



CVS PHARMACY PORTFOLIO

Marcus & Millichap

OFFERING MEMORANDUM



PORTFOLIO OFFERING MEMORANDUM

1413 Oates Drive, Mesquite, TX 75150

121 10th Street, Dunbar, WV 25064

1371 Lakeshore Drive, Gilford, NH 03249

21550 Timberlake Road, Lynchburg, VA 24502

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Portfolio Analysis

Loan Assumption Summary

Property	Rent	CAP Rate	Price	Debt	LTV	Equity
Mesquite, TX	\$215,000	5.75%	\$3,739,130	\$2,488,000	67%	\$1,251,130
Dunbar, WV	\$175,000	5.75%	\$3,043,478	\$1,938,000	64%	\$1,105,478
Gilford, NH	\$200,000	5.75%	\$3,478,261	\$2,418,000	70%	\$1,060,261
Lynchburg, VA	\$210,000	5.75%	\$3,652,174	\$2,568,000	70%	\$1,084,174
Totals:	\$800,000	5.75%	\$13,913,043	\$9,412,000	68%	\$4,501,043

Property	Rent	Annual Debt Service	NOI After Debt Service	Cash on Cash Return
Mesquite, TX	\$215,000	\$162,772	\$52,228	4.17%
Dunbar, WV	\$175,000	\$126,789	\$48,211	4.36%
Gilford, NH	\$200,000	\$158,192	\$41,808	3.94%
Lynchburg, VA	\$210,000	\$168,005	\$41,995	3.87%
Totals:	\$800,000	\$615,758	\$184,242	4.09%



1413 W Oates Drive, Mesquite, TX



Financial Analysis



PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	1413 W Oates Drive
City, State, ZIP	Mesquite, TX 75150
Building Size (SF)	13,145
Land Area	1.53 Acres
Year Built	2003
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$3,739,130
CAP Rate	5.75%
Annual Rent	\$215,000

LEASE SUMMARY

Property Type	Net Leased Pharmacy
Tenant	CVS Health Corporation
Original Lease Term	25 Years
Lease Commencement	December 19, 2003
Lease Expiration	January 31, 2038
Lease Term Remaining	18 Years
Lease Type	Triple-Net (NNN) Lease
Options to Renew	Six (6), Five (5)-Year Options
Rental Increases	2.5% At Start of Each Option Period
Rent Holiday	Yes, Last Three Years

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the CVS located 1413 West Oates Drive, Mesquite, TX. The property was built in 2003 and consists of approximately 13,145 rentable square feet on 1.53 acres of land.

The subject property has been a CVS since it opened for business in 2003. The tenant recently extended their triple net lease, which now has approximately 18 years remaining. The tenant is currently paying an annual rent of \$215,000 with a rent holiday during the final three years of the lease. However, the rent is scheduled to increase by 2.5% every five years during the six, five-year option periods. Please note, there is a loan on the property that has to be assumed.

LOAN ASSUMPTION

Outstanding Loan Balance	\$2,488,000
Loan to Value at List Price	67%
Loan Commencement	August 23, 2018
Current Term Expiration	September 6, 2028
Interest Rate	5.05%
Amortization	30 Years
Monthly Loan Payment	\$13,564
Annual Loan Payment	\$162,772
Net Income After Debt Service	\$52,228
Cash on Cash Return	4.17%



Location Overview

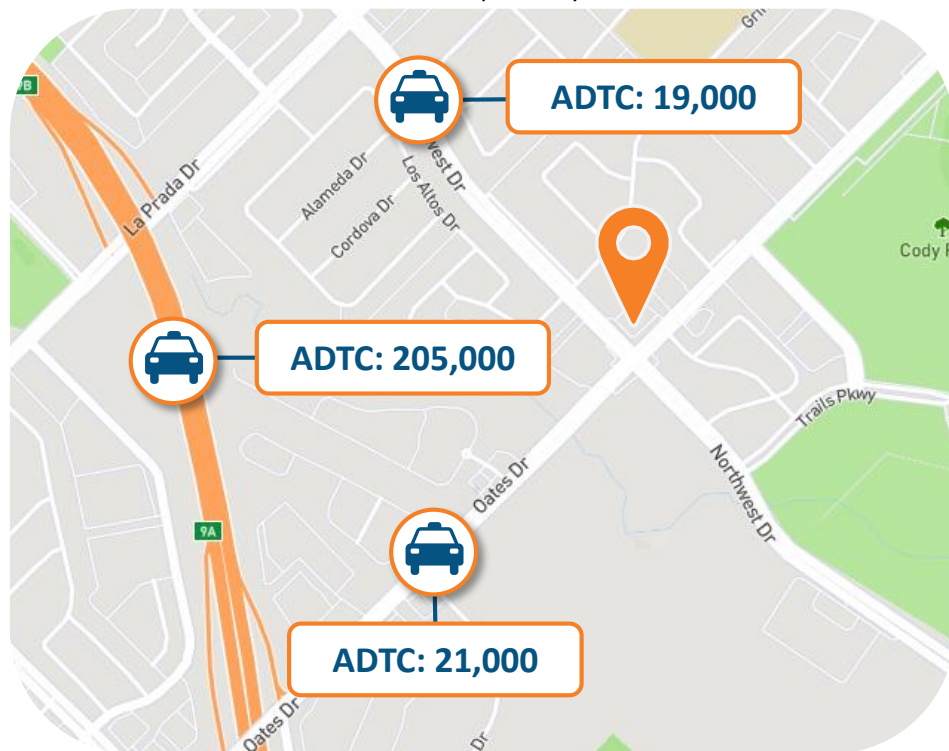
This CVS Pharmacy is located at 1413 W Oates Drive in Farmer's Branch, Texas. The demographics in the immediate area are very strong with more than 136,000 people residing within a three-mile radius and more than 308,000 people in a five-mile radius. The CVS Pharmacy is ideally located in a dense urban infill less than 20 miles from central downtown Dallas, Texas. Farmer's Branch, officially the City of Farmer's Branch, is an inner-ring suburb of Dallas and is part of the Dallas-Fort Worth metroplex. The Dallas-Fort Worth 'DFW' area has the 6th largest Gross Metropolitan Product (GMP) in the U.S. and the 10th largest GMP in the world. Dallas itself is the 9th largest city in the U.S. and the third largest in Texas with a population exceeding 1.2 million people. The city's diverse economy includes many sectors such as defense and aircraft manufacturing, banking and commerce, telecommunications, computer technology, energy, and medical research.

The subject property is well positioned in a dense urban infill consisting of national and local tenants, shopping centers, schools, and Colleges. Major national tenants within a three-mile radius include: JCPenney, Dick's Sporting Goods, Sears, Belk Buckle, Barnes and Noble, Cracker Barrel, Family Dollar, Subway, Pizza Hut, Burger King, Waffle House as well as many more. Most notably, this subject property is located within a three-mile radius of East Towne Mall, a 160-store mall that has over 14 million annual visitors.

Furthermore, this CVS Pharmacy property profits from a strong academic presence in the local area. There are more than four academic institutions, most notably Eastfield College, within a three-mile radius of the site with a combined total enrollment exceeding 15,000 students. The site benefits from ease of access and high visibility, being located on the hard corner of W Oates Drive and Northwest Drive. W Oates Drive and Northwest Drive have a strong combined average daily traffic count of approximately 30,000 vehicles. Interstate-635, which runs adjacent to the site and feeds into W Oates Drive, brings an additional 205,000 vehicles on average into the immediate local area. This site also has strong location fundamentals, it is adjacent to two large athletics/golf clubs as well as North Texas USSSA recreation center, creating a further attraction towards the immediate area.

