularly at Charlotte Amalie's harbor, alongside duty-free shopping, yachting, and a growing financial services sector. The island blends Danish colonial architecture, West African and Caribbean cultural traditions, and American influence, with English as the primary language and the U.S. dollar as currency — though residents, as U.S. citizens, famously drive on the left, a quirky holdover from its colonial past.

UNITED STATES VIRGIN ISLANDS
st CROIX st JOHN st THOMAS



Tenant Overview

WALGREENS

Founded in 1901 by Charles R. Walgreen Sr. in Chicago, Walgreens is one of the largest retail pharmacy chains in the United States, serving nearly 9 million customers and patients each day across approximately 8,500 stores nationwide and in U.S. territories. Headquartered in Deerfield, Illinois, the company offers a broad range of products and services including prescription medications, over-the-counter health products, beauty and personal care items, and photo services. In August 2025, Walgreens began operating as a private standalone company following its acquisition by Sycamore Partners, a leading private equity firm based in New York, in partnership with Stefano Pessina and his family, who reinvested 100% of their interests in the business. With approximately 220,000 team members, including nearly 90,000 healthcare service providers, Walgreens is committed to being the first choice for retail pharmacy and health services, building trusted relationships that create healthier futures for customers, patients, team members and communities.

Website:	www.walgreens.com
Headquarters:	Deerfield, IL
Number of Locations:	8,500 +/-
Company Type:	Private

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CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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 has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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