



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

CVS PHARMACY
7520 W Bluemound Rd, Milwaukee, WI 53213

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CVS PHARMACY

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CLICK ON THE FOLLOWING LINKS:



Drone Video

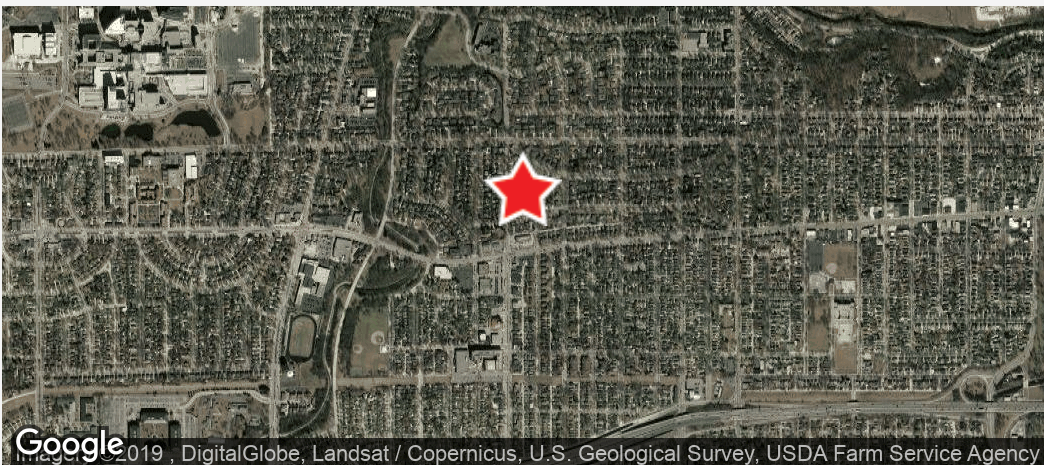


Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,327,526
NOI:	\$151,289
Cap Rate:	6.5%
Land Acreage:	0.81 Acres
Building Size:	10,998
Price / SF:	\$211.63
Rent / SF:	\$13.76

LEASE SUMMARY

Lease Type:	Net Bond
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	12.5+ Years
Original Lease Term:	25 Years
Current Term Expiration:	1/31/2032
Options:	10, 5 Year Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- **Closest Drugstore in Proximity to Froedtert Hospital | Milwaukee's Highest Revenue Hospital**
- **Recession Proof Rent**
- Net Bonded Lease | No Landlord Responsibilities
- Long Term Lease with Ideal Fundamentals
- Corporate Backed Lease | S&P Rating: "BBB"
- Low Cost of Occupancy | \$13.76 PSF
- Prototypical Free-Standing Building with Drive-thru
- Hard Corner Signalized Intersection | Combined Traffic Counts Boast 29,700 VPD+
- Dense Infill Location | 5 Mile Population: 460,661
- 1 Mile Average Household Income is \$81,543

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	RENT PER SQUARE FOOT
Years 1 - 25	\$151,289	\$13.76
Option 1 (Years 26 - 30)	\$136,160	\$12.38
Option 2 (Years 31 - 35)	\$136,160	\$12.38
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