HIGHLIGHTS

- Positioned in a Dense Urban Infill | National Tenants Include: Cracker Barrel, Family Dollar, Subway, Pizza Hut, Burger King, Waffle House, Sonic, Weinerschnitzel as Well as Many More
- Located Within a Five-Mile Radius of Eastfield College | Home to More Than 12,000 Students
- East Towne Mall is Within A Two-Mile Radius | Over 160+ Stores and 14 Million Annual Visitors
- W Oates Drive and Northwest Drive | Average Daily Traffic Counts of 19,000 and 21,000 Vehicles, Respectively





Surrounding Area



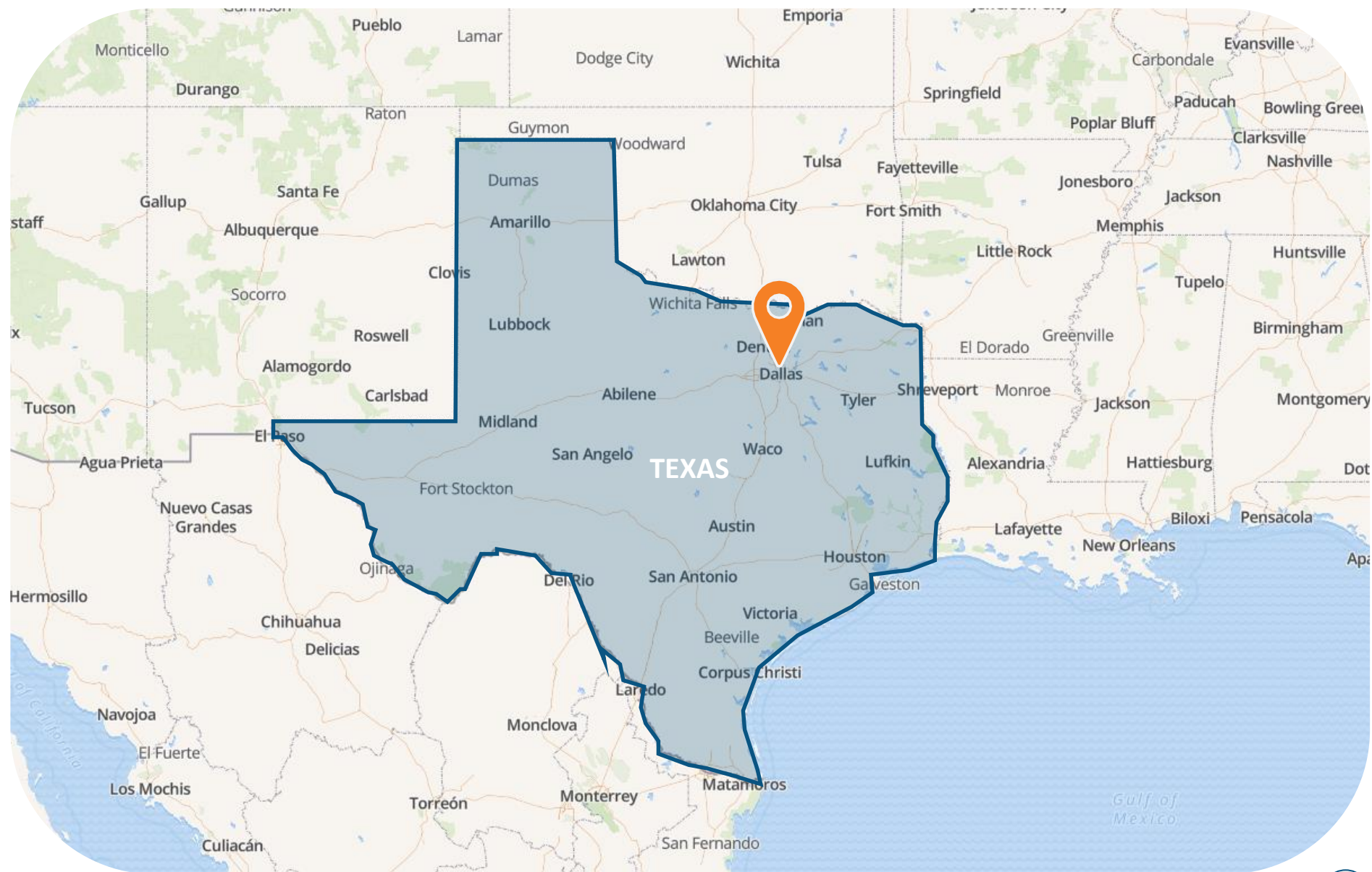


Property Photos



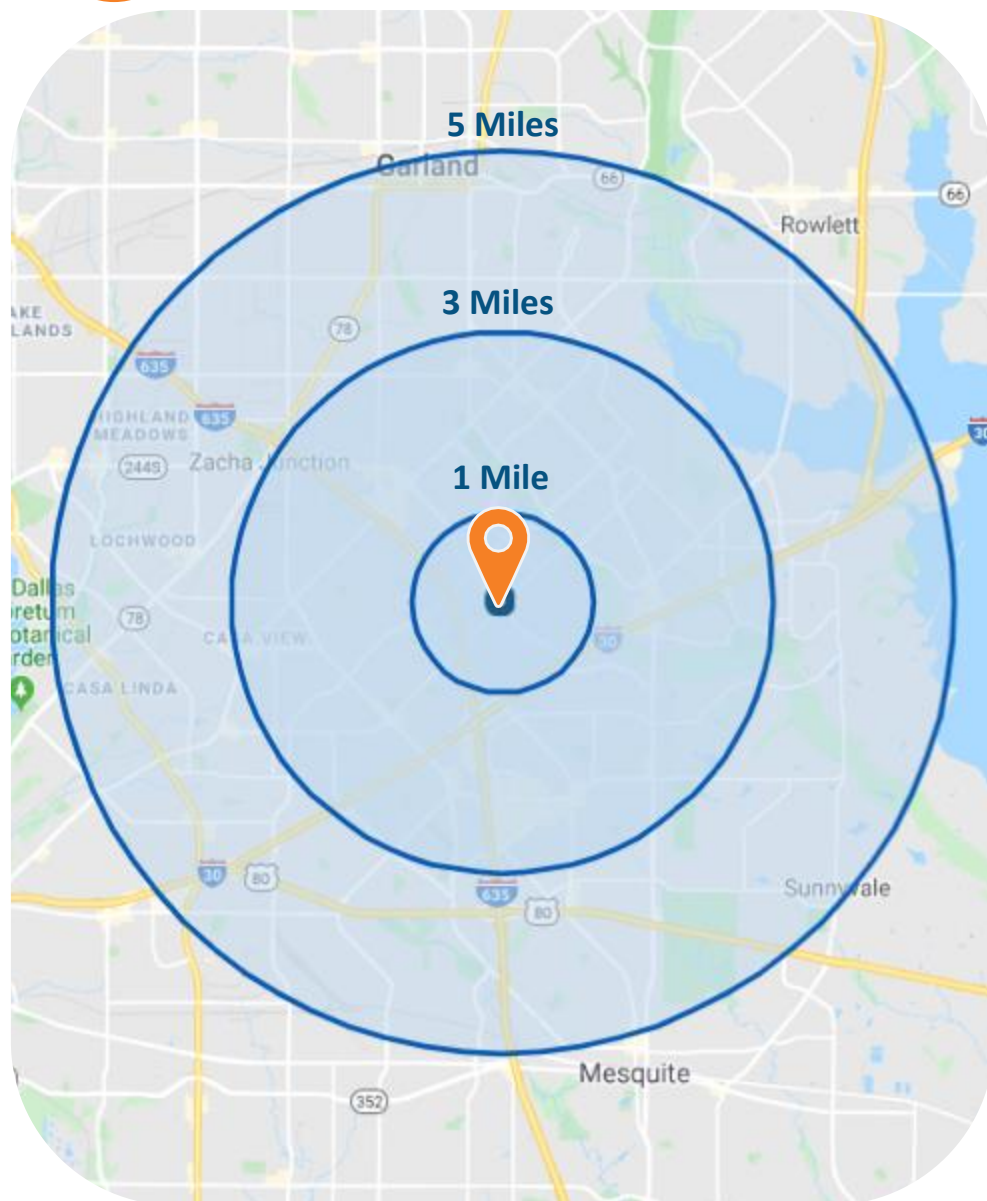


Regional Map





Demographics



	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Projection	13,480	138,380	311,599
2018 Estimate	13,016	136,635	308,171
2010 Census	12,574	129,311	289,081
2000 Census	11,666	123,147	276,824
INCOME			
Average	\$65,360	\$66,959	\$69,717
Median	\$53,518	\$52,747	\$51,637
Per Capita	\$26,527	\$23,684	\$25,090
HOUSEHOLDS			
2023 Projection	5,523	49,489	113,485
2018 Estimate	5,255	48,193	110,704
2010 Census	5,077	45,533	103,532
2000 Census	4,746	44,986	102,059
HOUSING			
2018	\$127,742	\$119,373	\$126,765
EMPLOYMENT			
2018 Daytime Population	10,331	109,607	256,958
2018 Unemployment	2.81%	3.87%	4.20%
2018 Median Time Traveled	32 Mins	31 Mins	31 Mins
RACE & ETHNICITY			
White	54.80%	54.57%	55.06%
Native American	0.02%	0.06%	0.06%
African American	24.15%	18.61%	18.70%



121 10th Street, Dunbar, WV 25064



Financial Analysis



PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	121 10 th Street
City, State, ZIP	Dunbar, WV 25064
Building Size (SF)	10,055
Land Area	1.00 Acres
Year Built	2003
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$3,043,478
CAP Rate	5.75%
Annual Rent	\$175,000

LEASE SUMMARY

Property Type	Net Leased Pharmacy
Tenant	CVS Health Corporation
Original Lease Term	25 Years
Lease Commencement	December 19, 2003
Lease Expiration	January 31, 2038
Lease Term Remaining	18 Years
Lease Type	Triple-Net (NNN) Lease
Options to Renew	Six (6), Five (5)-Year Options
Rental Increases	2.5% At Start of Each Option Period
Rent Holiday	Yes, Last Three Years

INVESTMENT SUMMARY

Marcus & Millichap is pleased to exclusive listing for the CVS located at 121 10th Street, Dunbar, WV. The property was built in 2003 and consists of approximately 10,055 rentable square feet on 1.00 acres of land.

The subject property has been a CVS since it opened for business in 2003. The tenant recently extended their triple net lease, which now has approximately 18 years remaining. The tenant is currently paying an annual rent of \$175,000 with a rent holiday during the final three years of the lease. However, the rent is scheduled to increase by 2.5% every five years during the six, five-year option periods. Please note, there is a loan on the property that has to be assumed.

