

CVS - ABSOLUTE NNN

13090 Pettigru Dr, Carmel, IN 46032

OFFERING MEMORANDUM

EQUITY RETAIL BROKERS



Ken Yanni
610.645.7700 x123
kyanni@equityretailbrokers.com

Ed Ginn
610.645.7700 x101
eginn@equityretailbrokers.com

Frank Swiss
317.507.7313
fswiss@swisscorealestate.com



Executive Summary & Investment Highlights	1
Property Overview	2
Tenant & Lease Summary	3
Location Overview	4
Market Aerial	5
Location Reference Maps	6-7
Demographics	8
Confidentiality Statement & Disclaimer	9
About Us	10

This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032

EXECUTIVE SUMMARY

Equity Retail Brokers is pleased to offer for sale to qualified investors an opportunity to acquire an absolute NNN CVS in the affluent neighborhood of Carmel, IN. The property is located at 13090 Pettigru Drive, which is part of The Village of WestClay. The Village of WestClay embodies the principles of “New Urbanism” – it is set on 719 acres and is comprised of an interconnected street network, town center, formal civic spaces, and is pedestrian friendly. The property is approximately 1/4th mile from The Stratford, a retirement community with over 200 residents. A large portion of Carmel’s affluent population lives in the residential developments that are within a 3-mile radius of the site. The strong demographics in the area have helped propel this store to have above average sales.

The subject property currently has 15 plus years remaining on the initial lease term with CVS. There are ten, 5-year option periods following the initial term – the first two periods are at a fixed rent of \$440,395.20, followed by eight option periods at fair market value. There is also a Rent Holiday Period from February 1, 2030 through January 31, 2033. The property is being offered with an assumable mortgage that has eight years of term remaining at a 4.63% APR.



This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

INVESTMENT HIGHLIGHTS

- > Asking Price: \$8,155,450
- > Current NOI: \$489,327
- > Term Remaining: 15+ years on initial term*

PROPERTY HIGHLIGHTS:

- > Very strong location with above average sales
- > Located in Indiana’s fifth largest city
- > Carmel, IN is an affluent area located just north of Indianapolis
- > Owners of professional sports teams, corporate CEO’s, and professional athletes are residents of Carmel
- > The Stratford Retirement Community is located less than 1/4th mile away and is home to 200+ residents
- > Strong demographics with population over 118,522 and daytime population over 150,848, and average HH income over \$126,863 - within a 5 mile radius of the property.
- > Traffic Counts: 131st Street – 7,826 ADT / Towne Road – 10,948 ADT

*Three year rent holiday

DEMOGRAPHICS

2016 (AGS)	1-MILE	3-MILE	5-MILE
Estimated Population	7,707	40,279	118,522
Estimated Average Household Income	\$220,508	\$180,048	\$126,863
Estimated Total Employees	573	13,175	123,579

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032

PROPERTY OVERVIEW

SALE PRICE	\$8,155,450
CAP RATE	6.00%
ADDRESS	13090 Pettigru Dr, Carmel, IN 46032
BUILDING	Free Standing Building
YEAR BUILT	2007
TOTAL SIZE	13,054 sqft
LOT SIZE	.48 AC
ZONING	
PARKING	+/- 49 spaces (cross easement?)
TRAFFIC COUNTS	131 st Street: 7,826 ADT Towne Road: 10,948 ADT <small>Source: Indiana Department of Transportation (2016)</small>
TYPE OF OWNERSHIP	Fee Simple

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032



CVS Pharmacy (styled as CVS/pharmacy) is an American pharmacy retailer and currently the largest pharmacy chain in the United States, with more than 9,600+ stores, and is the largest US pharmacy based on total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 10th largest company in the world according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens ranked 37th.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.

CVS is incorporated in Delaware, and is based in Woonsocket, Rhode Island. As of 2008, CVS Caremark was the largest for-profit employer in Rhode Island. It was founded on Merrimack Street in Lowell, Massachusetts, in 1963, under the name Consumer Value Store. It was founded by Sid Goldstein, Stanley Goldstein, and Ralph Hoagland, as a discount health and beauty aid store. The first customers were required to bag their own purchases.

