

CVS PHARMACY

EXCLUSIVE NET-LEASE OFFERING



OFFERING

MEMORANDUM



Marcus & Millichap

10420 Grand Avenue, Franklin Park, IL 60131

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Investment Highlights



PRICE: \$4,000,000 | CAP: 5.25% | RENT: \$210,000

About the Investment

- ✓ Long-Term Triple-Net (NNN) Ground Lease with over 16 Years Remaining
- ✓ 10% Rental Escalations at the Start of Each Option Period
- ✓ CVS Caremark Corporate Guaranty | CVS has an Investment Grade Credit of "BBB+" S&P Credit Rating

About the Location

- ✓ Dense Business District in the Heart of Franklin Park | Jewel-Osco, McDonald's, Burger King, Wendy's, KFC, Starbucks, Sonic Drive Thru, Denny's, Chipotle, and Many More
- ✓ Affluent Population | Household Income Exceeds \$87,033 within a Five-Mile Radius
- ✓ Robust Population | Over 19,000 People Within a One- Mile Radius and 109,398 Individuals Within a Three-Mile Radius of the Subject Property
- ✓ The Property Features High Visibility and Easy Access | Ideally Positioned down the Road From Chicago O'Hare Airport | Sixth-Busiest Airport in the World!

About the Tenant / Brand

- ✓ CVS Pharmacy is the Largest Pharmacy Chain in the United States with Over 9,900 and has the Highest Prescription Revenue
- ✓ CVS Pharmacy Also Provides Healthcare Services Through its More Than 1,100 MinuteClinic Medical Clinics as well as Their Diabetes Care Centers
- ✓ CVS had 2018 Revenues of More Than \$194 Billion
- ✓ CVS Pharmacy Fills More Than 1.9 Billion Prescriptions Every Year





Financial Analysis



PRICE: \$4,000,000 | CAP: 5.25% | RENT: \$210,000

PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	10420 Grand Avenue
City, State, ZIP	Franklin Park, IL 60131
Building Size (SF)	13,225
Land Area	1.68 Acres
Year Built	2009
Type of Ownership	Ground Lease

THE OFFERING

Purchase Price	\$4,000,000
CAP Rate	5.25%
Annual Rent	\$210,000

LEASE SUMMARY

Property Type	Net Leased Pharmacy
Tenant	CVS Caremark Corporation
Original Lease Term	25 Years
Lease Commencement	August 19, 2009
Lease Expiration	January 31, 2036
Lease Term Remaining	16.5 Years
Lease Type	Triple-Net (NNN) Ground Lease
Roof & Structure	Tenant Responsible
Options to Renew	Six (6), Five (5)-Year Options
Rental Increases	10% Increases at the Start of Each Option

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the CVS located 10420 Grand Avenue, Franklin Park, IL. The property was built in 2009 and consists of approximately 13,225 rentable square feet on 1.68 acres of land.

The subject property has been a CVS since it opened for business in 2009. The original 25-year triple-net (NNN) ground lease has over 16 years remaining. The tenant is currently paying an annual rent of \$210,000 and is set to increase by 10% during each of the six, five-year tenant renewal option periods.





Tenant Overview



CVS Pharmacy is a subsidiary of the American retail and Health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company CVS Health was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,900 as of 2018) 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 2018 with revenues of more than \$194 Billion. CVS/pharmacy's leading competitor Walgreens Boots Alliance is 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 Long 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.



MinuteClinics are staffed by nurse practitioners and physician assistants who specialize in family health care, and are trained to diagnose, treat, and write prescriptions for minor acute illnesses such as strep throat and ear, eye, sinus, bladder, skin, and lung infections. Vaccinations, such as influenza, tetanus-pertussis, pneumovax, and Hepatitis A & B are available at all locations.