LOAN ASSUMPTION

Outstanding Loan Balance	\$1,938,000
Loan to Value at List Price	64%
Loan Commencement	August 23, 2018
Current Term Expiration	September 6, 2028
Interest Rate	5.05%
Amortization	30
Monthly Loan Payment	\$10,566
Annual Loan Payment	\$126,789
Net Income After Debt Service	\$48,211
Cash on Cash Return	4.36%



Location Overview

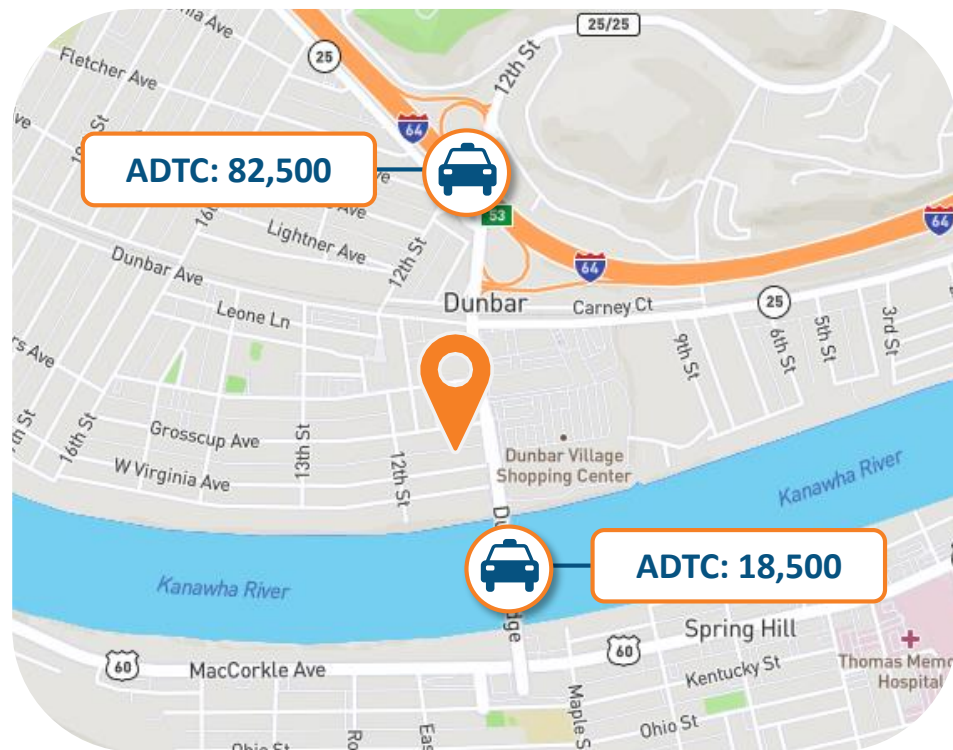
This CVS Pharmacy is located at 121 10th Street in Dunbar, West Virginia. The demographics in the immediate area are very strong with more than 26,000 people residing within a three-mile radius and more than 62,500 people in a five-mile radius. The CVS Pharmacy is ideally located in a dense urban infill. This CVS Pharmacy is located less than five miles from Charleston, West Virginia, the State capital. West Virginia's capital city is perfectly positioned at the confluence of the Kanawha and Elk rivers. It's also where three major interstates converge, making it a highly accessible destination for visitors. Additionally, this makes it a great place to do business. The Charleston Area Alliance is an economic and community development organization working toward creating a more prosperous Kanawha Valley. The Alliance is a great resource for business development and community events.

The subject property is well positioned in a dense urban infill consisting of national and local tenants, shopping centers, schools, and hospitality accommodations. Major national tenants include: Aldi, Kroger, T.J. Maxx, McDonald's, Wendy's, Burger King, Taco Bell, Dollar Tree, Family Dollar, Dollar General, and many more. Additionally, this investment property is located within walking distance of a Super 8 hotel.

Furthermore, the subject property is only two miles from West Virginia State University, which is home to almost 4,000 students. As the University has grown, so has the number of the contributions it makes to the vitality of the region. Every day, the University makes significant economic, educational, social, and cultural contributions to the Kanawha Valley region community and to the state. The University provides essential benefits to the public through their core mission— to meet higher education and economic development needs of the state and region through innovative teaching and applied research. Also, this CVS is located just one mile from Thomas Memorial Hospital. Thomas Health formed in 2007 forging a partnership based on the strength of two established hospitals—Thomas Memorial and Saint Francis. Bringing the two hospitals under the umbrella of Thomas Health, allows for innovative and cost-effective health care to the Kanawha Valley. Thomas Health is a 383-bed hospital system with 1,812 employees and an estimated 450 physicians, making Thomas Health the 17th largest private employer in the West Virginia.