TENANT & LEASE SUMMARY

TENANT	CVS
TYPE OF LEASE	Absolute NNN
INITIAL LEASE COMMENCEMENT	January 1, 2008
LEASE EXPIRATION DATE	January 31, 2033
REMAINING TERM	15+ Years
RENEWAL OPTIONS	Ten 5-year renewal options w/ first two at fixed rent (\$440,395), and subsequent at FMV
INCREASES	Flat through initial term w/ 3-year rent holiday (1/1/2030 – 1/31/2033)
RIGHT OF FIRST REFUSAL	Yes - Tenant has 20 Days to Respond
LOT SIZE	.48 AC
PROPERTY TAXES	Tenant Responsibility
ROOF, STRUCTURE & PARKING LOT	Tenant Responsibility
COMMON AREA MAINTENANCE	Tenant Responsibility
INSURANCE	Tenant Responsibility
UTILITIES	Tenant Responsibility
REPAIRS & MAINTENANCE	Tenant Responsibility

This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032

Location: 13090 Pettigru Dr, Carmel, IN 46032

Carmel is located in Hamilton County, Indiana and is a suburb of Indianapolis. It has been one of the fastest growing communities in the country over the past years and was recognized as the “Best Place to Live in the United States” by CNN Money magazine in 2012. With a population of 85,927 in 2014, Carmel is the fifth-largest city in Indiana.

The City of Carmel spans 47 square miles across Clay Township in Hamilton. The city is bordered by the White River to the east; Michigan Road (US 421) and the county line to the west; 96th Street to the south and 146th Street to the north. Carmel is a highly educated and affluent population with a median income in excess of \$100,000 and the average home price is approximately \$300,000.

The distinct residential neighborhoods of Carmel, which are rich in architectural diversity have attracted many of Indiana’s most noteworthy citizens. Included in the residents of Carmel are owners of professional sport franchises, corporate CEO’s, professional athletes, and even an ex-Vice President of the United States.

A progressive city government has embraced a new-urbanism approach to planning, welcoming in certain areas a high-density approach to development. This has attracted a growing number of apartments and condominium developments designed to cater to a younger population just starting out in their careers and a place for residents that are seeking empty-nester living. Such developments are also benefitting from the City’s approach to walkability, where a system of trails and bike-lanes have made Carmel one of the most bike-friendly communities in Indiana.

Carmel is located in close proximity to Indianapolis and all that the city has to offer. The central business district of Indianapolis, “Mile Square” is a short 15 mile drive from Carmel, while the international airport is located only 30 minutes away. Because of the central location, Carmel serves as the national headquarters for Allegion, CNO Financial Group, MISO, Delta Faucet, and ITT Technical Institute.