Location Overview



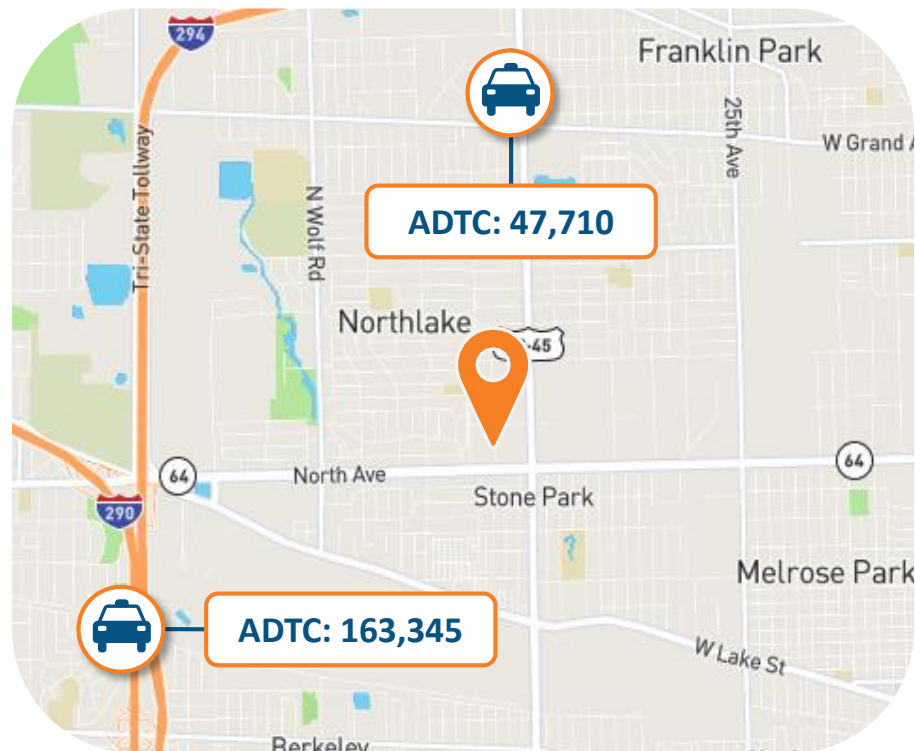
This CVS Pharmacy investment property is strategically located at 10420 Grand Avenue which is intersected by Mannheim Road. Mannheim Road is a very busy road with an average daily traffic count exceeding 47,710 vehicles. Additionally, within a short drive of this property is Toll Road, which brings an additional 163,345 vehicles into the immediate area on a daily basis. Furthermore, the subject property is in a heavily populated area. There are more than 19,000 individuals residing within a one-mile radius of the property and 367,440 within a five-mile radius with an average household income of \$87,033 in a five-mile radius.

This CVS Pharmacy property benefits from being well-positioned in a highly dense downtown area consisting of many local and national tenants, which include: Jewel-Osco, Sally Beauty Supply, McDonald's, Domino's, Wendy's, KFC, Starbucks, Sonic Drive Thru, Denny's, Little Caesar's, and many more. This CVS Pharmacy property also benefits greatly from being located within immediate proximity of Chicago O'Hare International Airport which served 83,245,472 passengers in 2018 and is the sixth-busiest airport in the world!

Franklin Park is a village in Cook County, Illinois. Franklin Park located only 15-miles from downtown Chicago, which is the third largest city in the United States. Located where the Chicago River meets Lake Michigan, Chicago is known as the "Windy City" due to the weather caused by the nearby bodies of water. Chicago has the second largest business district in the nation as well as having its most balanced economy. Multiple Dow 30 companies are based in the Chicago Metropolitan Area, such as Boeing, Sears, Kraft, and McDonald's. Every year, over 50 million people visit the city. With three-time World Series winners the Chicago Cubs, the six-time Stanley Cup winning Chicago Blackhawks, and six-time NBA championship winning Chicago Bulls, the city has a tradition of excellence in all sports. Chicago is also home to several universities such as Northwestern University, University of Chicago, the Art Institute of Chicago, DePaul University, and several others with a combined total enrollment of over 60,000 students.

