

NET LEASE INVESTMENT OFFERING



CVS PHARMACY
2 N Broadway Avenue
Sylacauga, Alabama



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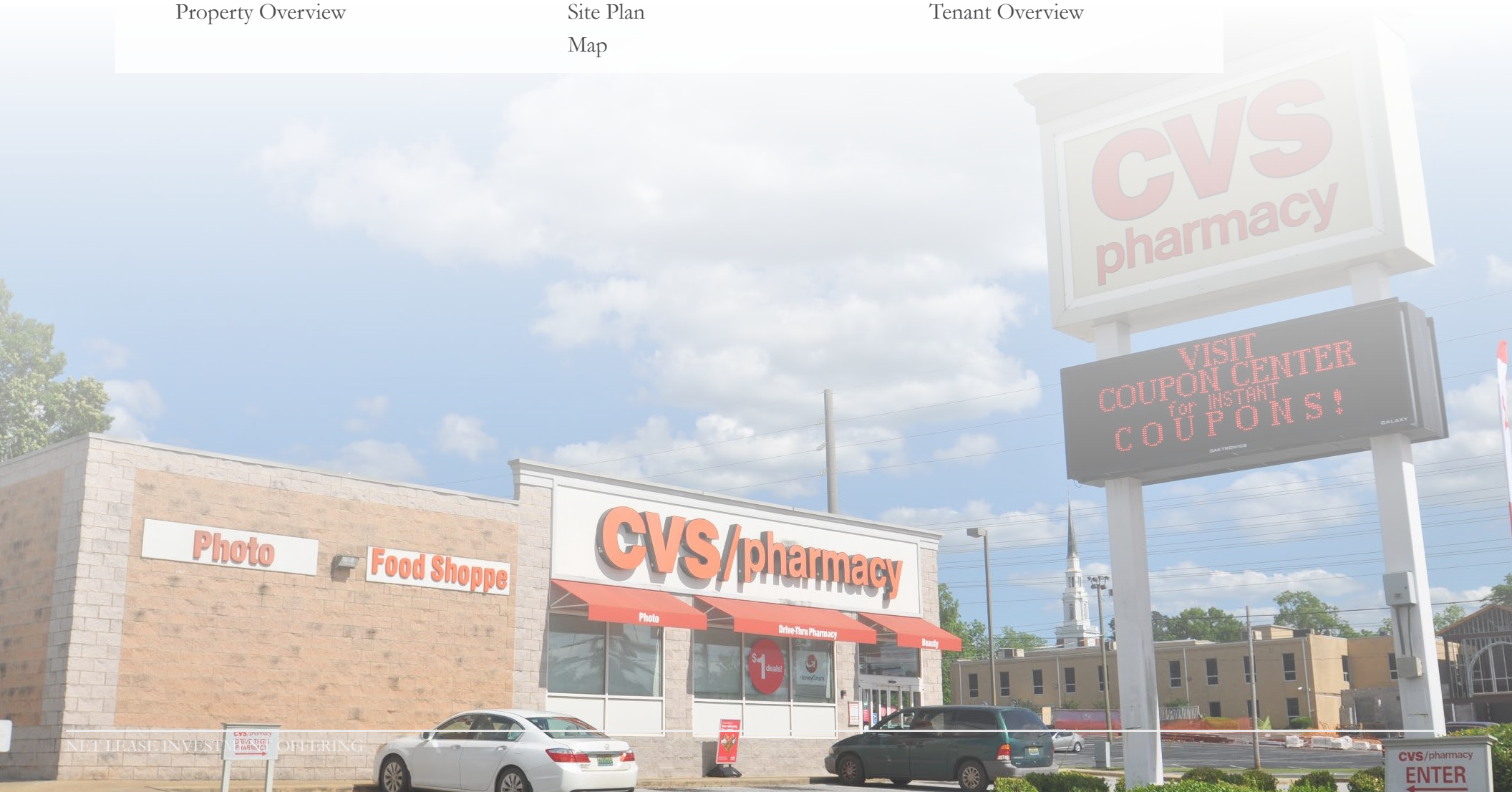
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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located in Sylacauga, Alabama. CVS Pharmacy has successfully operated at this location since 2005 and the lease has over ten years remaining in the primary term. CVS Pharmacy is an investment grade rated company (S&P: BBB+) and publicly traded on the New York Stock Exchange using symbol “CVS”.