HIGHLIGHTS

- Positioned in a Dense Urban Infill | National Tenants Include: Aldi, Kroger, T.J. Maxx, McDonald's, Wendy's, Burger King, Taco Bell, Dollar Tree, Family Dollar, Dollar General, and many more
- Located Just Two Miles From West Virginia State University | Home to Almost 4,000 Students
- One Mile From Thomas Memorial Hospital | A 383-Bed Facility | 1,812 Employees | 450 Physicians
- Traffic Counts Over 18,500 Vehicles Per Day





Surrounding Area



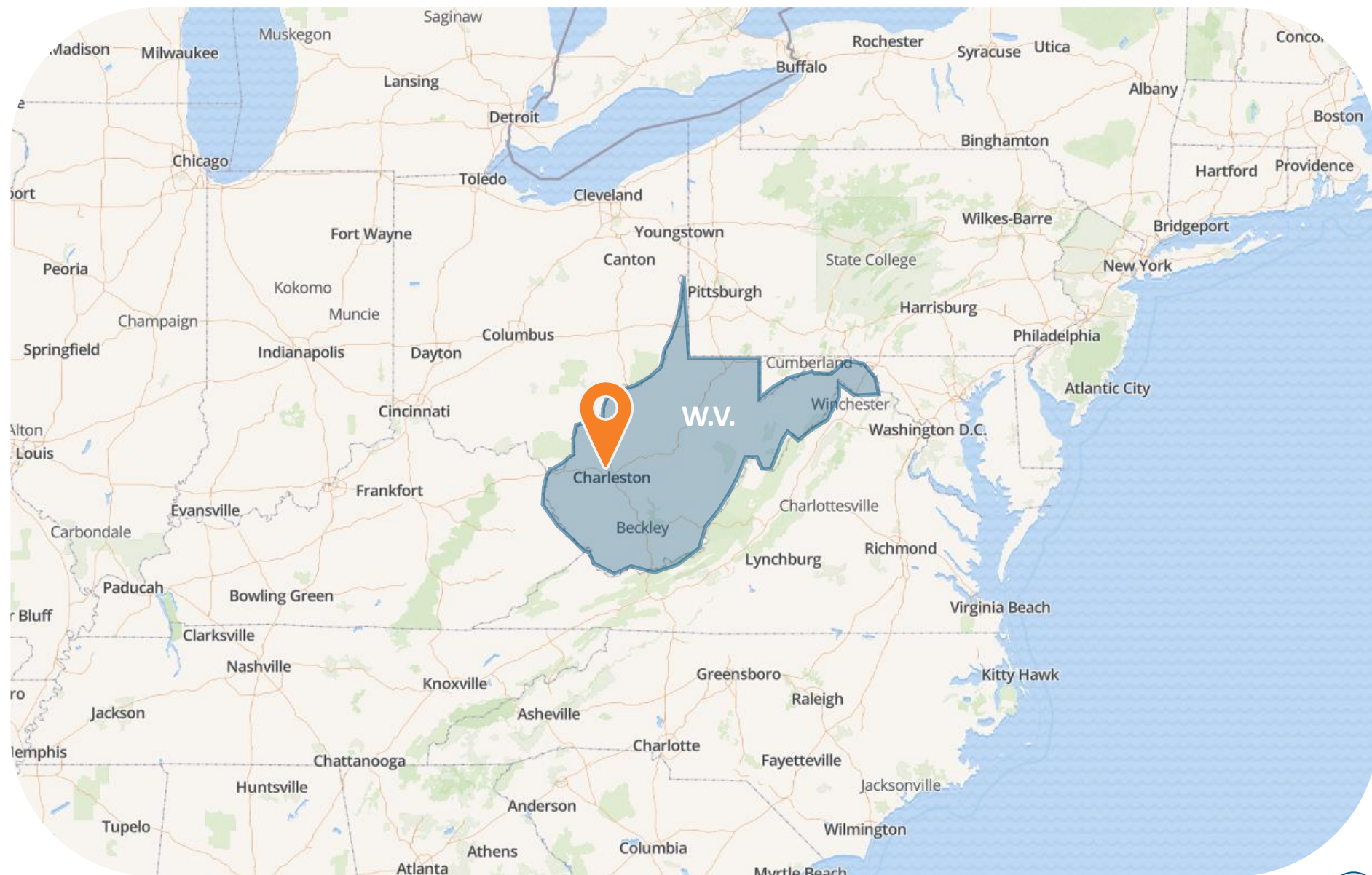


Property Photos



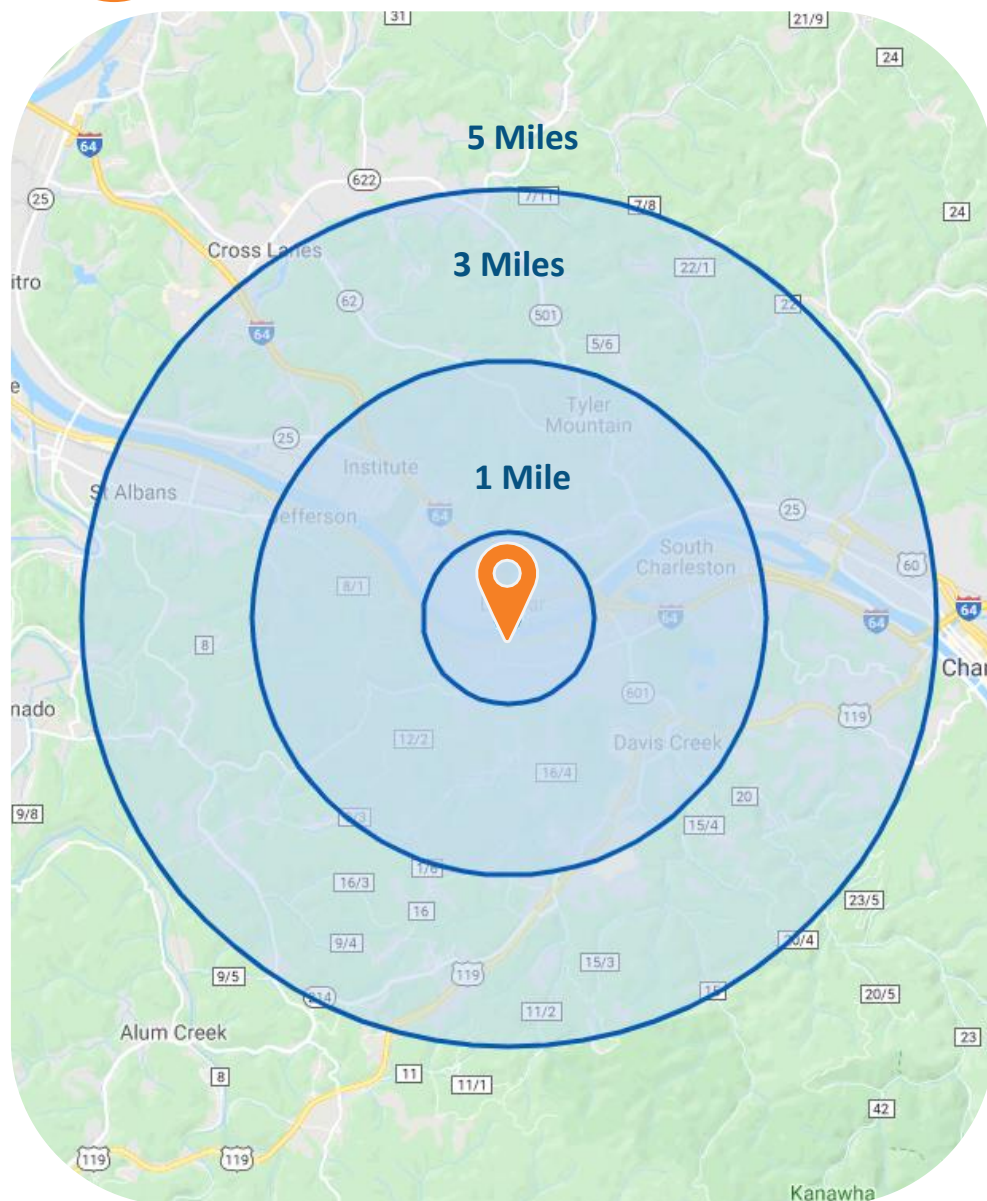


Regional Map





Demographics



	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Projection	9,836	26,219	62,560
2018 Estimate	9,918	26,644	63,748
2010 Census	10,141	27,463	65,971
2000 Census	10,666	28,241	68,258
INCOME			
Average	\$53,696	\$59,043	\$65,365
Median	\$40,197	\$42,739	\$44,818
Per Capita	\$25,335	\$26,988	\$29,093
HOUSEHOLDS			
2023 Projection	4,651	11,957	27,931
2018 Estimate	4,665	12,053	28,232
2010 Census	4,746	12,357	29,054
2000 Census	5,062	12,681	29,980
HOUSING			
2018	\$99,500	\$106,995	\$115,494
EMPLOYMENT			
2018 Daytime Population	11,106	36,228	69,350
2018 Unemployment	4.32%	5.09%	4.86%
2018 Median Time Traveled	20 Mins	20 Mins	20 Mins
RACE & ETHNICITY			
White	83.57%	81.95%	82.05%
Native American	0.03%	0.03%	0.03%
African American	11.37%	12.60%	12.19%
Asian/Pacific Islander	0.79%	1.44%	1.60%



1371 Lakeshore Drive, Gilford, NH 03249



Financial Analysis



PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	1371 Lakeshore Drive
City, State, ZIP	Gilford, NH 03249
Building Size (SF)	10,026
Land Area	2.96 Acres
Year Built	2003
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$3,478,261
CAP Rate	5.75%
Annual Rent	\$200,000

LEASE SUMMARY

Property Type	Net Leased Pharmacy
Tenant	CVS Health Corporation
Original Lease Term	25 Years
Lease Commencement	December 19, 2003
Lease Expiration	January 31, 2038
Lease Term Remaining	18 Years
Lease Type	Triple-Net (NNN) Lease
Options to Renew	Six (6), Five (5)-Year Options
Rental Increases	2.5% At Start of Each Option Period
Rent Holiday	Yes, Last Three Years

INVESTMENT SUMMARY

Marcus & Millichap is pleased to exclusive listing for the CVS located at 1371 Lakeshore Drive, Gilford, NH. The property was built in 2003 and consists of approximately 10,026 rentable square feet on 2.96 acres of land.

The subject property has been a CVS since it opened for business in 2003. The tenant recently extended their triple net lease, which now has approximately 18 years remaining. The tenant is currently paying an annual rent of \$200,000 with a rent holiday during the final three years of the lease. However, the rent is scheduled to increase by 2.5% every five years during the six, five-year option periods. Please note, there is a loan on the property that has to be assumed.

LOAN ASSUMPTION

