



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

CVS PHARMACY
4515 Highway 411, Madisonville, TN 37354

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CVS PHARMACY

4515 Highway 411 | Madisonville, TN 37354

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CLICK ON THE FOLLOWING LINKS:



Drone Video

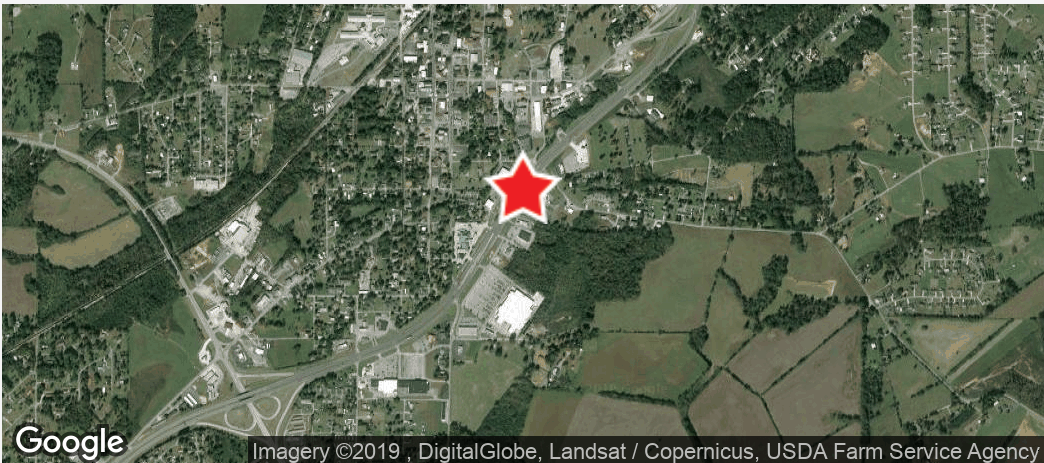


Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$3,190,882
NOI:	\$231,339
Cap Rate:	7.25%
Land Acreage:	1.77 Acres
Year Built:	2007
Building Size:	12,467
Price / SF:	\$255.95
Rent / SF:	\$18.56

LEASE SUMMARY

Lease Type:	Net Bond
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	13.11 Years
Original Lease Term:	25 Years
Current Term Expiration:	January 31, 2033
Options:	10, 5 Year Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Net Bonded Lease | No Landlord Responsibilities
- Long Term Lease | Over 13.5+ Years Remaining
- Corporate Backed Lease | S&P Rating: "BBB"
- Favorable In-Place Lease Economics
- Prototypical Free-Standing Building with Drive-thru
- Highway 411 Traffic Counts Boast 15,020 VPD+
- Population within a 5 Mile Radius Exceeds 14,003
- Household Income within 5 Miles is \$50,703
- Neighboring Retailers Include: Walmart Supercenter, Walgreens, Dollar Tree, Dollar General, McDonald's, Bojangles, Taco Bell, Sonic Drive-In, Domino's, Captain D's, Ingles, Advance Auto Parts, Shell Gas and Many More

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	RENT PER SQUARE FOOT
Years 1 - 25	\$231,339	\$18.56
Option 1 (Years 26 - 30)	\$208,205	\$16.70
Option 2 (Years 31 - 35)	\$208,205	\$16.70
Option 3 (Years 36 - 40)	FMV	FMV
Option 4 (Years 41 - 45)	FMV	FMV
Option 5 (Years 46 - 50)	FMV	FMV
Option 6 (Years 51-55)	FMV	FMV
Option 7 (Years 56-60)	FMV	FMV
Option 8 (Years 61-65)	FMV	FMV
Option 9 (Years 66-70)	FMV	FMV
Option 10 (Years 71-75)	FMV	FMV

