



NET LEASE INVESTMENT OFFERING



CVS PHARMACY
900 COSHOCTON ROAD
MOUNT VERNON, OHIO



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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 in Mount Vernon, Ohio. 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 10,196 square foot building is located at the corner of a signalized intersection along Highway 36 (26,230 VPD), which is a primary east-west thoroughfare. The property is well located in a retail corridor with Walmart, Kroger, Lowe's, ALDI, DaVita and Marshalls. Additionally, the CVS property is positioned near Knox Community Hospital (115 beds), which drives continual traffic to the corridor. There are also two universities in Mount Vernon and nearby Gambier, Ohio that provide thousands of jobs to the local residents. The closest competing Walgreens property is located more than 20 miles away in Newark, Ohio.

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
- 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 Highway 36 (26,230 VPD) which is a primary east-west thoroughfare
- Well located in a retail corridor with Walmart, Kroger, Lowe's, ALDI, DaVita and Marshalls
- Ideally positioned near Knox Community Hospital (115 beds) which drives continual traffic to the corridor
- The closest competing Walgreens property is located more than 20 miles away in Newark, Ohio
- Drive-thru pharmacy
- Rental escalation in each renewal option period



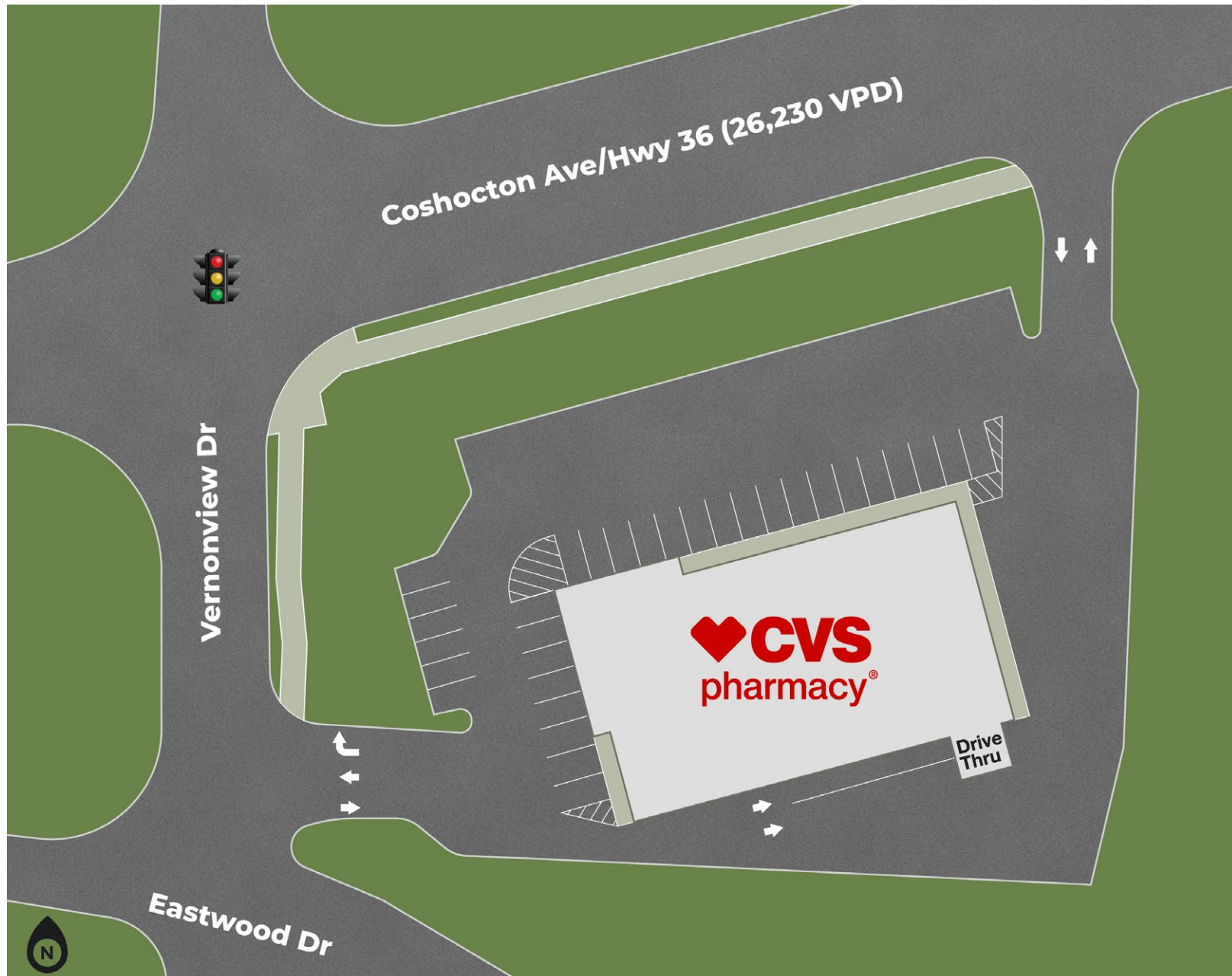
PROPERTY OVERVIEW

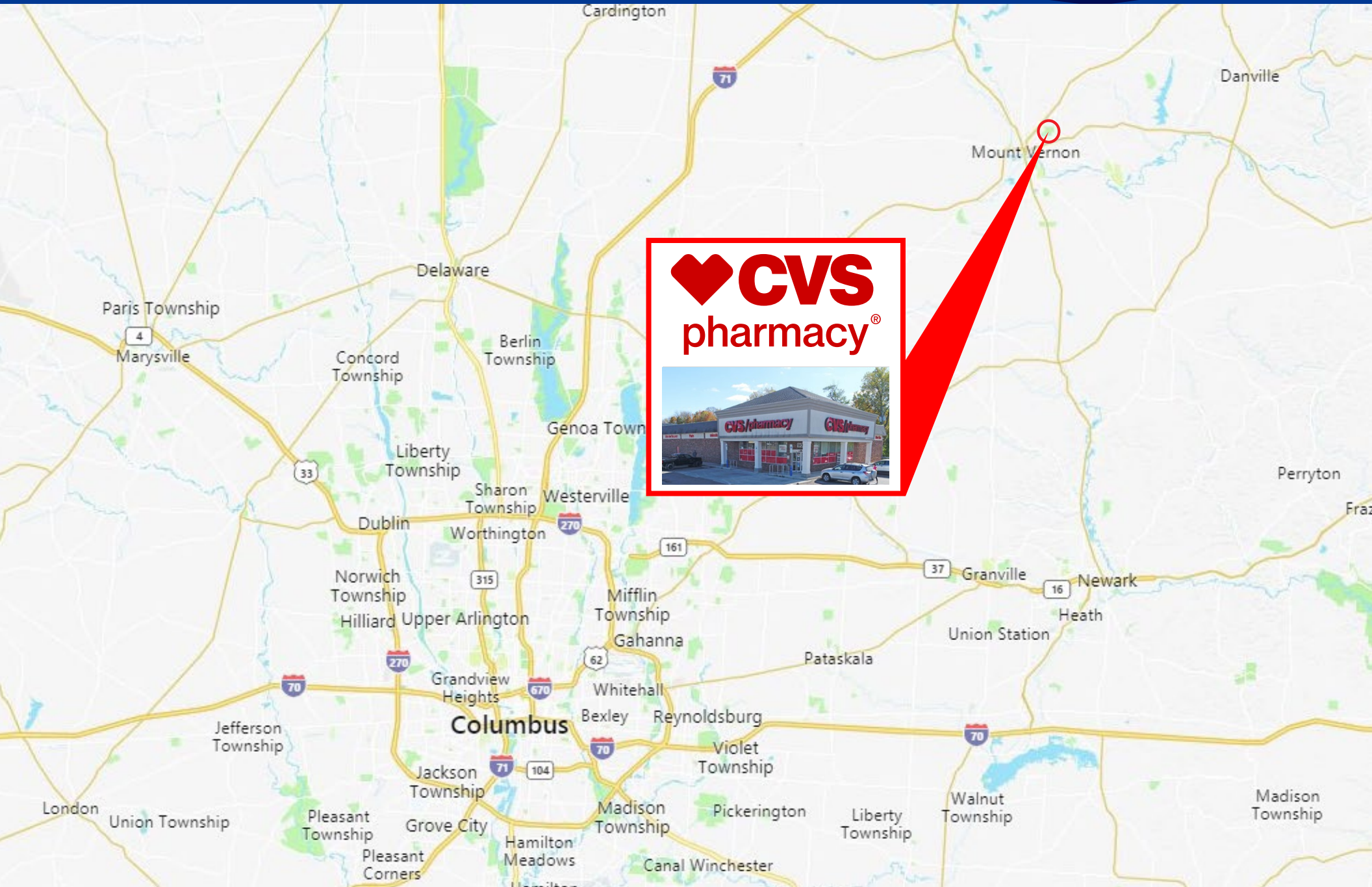
Price:	\$3,836,697
Cap Rate:	5.45%
Net Operating Income:	\$209,100