Outstanding Loan Balance	2,418,000
Loan to Value at List Price	70%
Loan Commencement	August 23, 2018
Current Term Expiration	September 6, 2028
Interest Rate	5.05%
Amortization	30
Monthly Loan Payment	\$13,183
Annual Loan Payment	\$158,192
Net Income After Debt Service	\$41,808
Cash on Cash Return	3.94%



Location Overview

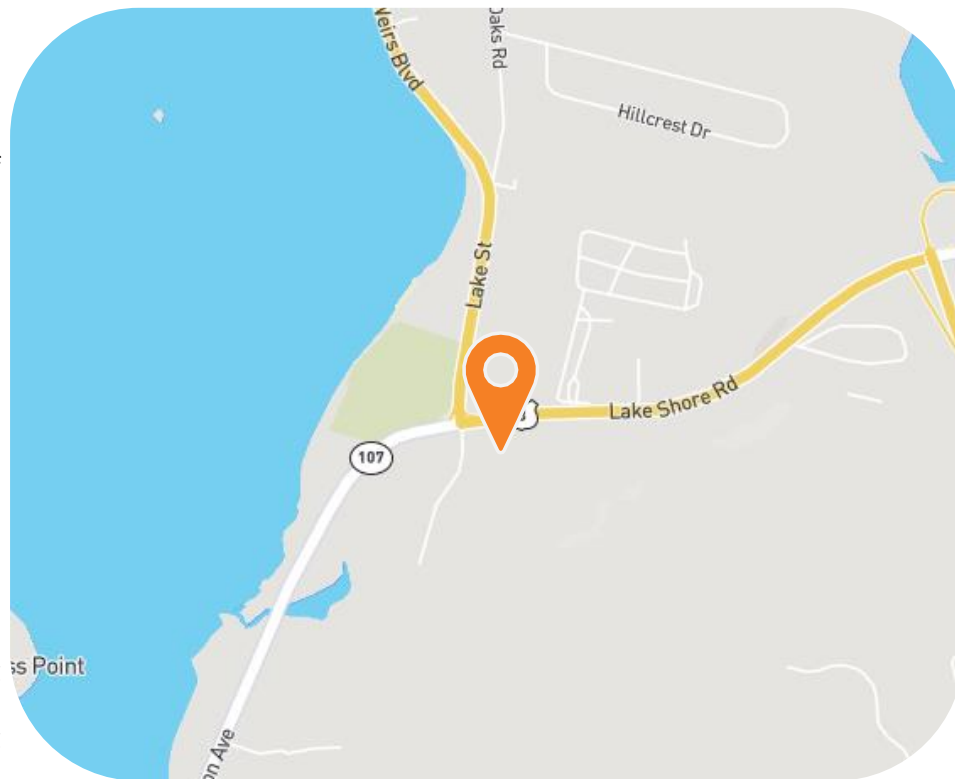
This CVS Pharmacy is located at 1371 Lakeshore Drive in Gilford, New Hampshire. The demographics in the immediate area are strong with more than 17,500 people residing within a three-mile radius and about 26,000 people in a five-mile radius. The CVS Pharmacy is ideally located in a dense urban infill. The subject property is located less than 25 miles from Concord, New Hampshire, the state capital. With its budding arts scene, Concord, New Hampshire has the charm of a quintessential New England town with all the cultural assets of a city. It is a must see for any person visiting the Granite State. There is a renaissance of sorts happening in Concord, NH. In a city known more for politics than food, it seems that every few months there is a new brewery, shop or restaurant opening – including high end farm to table eateries. Places to dine outdoors are abundant following the expansion of sidewalks and installation of public art on Main Street. In the midst of all this excitement is a budding arts scene with plans to add a new multi-use performance venue to a pedestrian-friendly downtown that already has a performance arts center and an indie movie theater.

The subject property is well positioned in a dense urban infill consisting of national and local tenants, shopping centers, schools, and hospitality accommodations. Major national tenants include: Walmart, Lowe's, HomeGoods, Shaw's, T.J. Maxx, Hannaford Supermarket, McDonald's, Wendy's, Taco Bell, T.D. Bank, and many more. Additionally, this investment property is located within walking distance of The Margate Resort, on Lake Winnepesaukee.

Furthermore, the subject property is only four miles from Lakes Regional Community College, which has an enrollment greater than 1,000 students. Also, this CVS Pharmacy is less than three miles from Lakes Region General Hospital. LRGH is a community and regional acute care facility with a licensed bed capacity of 137 beds. This investment property, and the town of Gilford, benefits from tourism each year. The parks and recreation department provides quality year round programs and activities for all ages. Large marinas in the area include Silver Sands and Mountain View Yacht Club. Gunstock Mountain Resort is a four season resort located in the Belknap Mountain range offering beautiful views of Lake Winnepesaukee. Winter enthusiasts enjoy skiing, snowboarding, and tubing. The resort also has a mountain coaster, camping facilities, and miles of hiking and biking trail.

