

Offering Memorandum

CVS

26W212 Geneva Road
Winfield, Illinois 60190

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RETAIL • NET LEASED • HEALTHCARE
MIXED-USE

Marcus & Millichap

INVESTMENT HIGHLIGHTS

- Approximately 10 and a Half Years Remaining on a Corporately Guaranteed Lease | No Landlord Responsibilities
- Strong Rent Increase of 33 Percent in the First Two Option Periods
- Location Offers a Minute Clinic, Driving Additional Traffic to Location | Only 12 Percent of CVS Locations have this Feature
- Ease of Access | Residential Driven Location
- Situated on a Signalized, Hard-Corner Intersection | 29,150 Vehicles Passing per Day
- Excellent Visibility | 500 Feet of Frontage Along Geneva Road and County Farm Road
- Property Features a Drive-Thru, Adding Value and Flexibility to Existing or Future Tenant



25-Year
Lease



Corporate
Guarantee



Hard Corner
Location



Highly
Visible



CVS

26W212 Geneva Road, Winfield, Illinois 60190

Price	\$5,534,200
Cap Rate	6.00%
NOI	\$332,052
Price/Square Foot	\$504.03
Gross Leasable Area	10,980 SF
Year Built	2004
Lot Size	1.57 Acres +/-
Parcel Number	05-06-404-016
Type of Ownership	Fee Simple
Parking	100 Surface Spaces +/-

LEASE SUMMARY

Lease Type	NNN
Lease Guarantor	Corporate
Roof & Structure	Tenant
Lease Term Remaining	10.6 Years
Rent Commencement	1/1/2005
Rent Expiration	2/12/2027
Lease Expiration	1/31/2030
(Seller shall issue a credit at closing in the amount equal to the current scheduled annual rent)	
Options	Ten (5) Year Options
Option to Terminate	No
Option to Purchase	Right of First Refusal

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$332,052	\$30.24
Fixed Rate Extension 1	2/1/2030	\$443,095	\$40.35
Fixed Rate Extension 2	2/1/2035	\$443,095	\$40.35
Option 3-10	2/1/2040	FMV or Fixed	-
Notes: Rent in options 3-10 will remain fixed or FMV as determined by an appraiser			

TENANT OVERVIEW



- Largest Pharmacy Health Care Provider in the United States
- 9,900 Plus Retail Locations in 49 States and Four Countries
- \$194,576 Billion in 2018 Net Revenue, Up Five Percent from 2017
- 2.5 Billion Prescriptions Managed Annually
- Five Million Customers Served by CVS Pharmacy Each Day
- Headquartered in Woonsocket, Rhode Island

Tenant	CVS
Guarantor	CVS Corporation
Number of Locations	9,800+
Stock Symbol Board	CVS NYSE
Credit Rating Agency	BBB Standard & Poor's

LEASE ABSTRACT

	Responsible Party	Notes
Roof	Tenant	
Structure	Tenant	
Parking Lot	Tenant	
HVAC	Tenant	
Taxes	Tenant	Paid as additional rent
Insurance	Tenant	Paid as additional rent
CAM	Tenant	Paid as additional rent
Option to Terminate	No	



LOCATION HIGHLIGHTS | WINFIELD

- Located in DuPage County | Part of the Chicago MSA
- 29 Miles West of Downtown Chicago
- Excellent Demographics | Population of 85,153 Within Three Miles of Subject Property
- Affluent Area | Average Household Income Within One Mile is \$135,055
- Home to Central DuPage Hospital, One of the Largest Hospitals in the Chicago Suburbs | 361 Beds
- Tax Increment Financing (TIF) and Custom Incentives Available to Business Owners
- Major Destinations Account for Over Two Million Visitors Annually | Cantigny Gardens and Golf Course, DuPage County Fairgrounds, Kline Creek Farms, Kline Creek Golf Course, Illinois Prairie Path and Winfield Indian Mounds
- New Planned Riverwalk Planned for Winfield Town Center Encouraging Bicycle and Foot Traffic



Chicago
MSA



Highly
Populated



Affluent
Demographics



Hospital
Nearby



CVS
26W212 Geneva Road, Winfield, Illinois 60190

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2018 Population	7,652	85,153	220,604
2023 Population	7,711	86,143	222,986