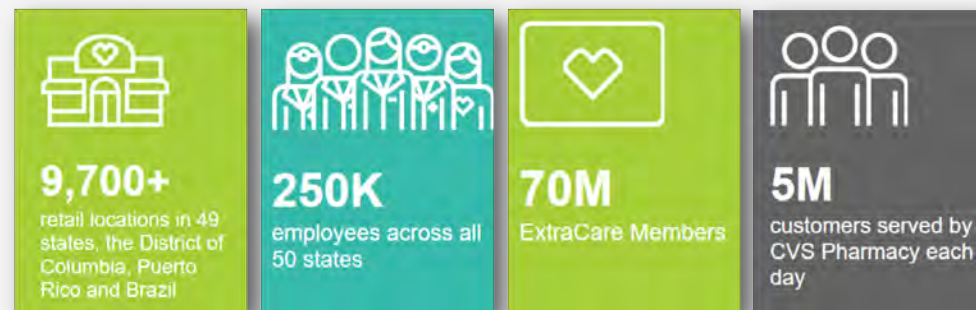
LOCATION OVERVIEW



LOCATION OVERVIEW

Milwaukee is the largest city in the state of Wisconsin and the fifth-largest city in the Midwestern United States. The county seat of Milwaukee County, it is on Lake Michigan's western shore. According to the 2010 census, Milwaukee has a population of 594,833. Milwaukee is the main cultural and economic center of the Milwaukee–Racine–Waukesha Metropolitan Area with a population of 2,043,904 as of an official 2014 estimate. Geographically, Milwaukee consists of 96.9 square miles and is situated in the southeast corner of the State with Lake Michigan at its east boundary. It is located approximately 75 miles east of the State capital, Madison, WI. Milwaukee is the economic hub of the southeast region and entire state of Wisconsin. It is a premier center for advanced manufacturing, fresh water research and development, clean and green technology, health care, biomedical technology and financial services. These core industries spur innovation, business formation and growth, a strong and growing entrepreneurial climate, and provide boost to Milwaukee's national and global competitiveness. Milwaukee's transportation system is a gateway for tourism, conventions, commerce, business growth and economic development. Once known almost exclusively as a manufacturing and brewing powerhouse, Milwaukee's economy has changed with the national shift to a service based economy. In the past few decades, major new additions to the City include the Milwaukee River walk, the Wisconsin Center, Miller Park, the Calatrava, an internationally renowned addition the Milwaukee Art Museum and Pier Wisconsin, as well as major renovations to the University of Wisconsin – Milwaukee Panther Arena. Milwaukee is a major commercial shipping hub. Of vital importance to both the local and state economies is the Port of Milwaukee, a "shipping and receiving" point for international trade as well as the primary heavy-lift facility on the Great Lakes. A protected harbor permits year-round navigation through the port from three rivers in addition to Lake Michigan. Tourism is also a major contributor to the local economy. Milwaukee's arts, entertainment, professional ports, restaurants, parks, conventions, and businesses attract millions of visitors a year. There are about 20 major annual festivals hosted in Milwaukee. Some of Milwaukee's ethnic festivals include the largest Native American festival in the country, America's largest Polish festival, America's largest Italian festival, America's largest 3-day German festival and the largest Irish festival in the world. The educational opportunities in Milwaukee offer a wide variety of choices within the City

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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ADDITIONAL PHOTOS



CVS PHARMACY

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RETAIL PROPERTY FOR SALE

AERIAL



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AERIAL

MILWAUKEE
REGIONAL
MEDICAL
CENTER



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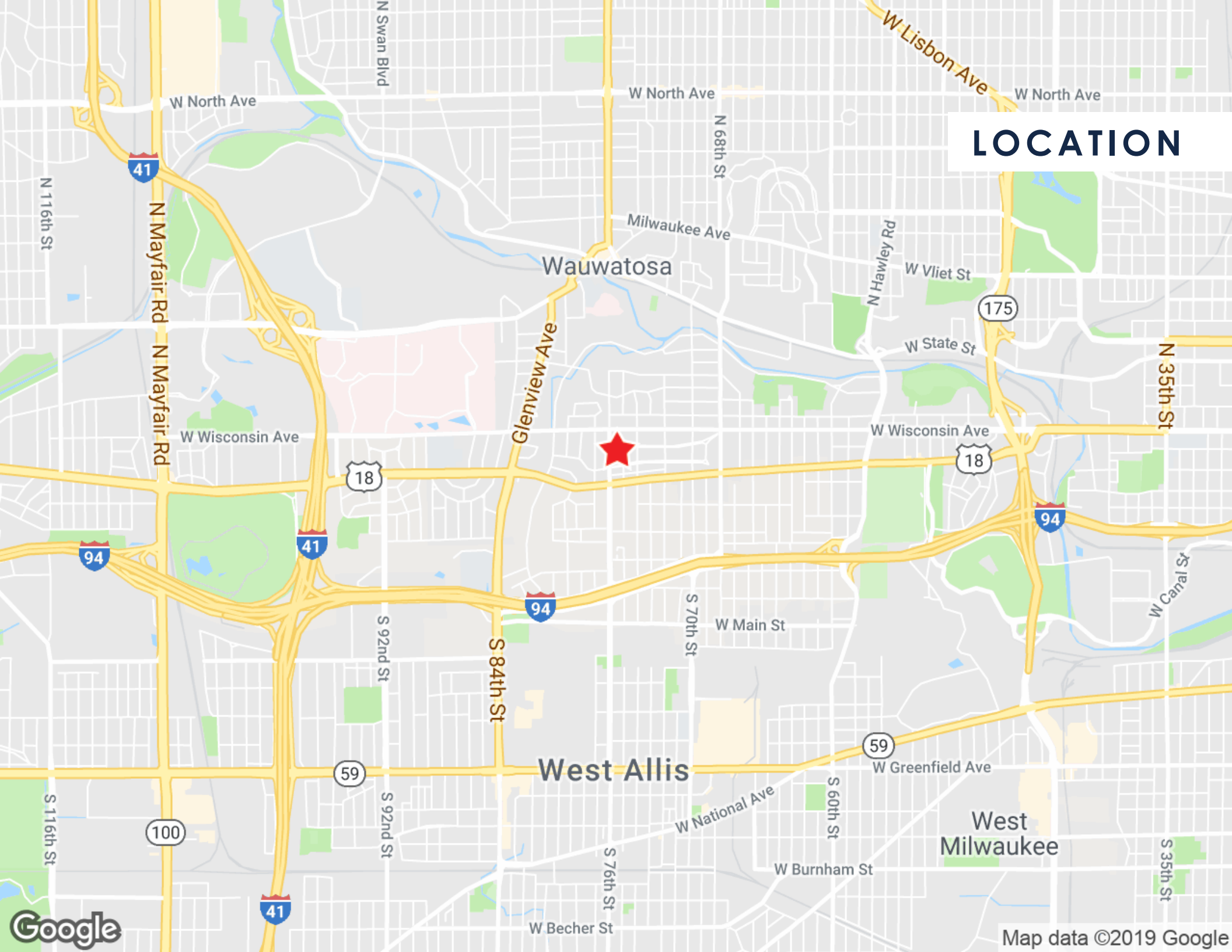
AERIAL