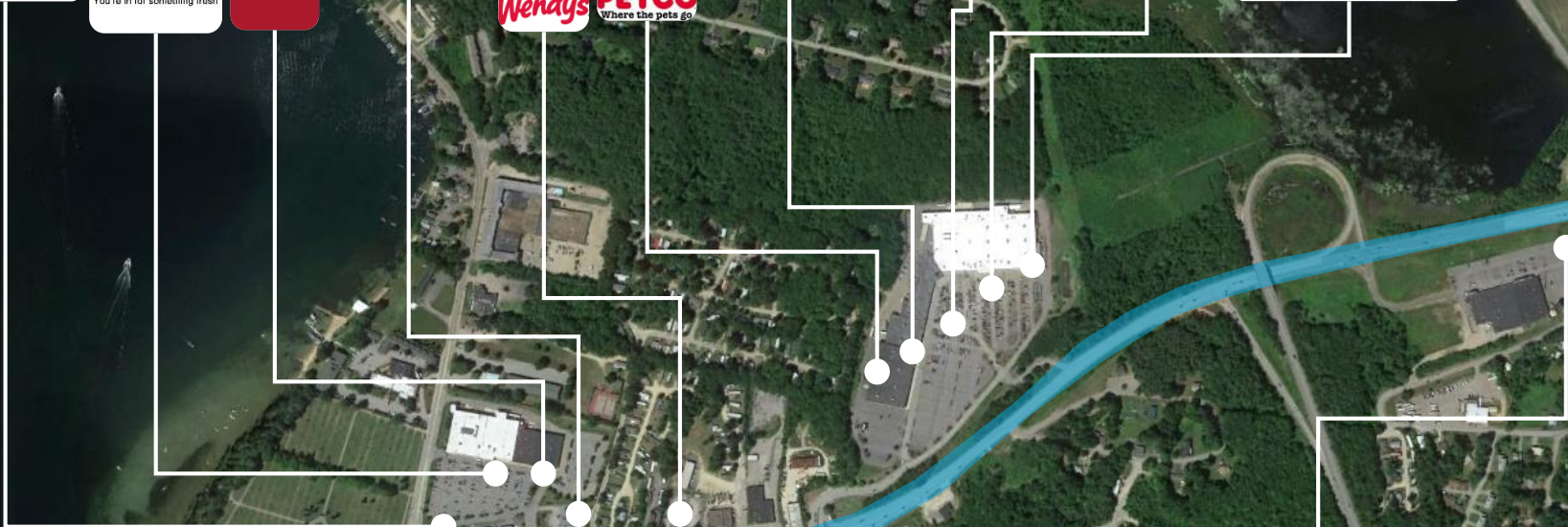
HIGHLIGHTS

- Positioned in a Dense Urban Infill | National Tenants Include: Walmart, Lowe's, HomeGoods, Shaw's, T.J. Maxx, Hannaford Supermarket, McDonald's, Wendy's, Taco Bell, T.D. Bank, and Many More
- Located Just Four Miles from Lakes Region Community College | Enrollment Greater Than 1,000 Students
- Located Less Than Three Miles From Lakes Region General Hospital | A 137-Bed Facility
- High Visibility & Ease of Access Along Lakeshore Drive