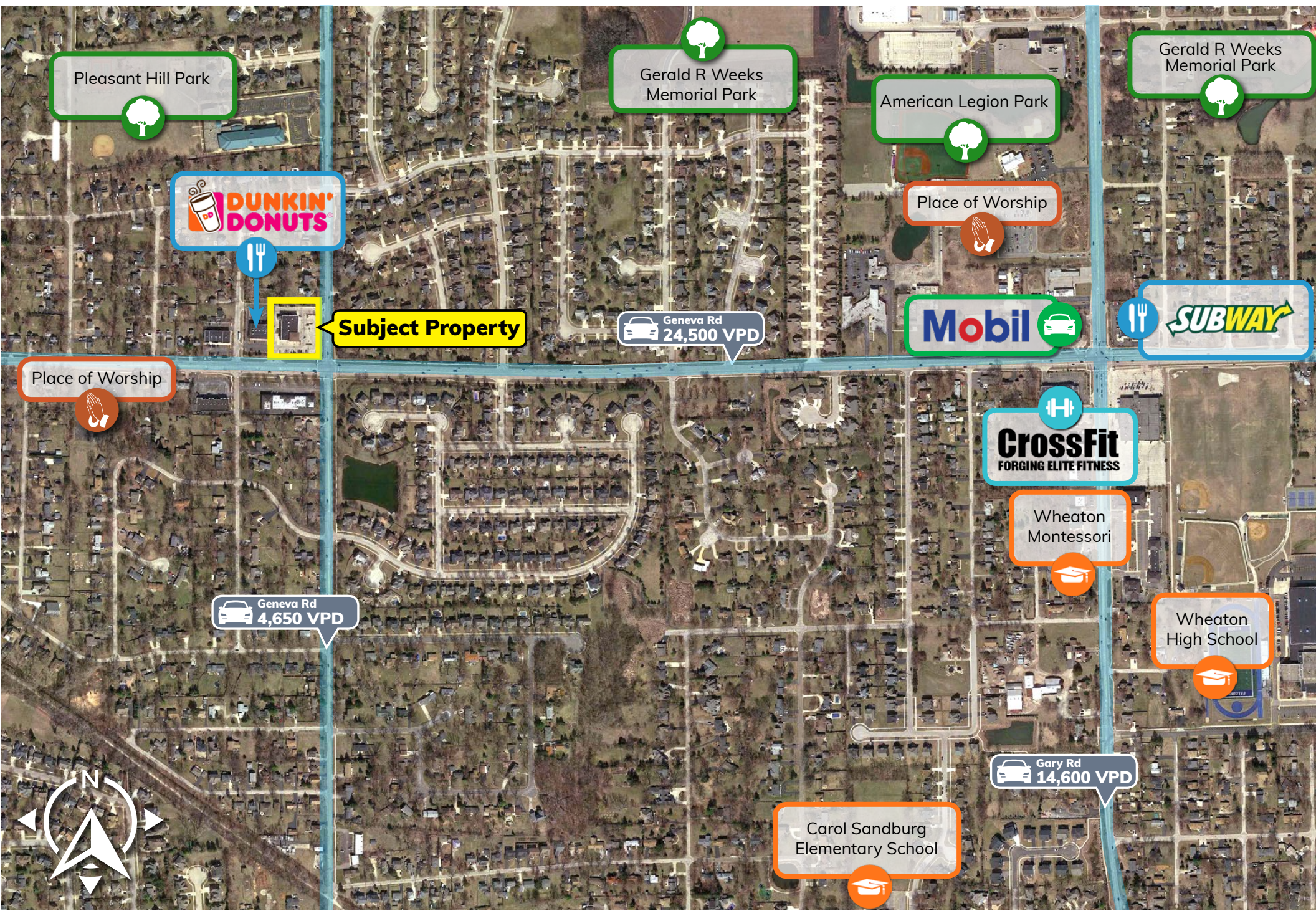
Households	1-Mile	3-Miles	5-Miles
2018 Households	2,762	29,329	75,897
2023 Households	2,799	29,952	77,382