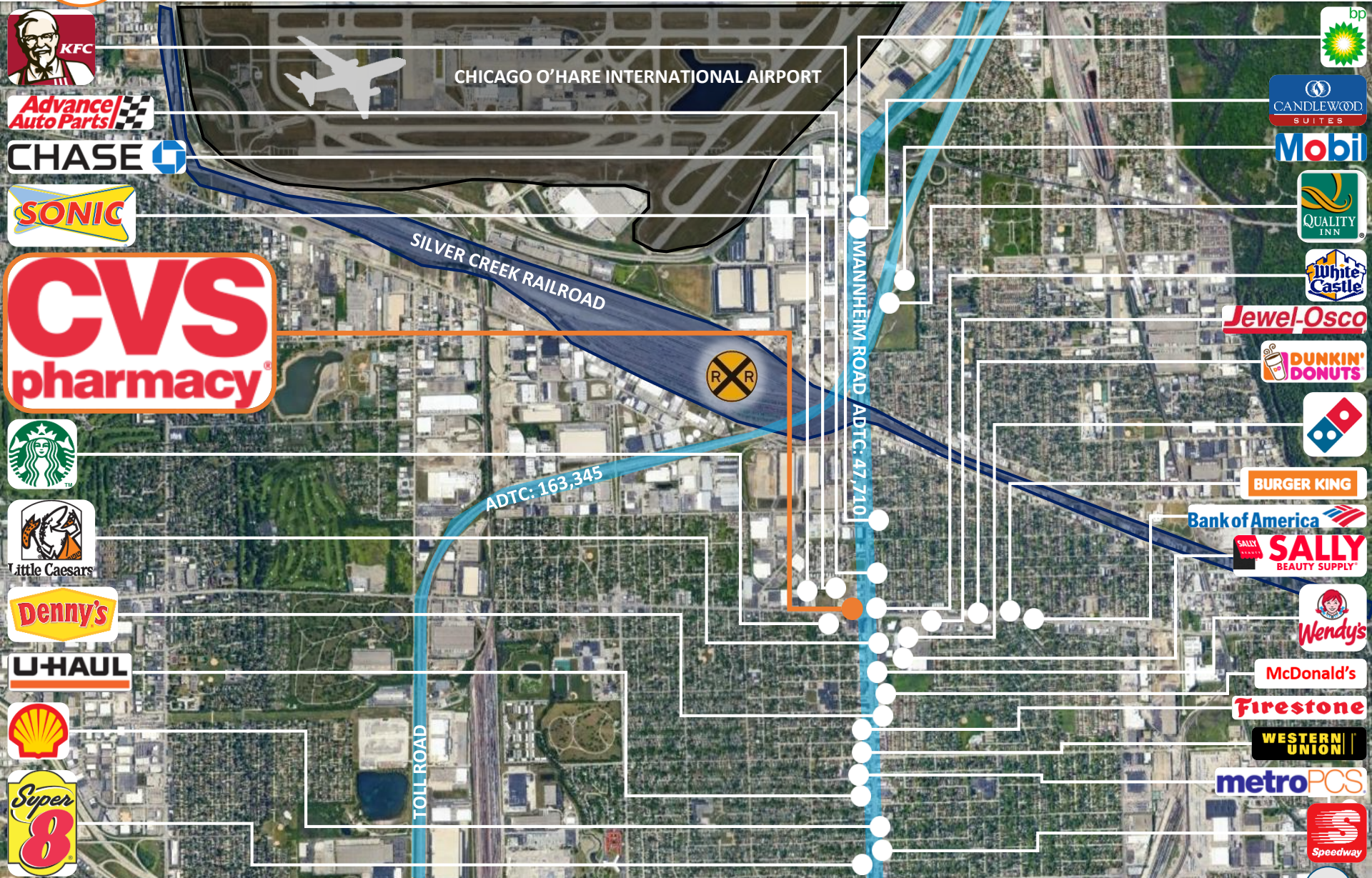
HIGHLIGHTS

- Franklin Park is an Affluent Bedroom Community for Chicago | Only 15 Miles Northwest of Downtown
- Strategically Located a Short Drive From Chicago O'Hare International Airport | Sixth-Busiest Airport in the World
- More Than 367,440 People Live Within Five-Miles with an Average Household Income of More Than \$87,033 Within a Five-Mile Radius
- CVS Has Excellent Visibility and Access off of Mannheim Road Which Experiences Approximately 47,710 Vehicles Per Day





