

CHICAGO MSA INVESTMENT OFFERING

CVS/pharmacy®

1500 EAST ROOSEVELT ROAD | LOMBARD, IL 60148



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Offering Summary

PRICE	\$1,800,000
CAP RATE	5.00%
PRICE PER SQUARE FOOT	\$141.89
TERM REMAINING	20 Years
OPTIONS	8 (5 Year)
LEASE TYPE	Absolute Net
ANNUAL RENT (NOI)	\$90,000
MONTHLY RENT	\$7,500
BUILDING SIZE	12,685
LOT SIZE	±67,954
YEAR BUILT	2002
PARCEL NUMBER	06-21-103-023

Investment Highlights

STABLE INCOME

Rental income guaranteed by CVS corporate (S&P BBB+) investment grade Fortune 500 Company with over 9,900 locations.

AFFLUENT INFILL CHICAGO MSA LOCATION

This CVS is located 19 miles of downtown Chicago in the 3rd largest MSA in the United States with approximately 9.5 million residents. The average household income is \$112,272 and there are 260,961 residents in a five-mile radius of the subject property.

CVS RECENTLY EXTENDED 20 YEAR LEASE

After 16 years of successful operating history, CVS recently extended this lease for a total of 20 years of primary term remaining before the eight (5-year) options to follow on an absolute net lease with no landlord responsibilities whatsoever. The lease allows for rent increases of 2.5% at each of the options.

SOLID REAL ESTATE FUNDAMENTALS

This is a rare 20 year CVS investment opportunity under the \$2,000,000 price point. An investor would be purchasing the building at a modest \$141 per square foot and CVS pays a below market rent at \$7.09 a square foot. CVS also receives supplemental income from leasing out a portion of the building to Subway.

LOCATED NEAR A HOSPITAL AND A MEDICAL SCHOOL

The subject property is located 1.4 miles south from Advocate Good Samaritan Hospital with 333 beds and over 3,600 doctors and staff. Midwestern University is a medical school located 2.5 miles southwest with approximately 3,300 students and staff on a 105 acre campus.

SUBSTANTIAL TRAFFIC COUNTS OF OVER 66,000 VEHICLES PER DAY

The subject property is located on the signalized southeast corner of Roosevelt Road (±47,555 vehicles per day) and South Westmore Meyers Road (±18,800 vehicles per day) with a combined traffic count of ±66,355 vehicles per day.



CVS Lease Summary

ADDRESS	1005 Roosevelt Road Lombard, IL 60148
TENANT	CVS (NYSE: CVS)
LANDLORD INCOME	Corporate Guarantee
CREDIT RATING	Investment Grade, BBB+ (S&P)
LEASE COMMENCEMENT	December 12, 2002
INITIAL TERM EXPIRATION	January 31, 2039
TERM REMAINING	20 Years
OPTIONS	8 (5-year)
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$90,000
MONTHLY RENT	\$7,500
RENT PER SF	\$7.09
RENT INCREASES	2.5% In the Options
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2002
BUILDING SIZE	±12,685
LOT SIZE (SQUARE FEET)	±67,954