Daytime Population	1-Mile	3-Miles	5-Miles
2018 Population	6,357	90,212	216,306

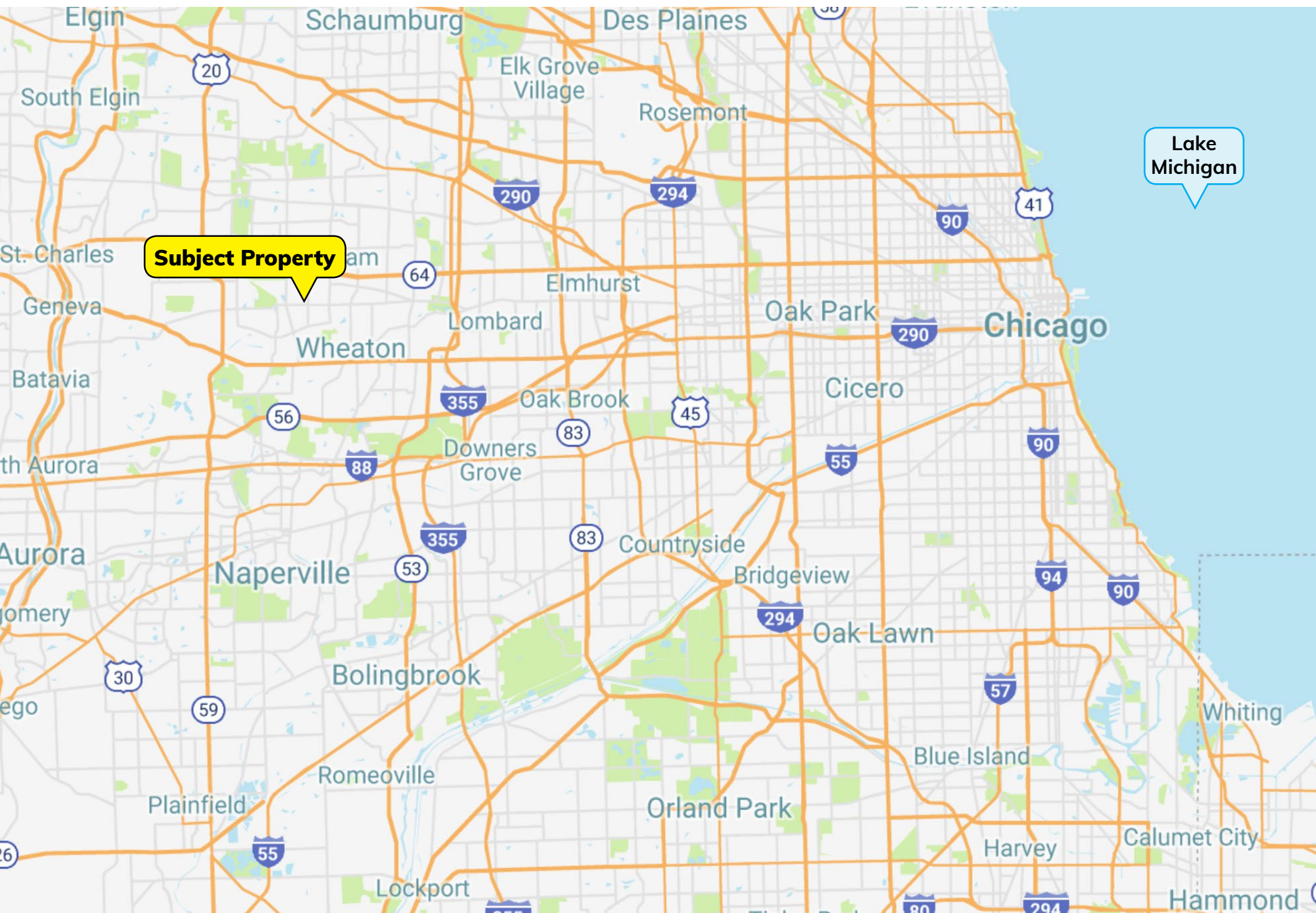
Income	1-Mile	3-Miles	5-Miles
2018 Median HH Income	\$110,115	\$89,006	\$87,321
2018 Average HH Income	\$135,055	\$116,453	\$118,192



AERIAL | WINFIELD



REGIONAL MAP





CVS

250 West 144th Street, Riverdale, Illinois 60827

Price	\$2,829,233
Cap Rate	6.00%
NOI	\$169,754
Gross Leasable Area	12,200 SF

*CVS Riverdale is being offered for sale by the same seller as CVS Winfield. Contact agent for further details.



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