Surrounding Area



McDonald's



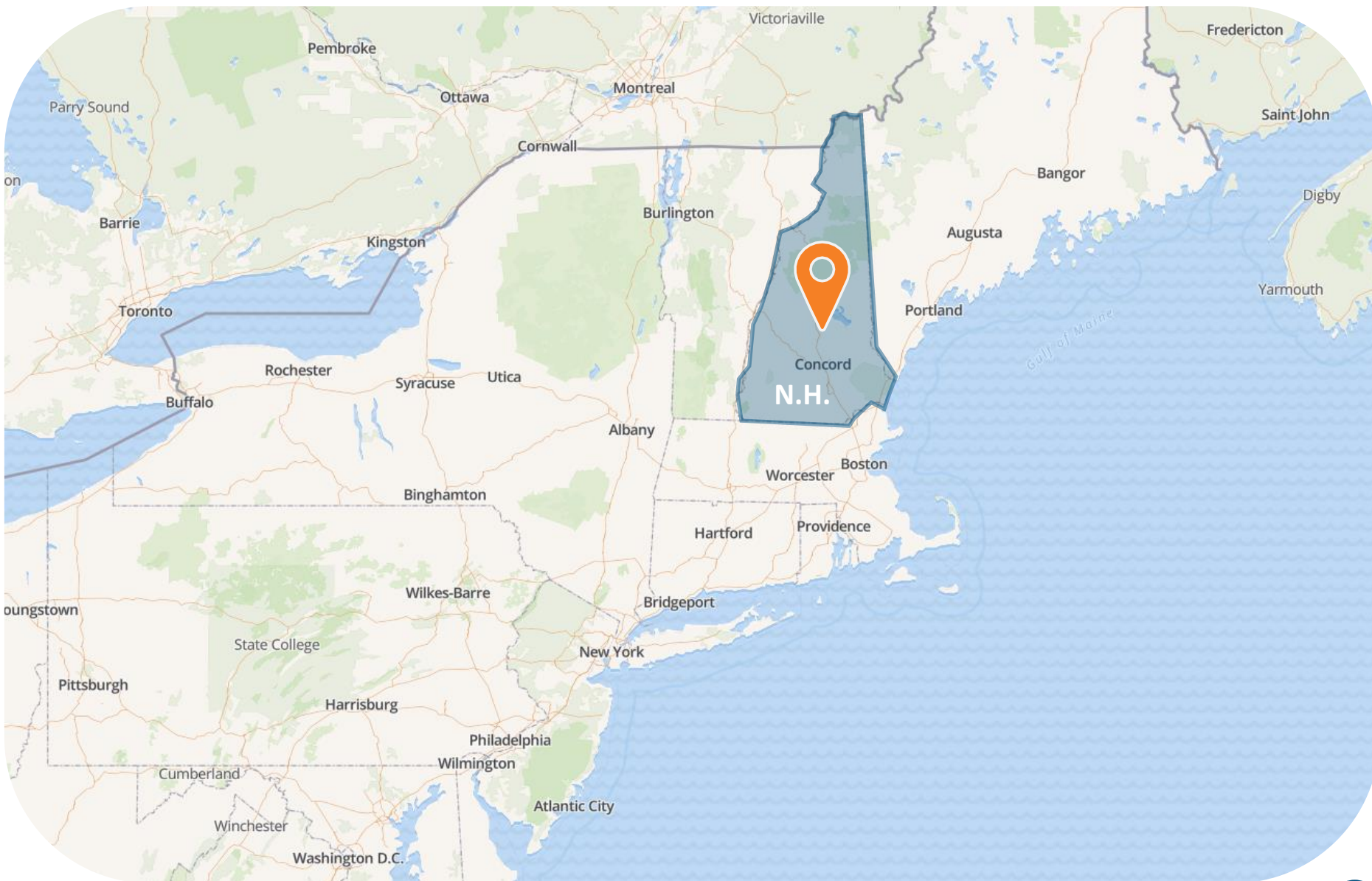


Property Photos



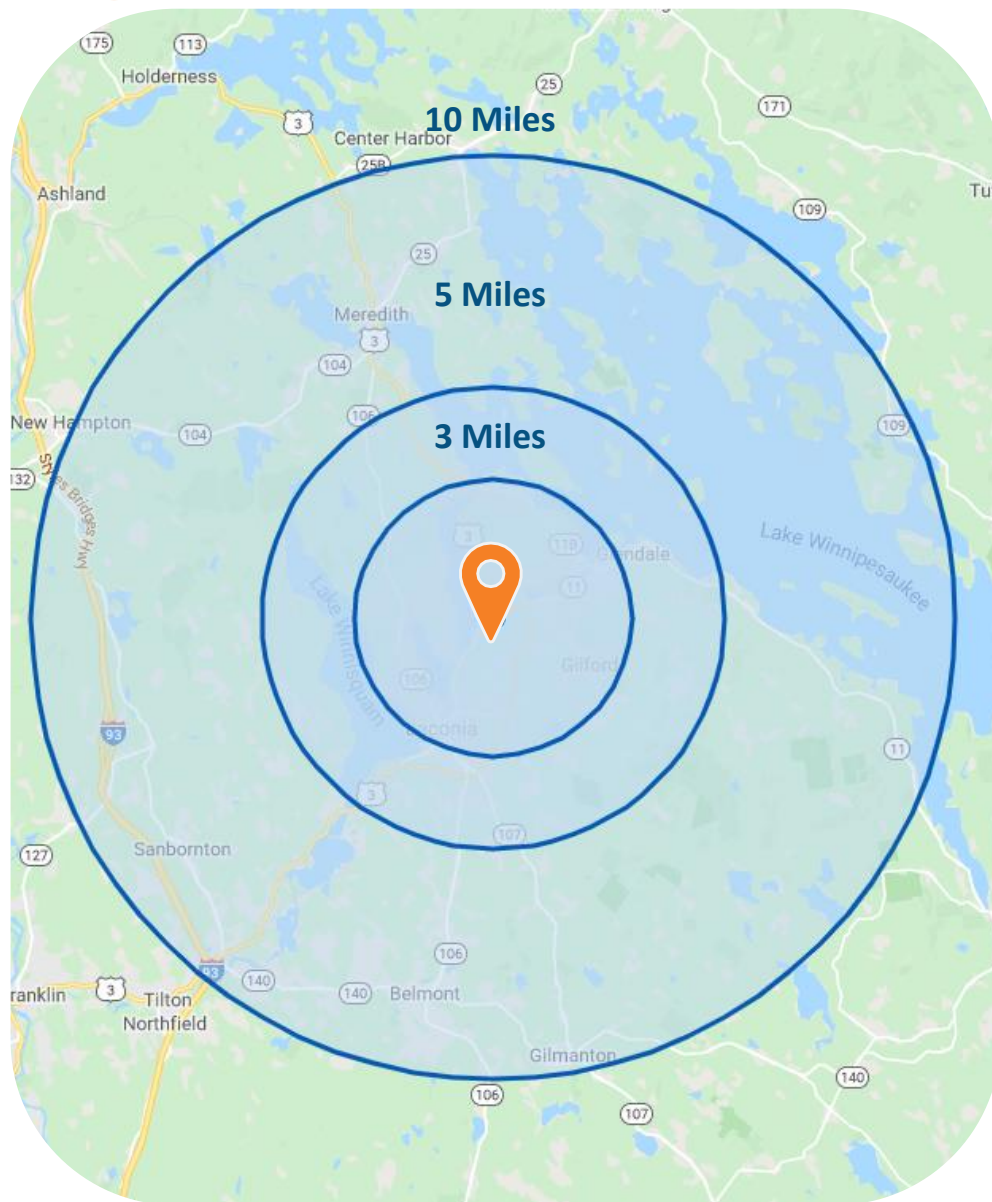


Regional Map





Demographics



	3 Miles	5 Miles	10 Miles
POPULATION			
2023 Projection	17,553	25,931	48,269
2018 Estimate	17,084	25,137	46,483
2010 Census	17,002	25,008	46,004
2000 Census	17,163	24,904	44,605
INCOME			
Average	\$79,463	\$80,945	\$84,482
Median	\$56,940	\$59,146	\$63,092
Per Capita	\$33,972	\$34,803	\$36,627
HOUSEHOLDS			
2023 Projection	7,541	11,201	21,040
2018 Estimate	7,239	10,726	20,052
2010 Census	7,148	10,583	19,661
2000 Census	6,888	10,094	18,394
HOUSING			
2018	\$214,623	\$219,817	\$229,214
EMPLOYMENT			
2018 Daytime Population	19,489	26,239	42,103
2018 Unemployment	3.38%	3.26%	3.05%
2018 Median Time Traveled	21 Mins	22 Mins	25 Mins
RACE & ETHNICITY			
White	94.20%	94.79%	95.68%
Native American	0.03%	0.03%	0.03%
African American	1.28%	1.14%	0.81%
Asian/Pacific Islander	2.09%	1.74%	1.25%



21550 Timberlake Road, Lynchburg, VA 24502



Financial Analysis



PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	21550 Timberlake Road
City, State, ZIP	Lynchburg, VA 24502
Building Size (SF)	10,888
Land Area	1.13 Acres
Year Built	2003
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$3,652,174
CAP Rate	5.75%
Annual Rent	\$210,000

LEASE SUMMARY

Property Type	Net Leased Pharmacy
Tenant	CVS Health Corporation
Original Lease Term	25 Years
Lease Commencement	December 19, 2003
Lease Expiration	January 31, 2038
Lease Term Remaining	18 Years
Lease Type	Triple-Net (NNN) Lease
Options to Renew	Six (6), Five (5)-Year Options
Rental Increases	2.5% At Start of Each Option Period
Rent Holiday	Yes, Last Three Years

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the CVS located 21550 Timberlake Road, Lynchburg, VA. The property was built in 2003 and consists of approximately 10,888 rentable square feet on 1.13 acres of land.

The subject property has been a CVS since it opened for business in 2003. The tenant recently extended their triple net lease, which now has approximately 18 years remaining. The tenant is currently paying an annual rent of \$210,000 with a rent holiday during the final three years of the lease. However, the rent is scheduled to increase by 2.5% every five years during the six, five-year option periods. Please note, there is a loan on the property that has to be assumed.

LOAN ASSUMPTION

Outstanding Loan Balance	\$2,568,000
Loan to Value at List Price	70%
Loan Commencement	August 23, 2018
Current Term Expiration	September 6, 2028
Interest Rate	5.05%
Amortization	30
Monthly Loan Payment	\$14,000
Annual Loan Payment	\$168,005
Net Income After Debt Service	41,995
Cash on Cash Return	3.87%