REGIONAL



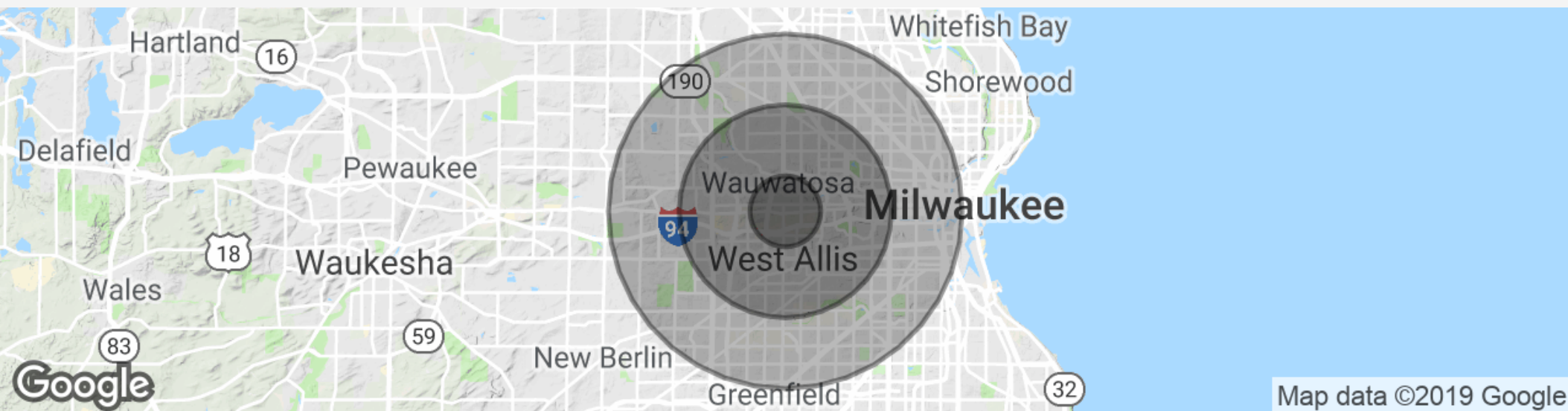
LOCATION



AERIAL

CVS Pharmacy

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,653	162,379	473,027
Median age	37.8	36.2	34.3
Median age (Male)	37.3	35.2	32.8
Median age (Female)	38.7	37.0	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,766	70,690	191,621
# of persons per HH	2.3	2.3	2.5
Average HH income	\$81,543	\$66,148	\$59,767
Average house value	\$246,555	\$211,859	\$191,302

* Demographic data derived from 2010 US Census

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