



NORTHSTAR
REIS, INC.

CVS

2605 Sunset Ave, Rocky Mount, NC

OUTSTANDING STORE SALES | RARE RENTAL INCREASES EVERY 5 YEARS



REPRESENTATIVE PHOTO



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INVESTMENT HIGHLIGHTS

CVS is a free standing NN* leased investment property in Rocky Mount, NC.

RENTABLE SF 10,125 SF

LAND AREA .98 Acres

LEASE EXPIRATION 1/31/2024

LEASE TYPE NN*

OPTIONS 3, 5-year

RENT INCREASES 3% per option

PARKING 49 Spaces

PRICE \$3,891,800

CAP 6.50%

ANNUAL RENT \$252,967

RENT INCREASES EVERY 5 YEARS
 11/31/2024: \$260,556
 1/31/2029: \$268,372
 1/31/2034: \$276,424

* Landlord responsible for roof. New roof installed in 2013 with a 15-year warranty.



REPRESENTATIVE PHOTO

CORE CHARACTERISTICS

Desirable location with proven performance.



INVESTMENT GRADE TENANT

CVS is a publicly traded company (NYSE:WAG) with Investment grade credit, rated BBB by Standard & Poor's.



OUTSTANDING STORE SALES

\$10.6M in store sales; a 21.8% increase from 2017, primarily due to two recent Rite-Aid closures which has significantly increased traffic at this location.



ROCKY MOUNT MARKET

Rocky Mount is part of the Raleigh-Durham-Chapel Hill CSA also known as The Triangle. In 2018, Pfizer opened a \$200M facility in Rocky Mount, home to 3,000 employees.



MINIMAL LANDLORD RESPONSIBILITY

Landlord responsible for the roof. New roof installed in 2013 with a 15-year warranty. Tenant responsible for all other expenses.



STRONG RETAIL CORRIDOR

Nash Hospital is located less than 2 miles away from a 282-bed acute care facility. Other retailers include Sam's Club, McDonald's, Sonic, BB&T, and Advance Auto.

**IDEAL FOR TAX DEFERRED
EXCHANGE!**



SURROUNDING AREA

High Volume Location Off of US Route 64 (29,540 ADT) and Sunset Avenue (23,711 ADT)





QUICK STATS

About CVS

CVS Health Corporation (NYSE: CVS, previously CVS Caremark Corporation) is an integrated pharmacy services provider, combining a pharmaceutical service company with a U.S. pharmacy chain.

2018 REVENUE

\$194+ Billion

2017 REVENUE

\$184+ Billion

2016 REVENUE

\$177+ Billion

S&P INVESTMENT GRADE

BBB

LOCATIONS

9,800+



REPRESENTATIVE PHOTO



AREA INTEL AND DEMOGRAPHICS

Rocky Mount, NC

With proximity to major roadways and rail, Rocky Mount has become a major hub for distribution and logistics companies. In 2019, CSX Transportation broke ground on a \$200 million cargo terminal in Rocky Mount, which will serve the region.

	POPULATION	AVG. HH INCOME
1 MILE	3,200	\$47,936
3 MILE	35,100	\$55,569
5 MILE	60,200	\$54,744





MARKET MAP



CVS | 2605 SUNSET AVE, ROCKY MOUNT, NC
\$200 million facility,
3,000 employees.