The 10,055 square foot building is located at the corner of a signalized intersection along North Broadway Avenue, the primary north-south thoroughfare in the town. Retailers in the immediate area include Wells Fargo, Walgreens, Advance Auto Parts, McDonald’s and AutoZone. The property is also located within close proximity to multiple residential communities, local businesses and schools including Sylacauga High School and B.B Comer High School. The CVS property is also located in close proximity to Coosa Valley Medical Center, which has 222 staffed beds. Additionally, the property features a drive-thru pharmacy.

CVS Pharmacy has over twenty years remaining on their lease, which expires January 31, 2030 and features six 5-year renewal option periods with 5% rental escalations in each option. CVS Pharmacy is the nation’s drugstore chain and total prescription revenue and operates 9,800+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil.



**INVESTMENT
HIGHLIGHTS:**

- Over 10 years remaining in the primary term of lease
- Investment grade rated tenant (S&P: BBB+)
- Located at the corner of a signalized intersection along North Broadway Avenue, the primary north-south thoroughfare in the town
- Retailers in the immediate area include Wells Fargo, Walgreens, Advance Auto Parts, McDonald's and AutoZone
- Located in close proximity to Coosa Valley Medical Center which has 222 staffed beds
- Drive-thru pharmacy



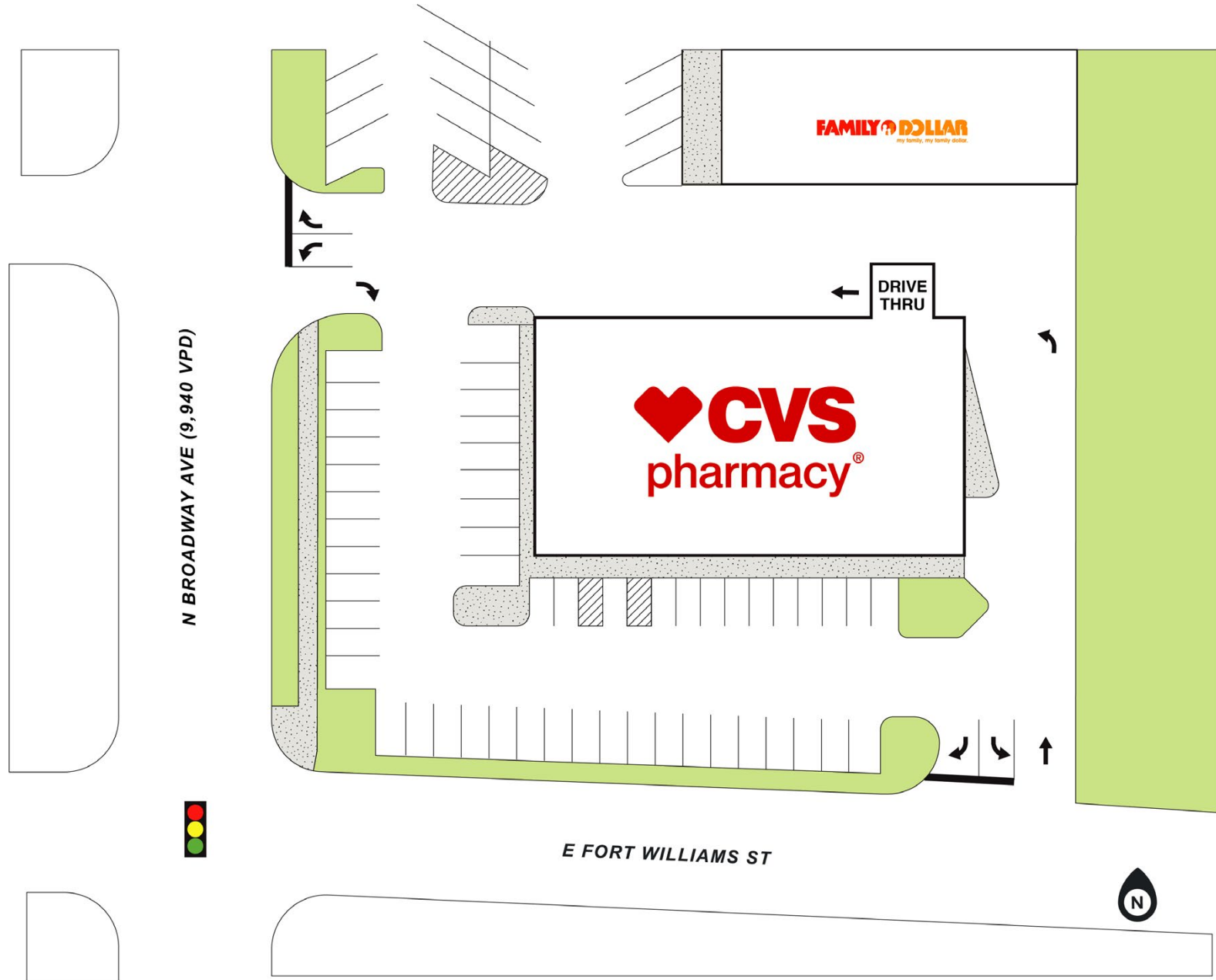
PROPERTY OVERVIEW:

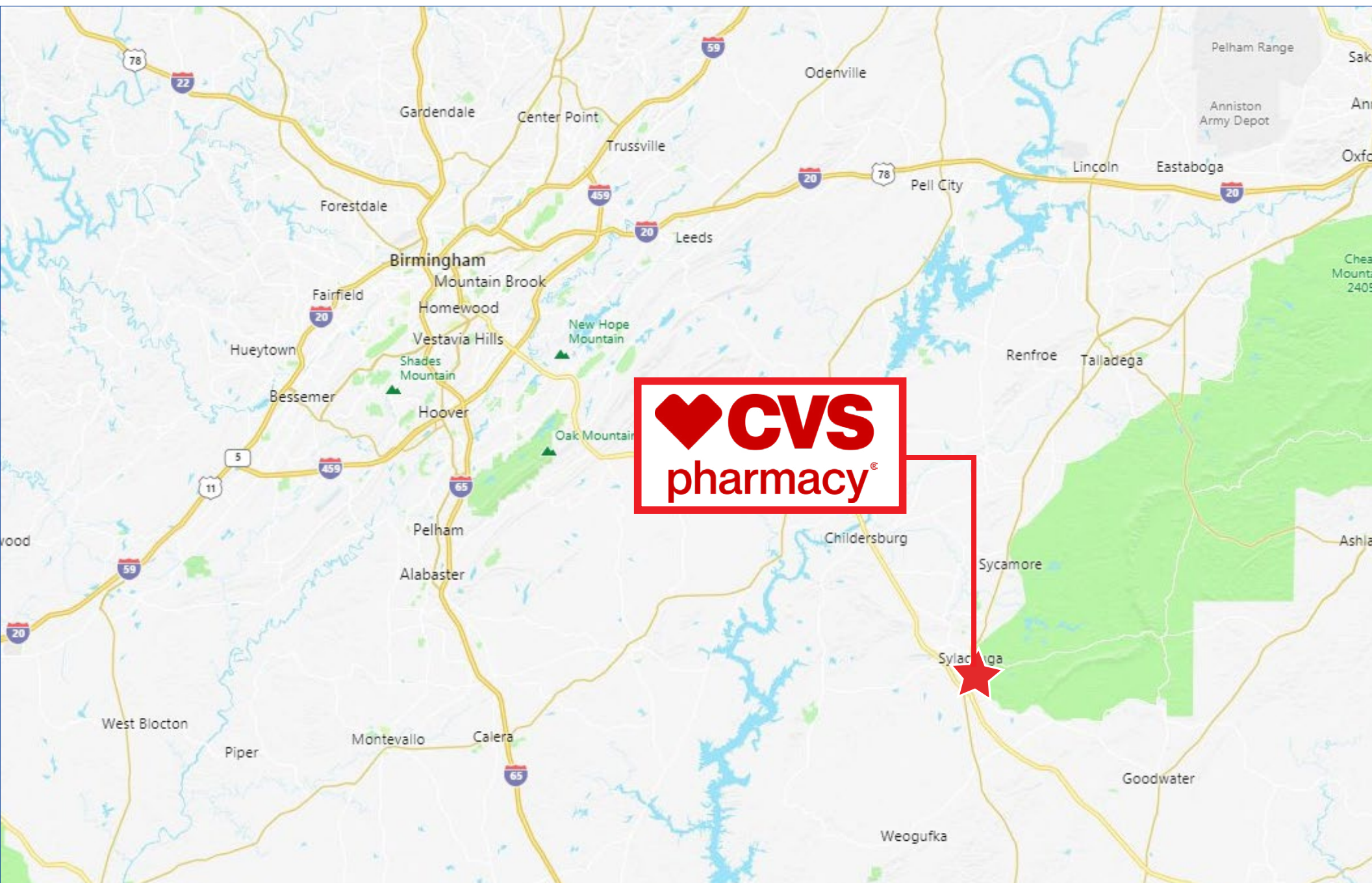
Price:	\$3,918,033
Cap Rate:	5.90%
Net Operating Income:	\$231,164
Lease Expiration Date:	1/31/2030
Renewal Options:	Six 5-Year
Rental Escalations:	5% in each option
Guarantor:	CVS Corporation
Credit Rating:	BBB+ (Standard & Poor's)
Year Built:	2004
Lease Type:	NN (Roof, Structure, Pipes & Utility Lines)
Building Size:	10,055 SF
Lot Size:	1.14 AC











