



NET LEASE INVESTMENT OFFERING



CVS PHARMACY
1008 W GARFIELD AVENUE
BARTONVILLE, ILLINOIS (PEORIA MSA)



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EXECUTIVE SUMMARY

The Boulder Group and Lee & Associates are pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located within Peoria MSA in Bartonville, Illinois. CVS has successfully operated at this location since 2000 and recently extended their lease for 20 years, demonstrating their commitment to the location. The new twenty-year lease is absolute triple net and features zero landlord responsibilities. Additionally, the property features a drive-thru pharmacy. CVS Pharmacy is an investment grade rated company (S&P: BBB) and publicly traded on the New York Stock Exchange using symbol “CVS”.

The 10,113 square foot building is located at the corner of a signalized intersection along a primary east-west thoroughfare. The property is well located in a retail corridor with Kroger, McDonald’s, First Mid Bank & Trust and O’Reilly Auto Parts. Additionally, the CVS property is positioned near Limestone Community High School (1,100 students) and General Wayne A. Downing Peoria International Airport (639,320 passengers annually), which drives continual traffic to the corridor. There are over 66,000 people living within five miles of the property.

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



INVESTMENT HIGHLIGHTS

- New 20-year lease
- Absolute NNN
- Located within the Peoria MSA
- Successfully operated at this location since 2000 and recently extended their lease for 20 years which demonstrates their commitment to the location
- Investment grade rated tenant (S&P: BBB)
- Located at the corner of a signalized intersection along a primary east-west thoroughfare
- Well located in a retail corridor with Kroger, McDonald's, First Mid Bank & Trust and O'Reilly Auto Parts
- Ideally positioned near Limestone Community High School (1,100 students) and General Wayne A. Downing Peoria International Airport (639,320 passengers annually) which drives continual traffic to the corridor
- Over 66,000 people living within five miles of the property
- Drive-thru pharmacy
- Rental escalation in each renewal option period