LOCATION OVERVIEW

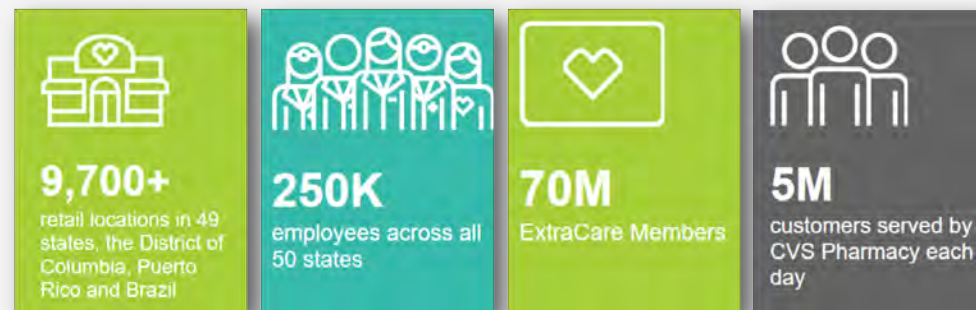


LOCATION OVERVIEW

Madisonville is located in Monroe County on the border of Tennessee. It is a great destination to explore the country's history, local artistic talents. There are great walking trails and outdoor fun in Kefauver Park and Cherokee National Park. Although, Madisonville's secret treasure is their underwater lake where you can explore secret caves and see how they were naturally created

There is an abundance of commercial properties and expanding business that makes Madisonville a developing hotspot economically. With the large development of Niles Ferry Industrial Park, new corporate and local companies are moving in fast. Yamaha is one of the largest and most successful companies in the area. They just announced that they will expand into a second production location within the next year.

CVS TENANT PROFILE



Results Center Net revenues
\$44.5b
 Adjusted EPS
\$1.17

For the three months ended 3.31.17



OVERVIEW

Company:
 NYSE Ticker Symbol:
 S&P Credit Rating:
 Number Of Locations:
 Number Of Employees:
 Total Revenue:
 Net Income:
 Headquarters:
 Website:

CVS Pharmacy
 CVS
 BBB
 9,600+/-
 240,000+
 \$177.53 Billion
 \$5.29 Billion
 Woonsocket, RI
 www.cvs.com

TENANT OVERVIEW

CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance 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.

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PROPERTY PHOTOS



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RETAILER MAP





REGIONAL

KENTUCKY

TENNESSEE

Georgia

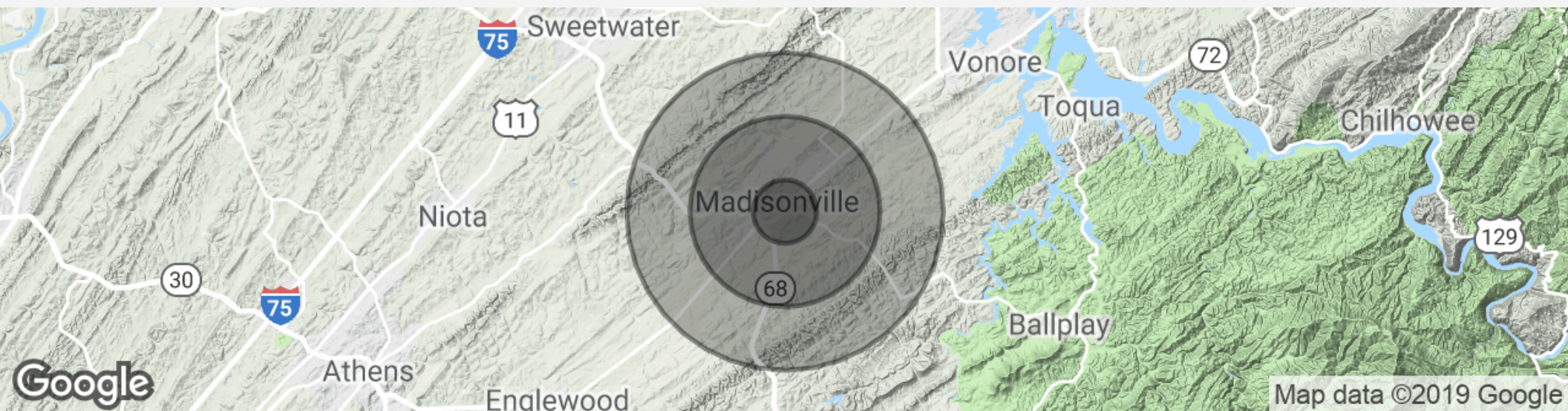
LOCATION



AERIAL

CVS Pharmacy

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,559	9,499	14,137
Median age	36.7	36.6	36.6
Median age (Male)	35.9	35.8	35.8
Median age (Female)	39.6	39.6	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	170	1,533	4,242
# of persons per HH	2.6	2.6	2.6
Average HH income	\$46,316	\$46,981	\$50,659
Average house value	\$140,918	\$140,621	\$140,644

* Demographic data derived from 2010 US Census

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