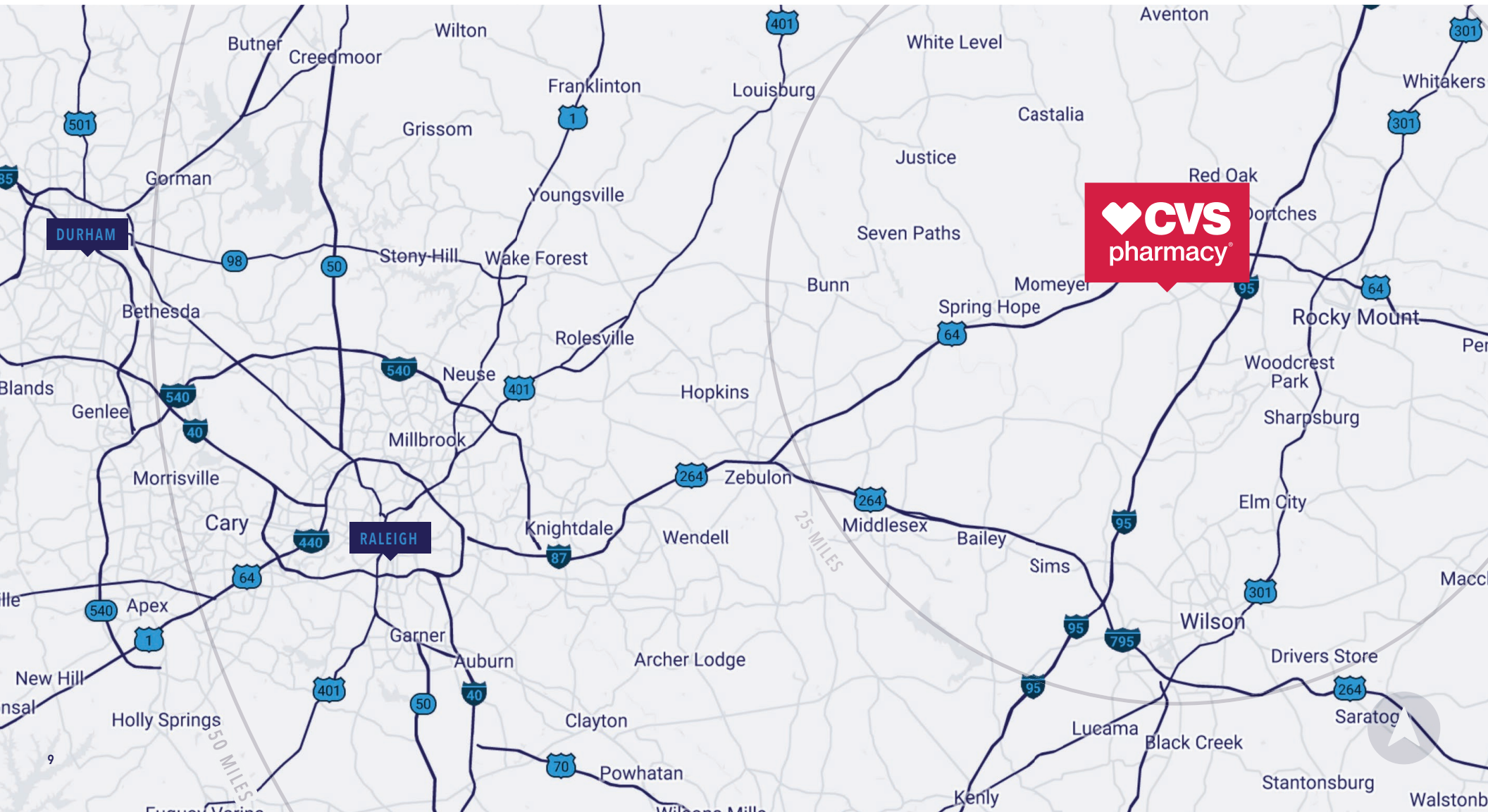
LOCATED LESS THAN 2 MILES FROM
NASH HOSPITAL, A 282-BED ACUTE
CARE FACILITY.





REGIONAL MAP

Less than an hour from the state capital of Raleigh and the Research Triangle, Rocky Mount has attracted new companies looking to balance a skilled labor force with a lower cost of doing business.





LEASE ABSTRACT

TENANT

CVS

RENTABLE SF

10,125 SF

BASE RENT

\$252,967/month*

LEASE EXPIRATION

1/31/2024

LEASE OPTIONS

3, 5 year options

MAINTENANCE

Landlord responsible for the roof. New roof installed in 2013 with a 15-year warranty.

PERCENTAGE RENT

The lease features a rare percentage rent of 3.0% the store sales above the breakpoint.

RIGHT OF FIRST REFUSAL

None.

CVS ACQUISITION OF AETNA

The recent merger between CVS Health and Aetna is expected to create a healthcare giant with \$240+ billion in annual revenue and create a natural fit with CVS & Aetna's 22 million customers.

* Annual, increases every 5 years.



RENT ROLL

Current Rent

BASE RENT PER MONTH	PSF PER MONTH	ANNUAL RENT	PSF PER YEAR
\$21,081	\$2.08	\$252,967	\$25.09

Rent Increases

1/31/2029	1/31/2034	1/31/2039
\$260,556	\$268,372	\$276,423



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