MARKET AERIAL

13090 Pettigru Dr, Carmel, IN 46032



SITE
CVS
pharmacy

CHASE

THE NATIONAL
BANK INDIANAPOLIS

THE STRATFORD
Retirement
Community

BEST BUY BARNES & NOBLE PETSMART

Chick-fil-A

Clay Terrace SC
WHOLE FOODS DSW

CVS
pharmacy

meijer

Walgreens

CVS
pharmacy

Target

Walmart
marsh
BED BATH & BEYOND

CHASE

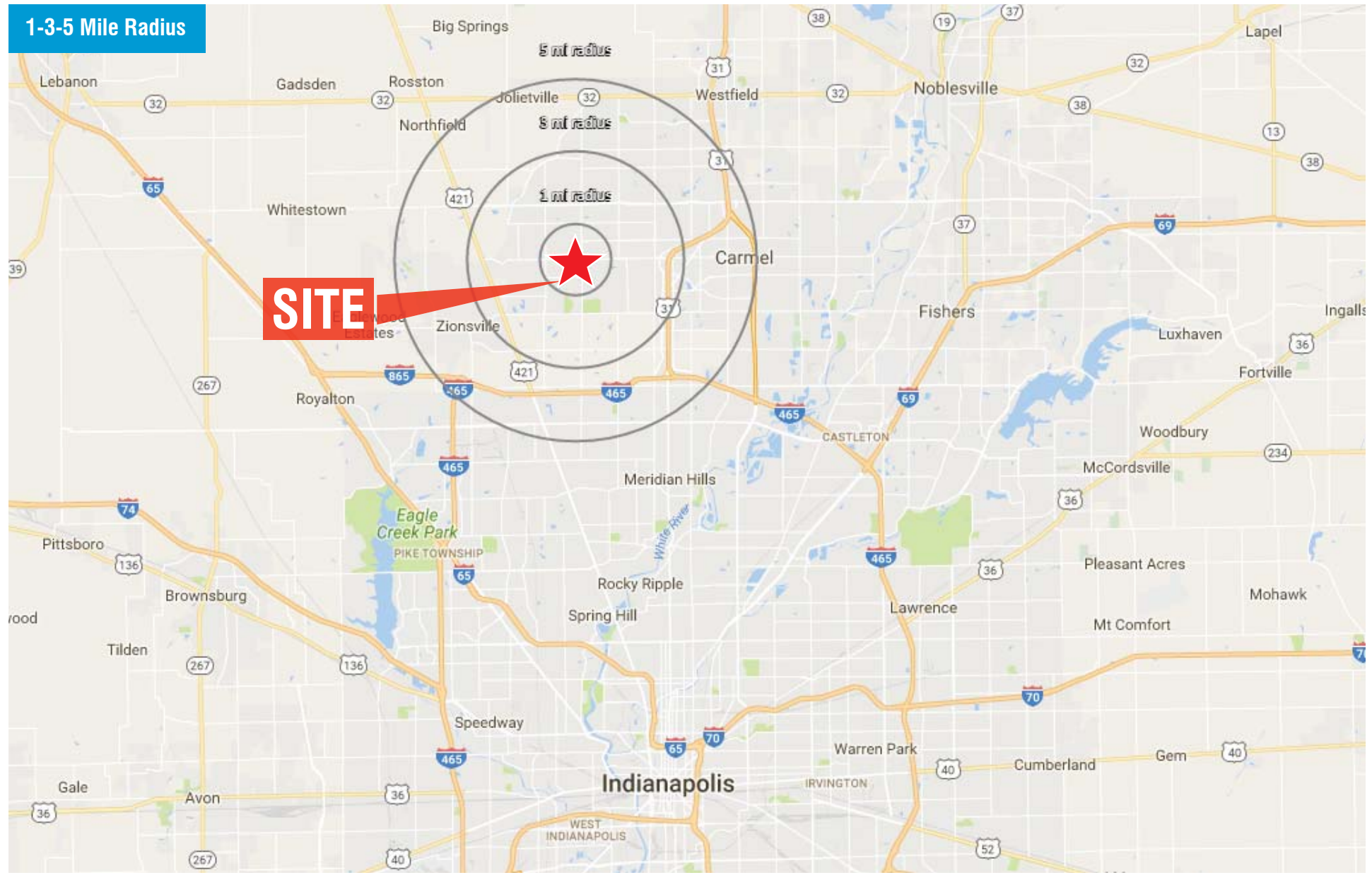
HOBBY LOBBY

QDOBA
petco
WORLD MARKET