Lease Expiration Date:	9/30/2039
Renewal Options:	Six 5-Year
Rental Escalations:	2.5% in each option
Guarantor:	CVS Health Corporation
Credit Rating:	Investment Grade: BBB (S&P)
Year Built:	2000
Lease Type:	Absolute NNN
Building Size:	10,196 SF
Lot Size:	1.17 Acres











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	5,017	20,909	27,794
Total Households:	2,457	8,539	10,778

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$57,388	\$56,787	\$60,496
Median Household Income:	\$42,785	\$42,392	\$45,486



CITY OF MOUNT VERNON, OHIO

Mount Vernon is a city in Knox County, Ohio, United States. It is located 40 miles northeast of Columbus. The population was 16,990 at the 2010 census. It is the county seat of Knox County. Mount Vernon was the birthplace of Cooper Industries. There is a large industrial complex in the western part of the city that manufactures and repairs products for the gas and oil power generation industries. It was acquired by Rolls-Royce North America, and in 2014 Siemens bought the Mount Vernon plant. Ariel Corporation, a major manufacturer of reciprocating natural gas (and other gasses) compressors, is also located in Mount Vernon. Its history is tied to that of Cooper Industries in that Jim Buchwald, one of the founders of Ariel, was a former engineer for Cooper Industries Mount Vernon.

Mount Vernon is home to Mount Vernon Nazarene University and Gambier is home to Kenyon College. These two universities provide thousands of jobs to the local residents.





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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