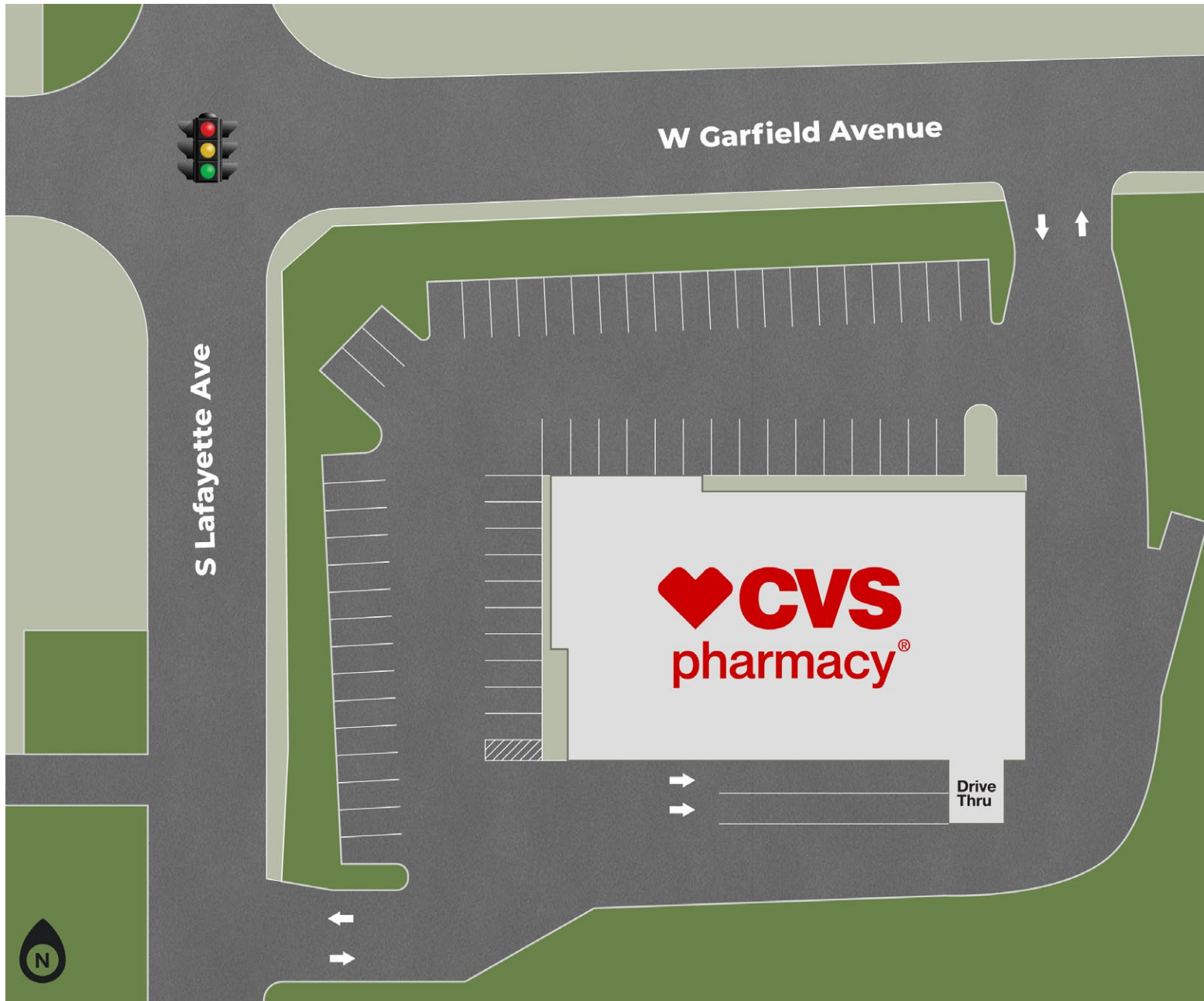
PROPERTY OVERVIEW

Price:	\$3,873,394
Cap Rate:	5.45%
Net Operating Income:	\$211,100
Lease Expiration Date:	9/30/2039
Renewal Options:	Six 5-Year
Rental Escalations:	2.5% in each option
Guarantor:	CVS Health Corporation
Credit Rating:	Investment Grade: BBB (S&P)
Year Built:	2000
Lease Type:	Absolute NNN
Building Size:	10,113 SF
Lot Size:	1.65 Acres











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	4,715	18,601	66,335
Total Households:	1,939	7,316	25,444

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$65,083	\$59,774	\$58,038
Median Household Income:	\$53,552	\$48,499	\$44,845



VILLAGE OF BARTONVILLE, ILLINOIS

Bartonville is a village in Peoria County, Illinois, United States. The population was 6,471 at the 2010 census. Bartonville is a suburb of Peoria and is part of the Peoria, Illinois Metropolitan Statistical Area.



CITY OF PEORIA, ILLINOIS

Peoria is the county seat of Peoria County, Illinois, and the largest city on the Illinois River. Established in 1691 by the French explorer Henri de Tonti, Peoria is the oldest European settlement in Illinois, and is named after the Peoria tribe. As of the 2010 census, the city was the seventh-most populated in Illinois (and the third largest outside the Chicago metropolitan area), with a population of 115,007. The Peoria Metropolitan Statistical Area had a population of 373,590 in 2011.

Caterpillar employs over 125,000 people worldwide, of which 15,000+ are located in Peoria. Other significant employers in the area include the Methodist Medical Center, OSF Saint Francis Medical Center, and the Peoria School District. Peoria is also home to Bradley University (6,000 students) and Illinois Central College (12,000 students). The Embassy Suites and Riverfront Conference Center, caters to the Caterpillar offices, Bradley University, and Peoria Civic Center. The Embassy Suites and Riverfront Conference Center is ideal for East Peoria meetings and events and boasts a 50,000 square foot conference center.





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 drugstore chain and 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 \$82 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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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 and Lee & Associates 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 and Lee & Associates have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Lee & Associates 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.

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