Surrounding Area





Property Photos





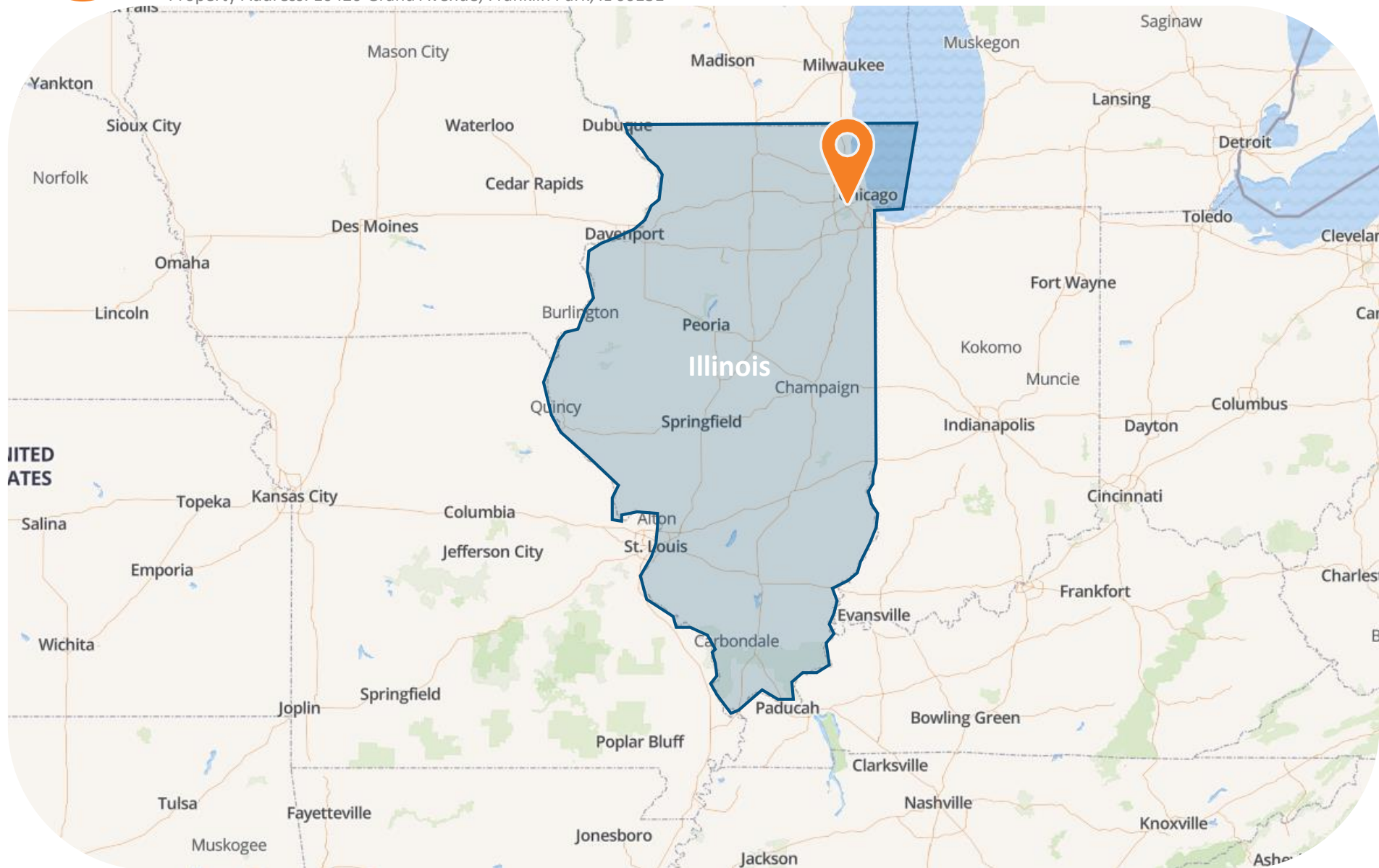
Surrounding Property Photos





Regional Map

Property Address: 10420 Grand Avenue, Franklin Park, IL 60131





Demographics



	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2023 Projection	18,651	108,410	364,983	1,901,147
2018 Estimate	19,226	109,398	367,440	1,915,702
2010 Census	19,100	108,115	363,483	1,891,097
2000 Census	20,105	110,452	367,596	1,962,141
INCOME				
Average	\$73,282	\$69,475	\$87,033	\$88,598
Median	\$63,492	\$55,803	\$63,262	\$61,775
Per Capita	\$23,374	\$23,497	\$31,037	\$31,778
HOUSEHOLDS				
2023 Projection	6,057	37,150	131,509	691,352
2018 Estimate	6,130	36,898	130,448	684,394
2010 Census	6,065	36,298	128,588	673,320
2000 Census	6,439	37,666	131,035	684,646
HOUSING				
2018	\$195,144	\$203,459	\$238,945	\$270,203
EMPLOYMENT				
2018 Daytime Population	23,921	142,906	427,745	1,890,986
2018 Unemployment	6.01%	5.55%	5.27%	5.44%
2018 Median Time Traveled	30 Mins	30 Mins	32 Mins	34 Mins
RACE & ETHNICITY				
White	68.26%	66.18%	67.30%	60.82%
Native American	0.03%	0.03%	0.03%	0.04%
African American	1.98%	4.81%	12.77%	13.44%
Asian/Pacific Islander	3.92%	4.41%	4.21%	7.43%



10420 Grand Avenue, Franklin Park, IL 60131



NNN
PRO GROUP

Marcus & Millichap
Real Estate Investment Services

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