marsh

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032

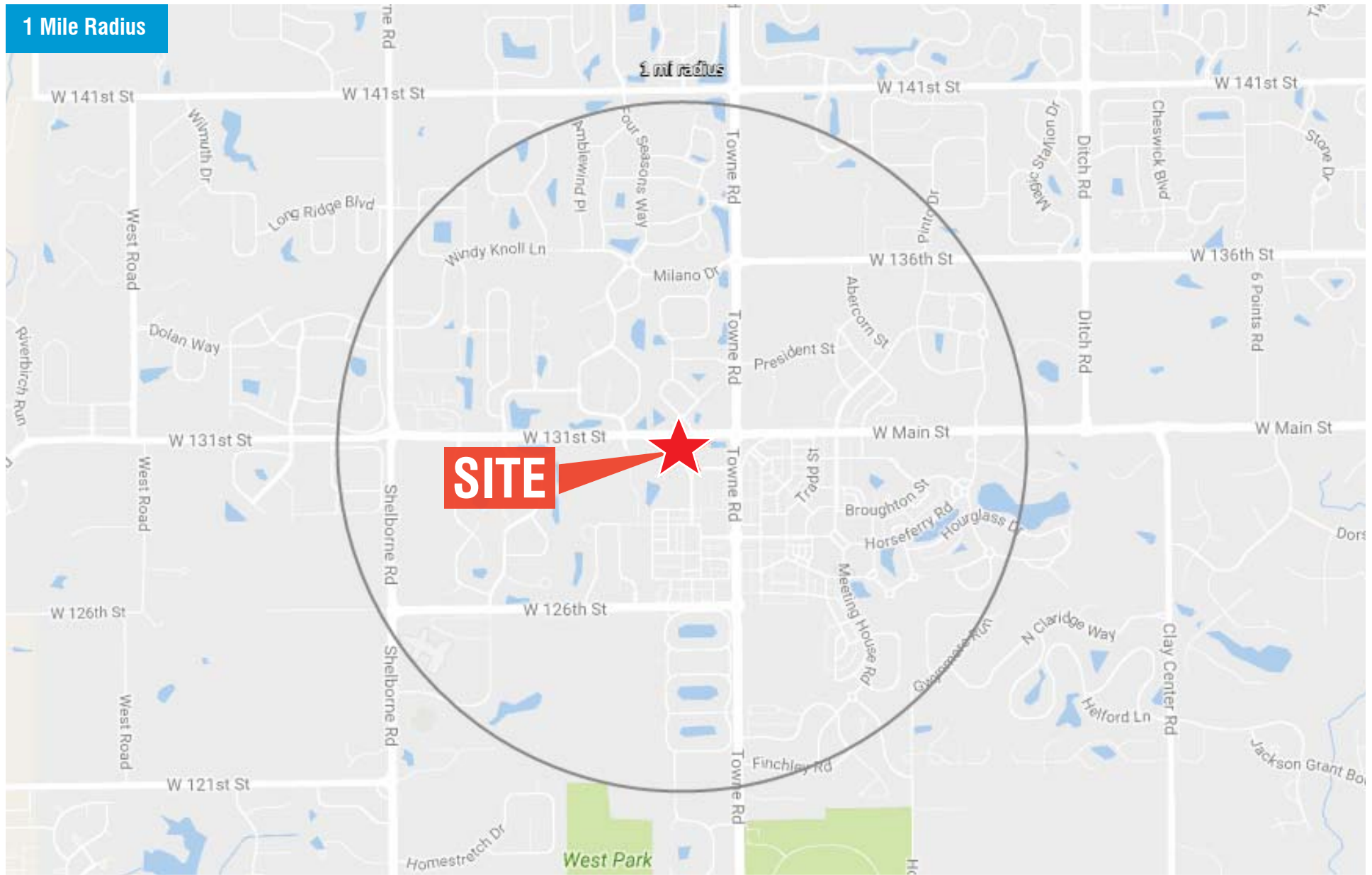
1-3-5 Mile Radius



This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032

1 Mile Radius



This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

SUMMARY PROFILE*2000-2010 Census, 2016 Estimates with 2021 Projections**Calculated using Weighted Block Centroid from Block Groups*