Property Photos



Property Aerial



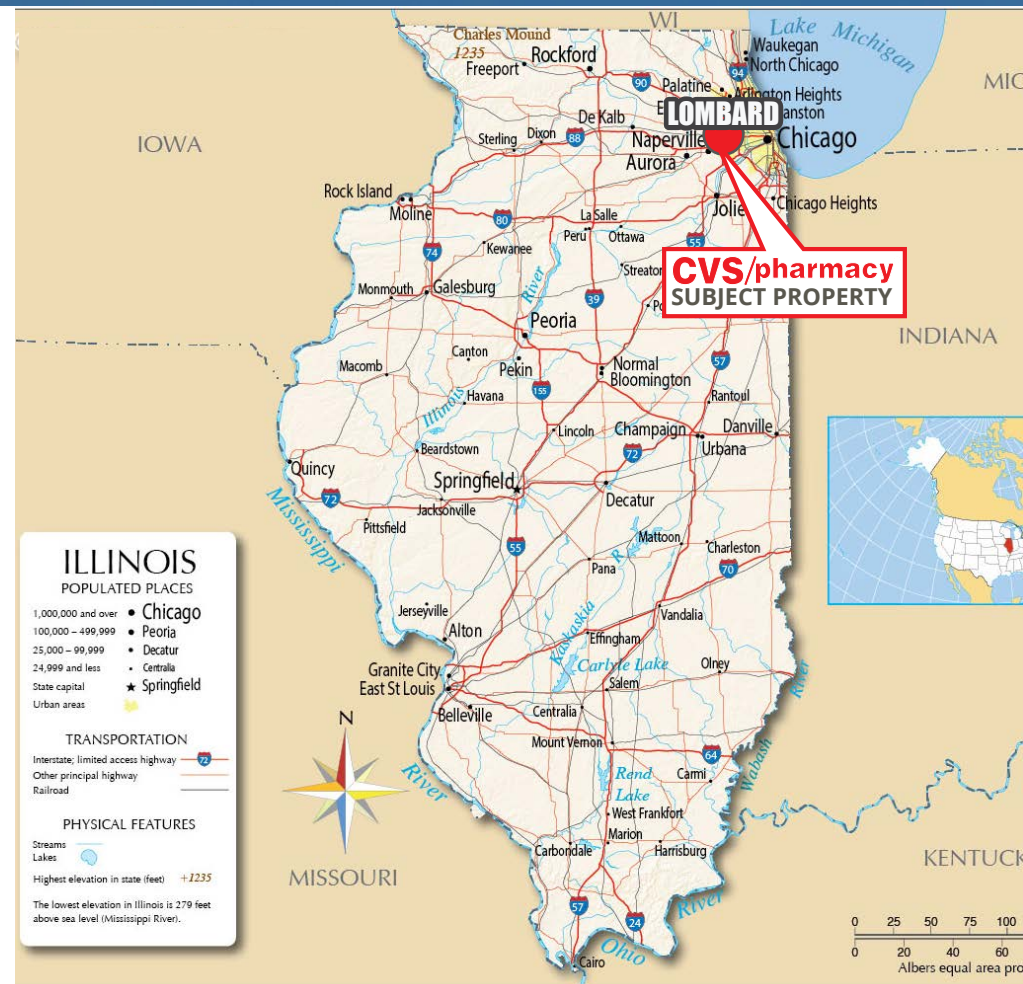
Property Aerial



Location Overview and Demographics

Lombard is a city located in DuPage County approximately 19 miles west of Downtown Chicago and 14 miles southwest of O'Hare International Airport. The Chicago Metropolitan Statistical Area is the 3rd largest in the United States with approximately 9.5 million residents. The Chicago metropolitan area is one of the world's largest and most diversified economies, with more than four million employees and generates an approximate annual gross regional product (GRP) of \$680 billion in 2017. The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500.

- **ADVOCATE GOOD SAMARITAN HOSPITAL** (1.4 miles south) - This hospital has 333 beds with over 1,000 medical staff and 2,600 employees and operates the only Level I trauma center in the county of DuPage.
- **MIDWESTERN UNIVERSITY** (2.5 miles southwest) - This private graduate medical and professional school has approximately 3,300 students and staff on the 105 acre campus.
- **EDWARD ELMHUST HEALTH MEDICAL CENTER** (3.8 miles northeast) - Edward Elmhurst Health main campus is a full-service regional healthcare provider with 352 private patient rooms.
- **O'HARE INTERNATIONAL AIRPORT** (17.8 miles northeast) - The O'Hare International Airport covers over 7,627 acres and serves approximately 83 million passengers annually to over 228 destinations worldwide.



Total Population

1 MILE	15,252
3 MILES	102,738
5 MILES	260,961



Average Household Income

1 MILE	\$92,826
3 MILES	\$98,978
5 MILES	\$112,272



Total Households

1 MILE	6,126
3 MILES	41,251
5 MILES	98,607



Average Age

1 MILE	38.20
3 MILES	40.30
5 MILES	39.30



Traffic Counts Vehicles/Day

ROOSEVELT (38)	47,555
S MEYERS RD	18,800
I-88	180,500

Disclaimer: 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. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.





CVS/pharmacy® Company Summary*

Tenant History

CVS pharmacy is the second largest pharmacy retail chain in the United States. CVS is incorporated in Delaware and based in Woonsocket, Rhode Island. CVS was founded in 1963 under the name Consumer Value Store and later changed its name to CVS Corporation in 1996.

During the 1990's the parent company changed its name from Melville Corporation to CVS Corporation and decided to focus entirely on CVS by selling of its non-pharmacy businesses such as Marshalls, Footaction/Footstar, Linens 'n' Things, and Kay-Bee Toys.

CVS used much of their capital from divesting in non-pharmacy businesses to reinvest into the pharmacy sector and have increased their national footprint primarily from acquiring competing pharmacy chains. From 1997 to 2008, CVS had purchased over 4,800 drugstore locations through acquisitions of competing pharmacy chains.

CVS has also made a concerted effort to establish strategic business units by acquiring Nashville based Caremark Rx Inc., a pharmacy benefits manager (PBM), and by acquiring Minneapolis based Minute Clinic which pioneers health clinics in over 600 of CVS stores. Its PBM wing provides \$76 billion in net revenues through services to over 2,000 health plans for corporations, insurance companies, unions and government entities.

During 2014, CVS boldly announced they would cease to sell any tobacco products moving forward costing the chain roughly \$2 billion in annual revenues.

Notable Acquisitions

In 1990, CVS acquired the 490 store People Drug which established the company in new mid-Atlantic markets including Washington D.C., Pennsylvania, Maryland and Virginia. In 1997, CVS nearly tripled its 1,400 stores after purchasing the 2,500 store Revco chain thereby adding locations throughout Ohio, mid-Atlantic and the southeast. In 2004, CVS purchased 1,268 Eckerd drugstores throughout Florida, Texas and other southern states.

On January 23rd, 2006 CVS announced that it agreed to acquire the freestanding drugstores of Albertsons and the deal included 700 stores trading under the Osco Drug and Sav-On Drug banners located primarily in the Midwestern and southwestern United States with the concentration of stores in southern California and the Chicago area. CVS last major acquisition was in 2008 when they purchased Longs Drugs which had over 400 stores in California and Hawaii.

In November 28, 2018 CVS completed the acquisition of Aetna. The combined company will connect consumers with the powerful health resources of CVS Health in communities across the country and Aetna's network of providers to help remove barriers to high quality care and build lasting relationships with consumers, making it easier for consumers to access the information, resources and services they need to achieve their best health.

**CVS company information received from CVS investor relations.*

Tenant Profile

GUARANTOR	CVS Pharmacy, Inc.
OWNERSHIP	Public
STOCK SYMBOL (NASDAQ)	CVS
CREDIT RATING (S&P)	BBB+
BUSINESS	Retail Pharmacy
LOCATIONS	9,900 (As of March 2019)
ANNUAL REVENUE	\$195 Billion (2018)
MARKET CAPITALIZATION	\$72.8 Billion (2018)
HEADQUARTERS	Woonsocket, RI
WEBSITE	www.cvshealth.com



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