**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
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Total Population 4,508 13,201 18,823

Total Households 1,996 5,495 7,790

Income	1-Mile	3-Mile	5-Mile
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Average Household Income \$40,701 \$46,933 \$49,643



**MARKET
OVERVIEW:**

Sylacauga, Alabama

Sylacauga is a city in Talladega County, Alabama, United States. At the 2010 census the population was 12,749. Nicknames for Sylacauga include “The Marble City”, “The Cog”, and “Alabama’s Best-Kept Secret”. Sylacauga is on the 2010 list of “100 Best Communities for Young People” by America’s Promise Alliance.

Sylacauga is known for its fine white marble bedrock. This was discovered shortly after settlers moved into the area and has been quarried ever since. The marble industry was the first recorded industry in the Sylacauga area.



TENANT OVERVIEW:

CVS Pharmacy

CVS Pharmacy is engaged in the retail drugstore business. The Company operates 9,800+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS Pharmacy is the nation's largest drugstore chain along with total prescription revenue. As a retail division of CVS Caremark, CVS Pharmacy retail locations sell prescription drugs and a wide variety of general merchandise including over-the-counter medication, beauty products and cosmetics, film and photo finishing services, seasonal merchandise and convenience foods. CVS Pharmacy also offers healthcare services through their MinuteClinic locations, most of which are located within their stores. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963.

CVS Pharmacy is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization in excess of \$80 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB+.

Website:	www.cvs.com
Founded:	1963
Number of Locations:	9,800+
Number of Employees:	240,000+
Stock Symbol:	CVS (New York Stock Exchange)
Standard & Poor's Rating:	Investment Grade: BBB+
Headquarters:	Woonsocket, Rhode Island





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