EQUITY RETAIL BROKERS

Lat/Lon: 39.9768/-86.2056

RS1

13090 Pettigru Dr Carmel, IN 46032		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	7,707	40,279	118,522
	2021 Projected Population	8,624	45,061	130,452
	2010 Census Population	5,879	33,396	102,900
	2000 Census Population	2,458	17,811	75,422
	Projected Annual Growth 2016 to 2021	2.4%	2.4%	2.0%
	Historical Annual Growth 2000 to 2016	13.3%	7.9%	3.6%
	2016 Median Age	36.7	37.1	37.4
HOUSEHOLDS	2016 Estimated Households	2,489	13,923	47,809
	2021 Projected Households	2,850	15,948	53,455
	2010 Census Households	1,842	11,061	40,470
	2000 Census Households	733	5,585	29,378
	Projected Annual Growth 2016 to 2021	2.9%	2.9%	2.4%
	Historical Annual Growth 2000 to 2016	15.0%	9.3%	3.9%
RACE AND ETHNICITY	2016 Estimated White	76.9%	80.7%	80.7%
	2016 Estimated Black or African American	3.6%	3.6%	7.3%
	2016 Estimated Asian or Pacific Islander	16.6%	12.8%	7.7%
	2016 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2016 Estimated Other Races	2.7%	2.7%	4.0%
	2016 Estimated Hispanic	3.2%	3.5%	5.1%
INCOME	2016 Estimated Average Household Income	\$220,508	\$180,048	\$126,863
	2016 Estimated Median Household Income	\$166,028	\$143,174	\$100,074
	2016 Estimated Per Capita Income	\$71,274	\$62,261	\$51,221
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.2%	1.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	0.9%	0.7%	1.8%
	2016 Estimated High School Graduate	6.4%	8.3%	12.9%
	2016 Estimated Some College	11.6%	13.1%	16.1%
	2016 Estimated Associates Degree Only	3.3%	4.2%	6.0%
	2016 Estimated Bachelors Degree Only	37.9%	39.3%	36.2%
	2016 Estimated Graduate Degree	38.7%	33.2%	25.2%
BUSINESS	2016 Estimated Total Businesses	71	1,069	7,871
	2016 Estimated Total Employees	573	13,175	123,579
	2016 Estimated Employee Population per Business	8.1	12.3	15.7
	2016 Estimated Residential Population per Business	108.7	37.7	15.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CONFIDENTIALITY STATEMENT | DISCLAIMER

CVS ABSOLUTE NNN | 13090 Pettigru Dr, Carmel, IN 46032

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the subject property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity Retail Brokers.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity Retail brokers or the Seller. Neither Equity Retail Brokers nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity Retail Brokers or the Seller conducted any investigation regarding the information contained herein. Neither Equity Retail Brokers nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity Retail Brokers or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity Retail Brokers reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity Retail Brokers or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Agents

Ken Yanni
Equity Retail Brokers, Inc.
531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA 19462
Office 610.645.7700 x123
Fax 610.645.5454
kyanni@equityretailbrokers.com

Ken Yanni is a licensed real estate salesperson in PA & NJ.

Ed Ginn
Equity Retail Brokers, Inc.
531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA 19462
Office 610.645.7700 x101
Fax 610.645.5454
eginn@equityretailbrokers.com

Ed Ginn is a licensed real estate salesperson in PA, NJ & DE.

This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

Expert Guidance. Prompt Solutions.

Equity Retail Brokers – Real Estate Experts

Local Relationships + Nationwide Coverage = Maximum Value

EQUITY RETAIL BROKERS

Equity Retail Brokers

We have a dedicated team ready to help you and your company with the leasing and sale of your commercial real estate.

Our hands-on approach, property specific marketing techniques, and proven transparent marketing methods lead to an expeditious conclusion to assignments.

Our approach is to properly analyze the situation, assist in determining the economics of the real estate transaction, implement a pre-approved marketing strategy, provide consistent reliable reporting, produce offers, give guidance on the offers produced, assist in the closing process, and close a transaction.

Retail Brokers Network

Equity Retail Brokers is an active member of the Retail Brokers Network. This association gives us a keen understanding of the commercial real estate market and access to thousands of buyers, users, and tenants that can close on a transaction. The RBN has qualified retail specialists in over 75 independent commercial real estate offices located throughout North America and Puerto Rico.
www.retailbrokersnetwork.com

Below is partial list of companies that have worked with Equity Retail Brokers:

Wells Fargo, Alliance Bank Corp, Inc. of Pennsylvania (ALLB), American Financial Realty Group (AFRT), Commerce Bank, Ambler Savings Bank, Washington Savings Bank, VIRIVA, KIMCO Realty, Kin Properties, and the Inland Real Estate Group of Companies, Inc., Autozone, Safeway, Super Valu, Office Depot and more.

This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.