Location Overview



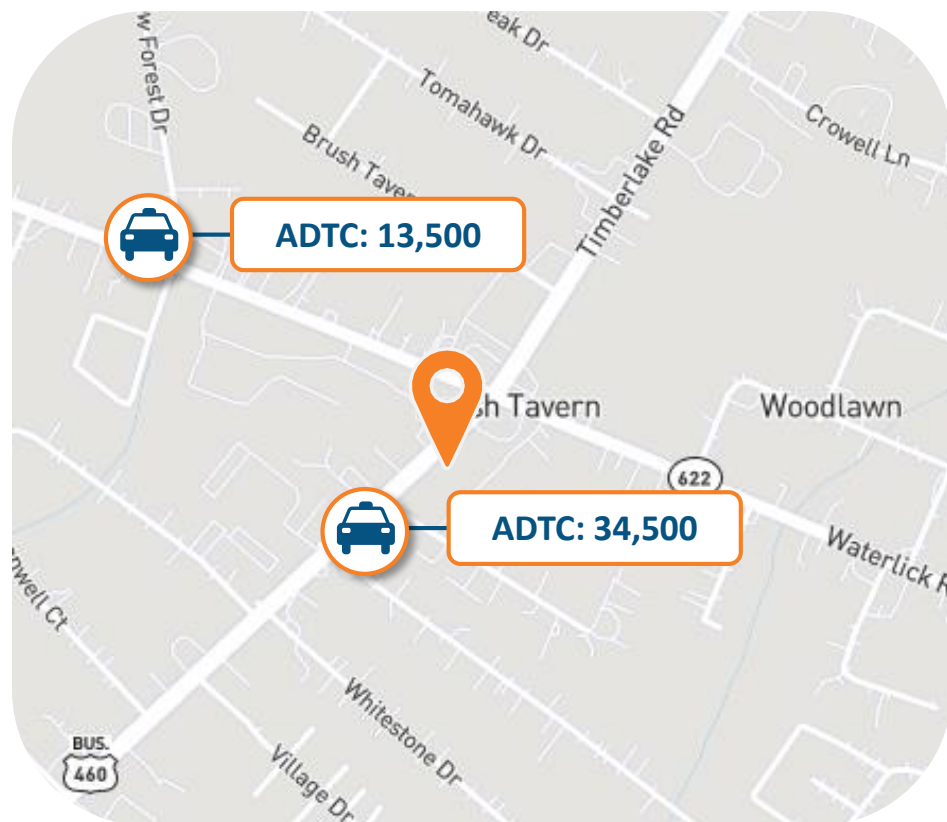
This CVS Pharmacy is located at 21550 Timberlake Road in Lynchburg, Virginia. Timberlake Road intersects with Waterlick Road, which experience average daily traffic counts of 34,500 and 13,500 vehicles per day, respectively. The demographics in the immediate area are very strong with more than 35,000 people residing within a three-mile radius and more than 70,000 people in a five-mile radius. The CVS Pharmacy is ideally located in an extremely dense retail corridor. Lynchburg is an independent city in the Commonwealth of Virginia. Located in the foothills of the Blue Ridge Mountains along the banks of the James River, Lynchburg is known as the “City of Seven Hills” or the “Hill City.” Lynchburg lies at the center of a wider metropolitan area close to the geographic center of Virginia. It is the fifth largest MSA in Virginia with a population of 260,360 and is home to several institutions of higher education, including Liberty University, the nation’s largest non-profit university, as well as Lynchburg College, and Randolph College. Located just 50 miles west of Lynchburg is the bustling city of Roanoke, Virginia. Situated nearby the Virginia-West Virginia border in the southwest portion of Virginia is Roanoke. Roanoke is the largest municipality in southwest Virginia and is the principal municipality of the Roanoke Metropolitan Statistical Area. The city is the commercial, cultural, health care, and retail hub of southwest Virginia and portions of southern West Virginia.

The subject property is well positioned in a dense retail corridor consisting of national and local tenants, shopping centers, schools, and hospitality accommodations. Major national tenants include: Walmart, Kroger, Lowe’s, Food Lion, Big Lots, McDonald’s, Wendy’s, Bank of America, BB&T, and many more. Hospitality accommodations in the immediate area include Hampton Inn & Suites, Comfort Inn & Suites, Hilton Garden Inn, and Homewood Suites by Hilton.

Furthermore, this investment property benefits from being located less than seven miles from Virginia Baptist Hospital and Centra Lynchburg General Hospital. These two hospitals have a combined bed-count greater than 600. Also, the subject property is located three miles from Liberty University. Liberty University is a Christian academic community in the tradition of evangelical institutions of higher education. The University has a huge enrollment that is greater than 100,000 students.

HIGHLIGHTS

- Positioned in a Dense Retail Corridor | National Tenants Include: Walmart, Kroger, Lowe’s, Food Lion, Big Lots, McDonald’s, Wendy’s, Bank of America, BB&T, and Many More
- Located Just Three Miles From Liberty University | Enrollment Greater Than 100,000 Students
- Located within Seven Miles of Virginia Baptist Hospital & Centra Lynchburg General Hospital | Over 600 Total Beds
- High Visibility & Ease of Access Along Timberlake Road





Surrounding Area



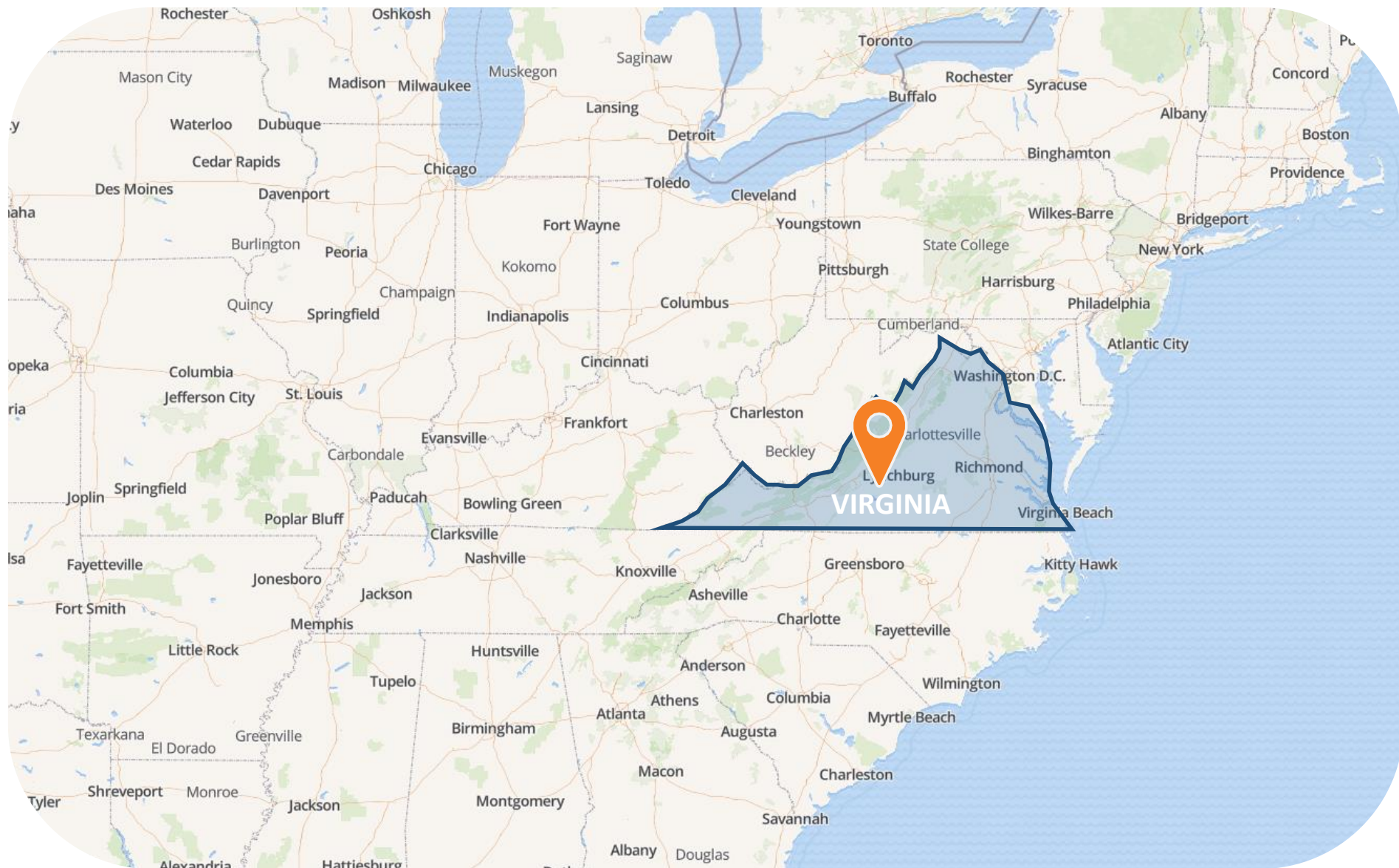


Property Photos



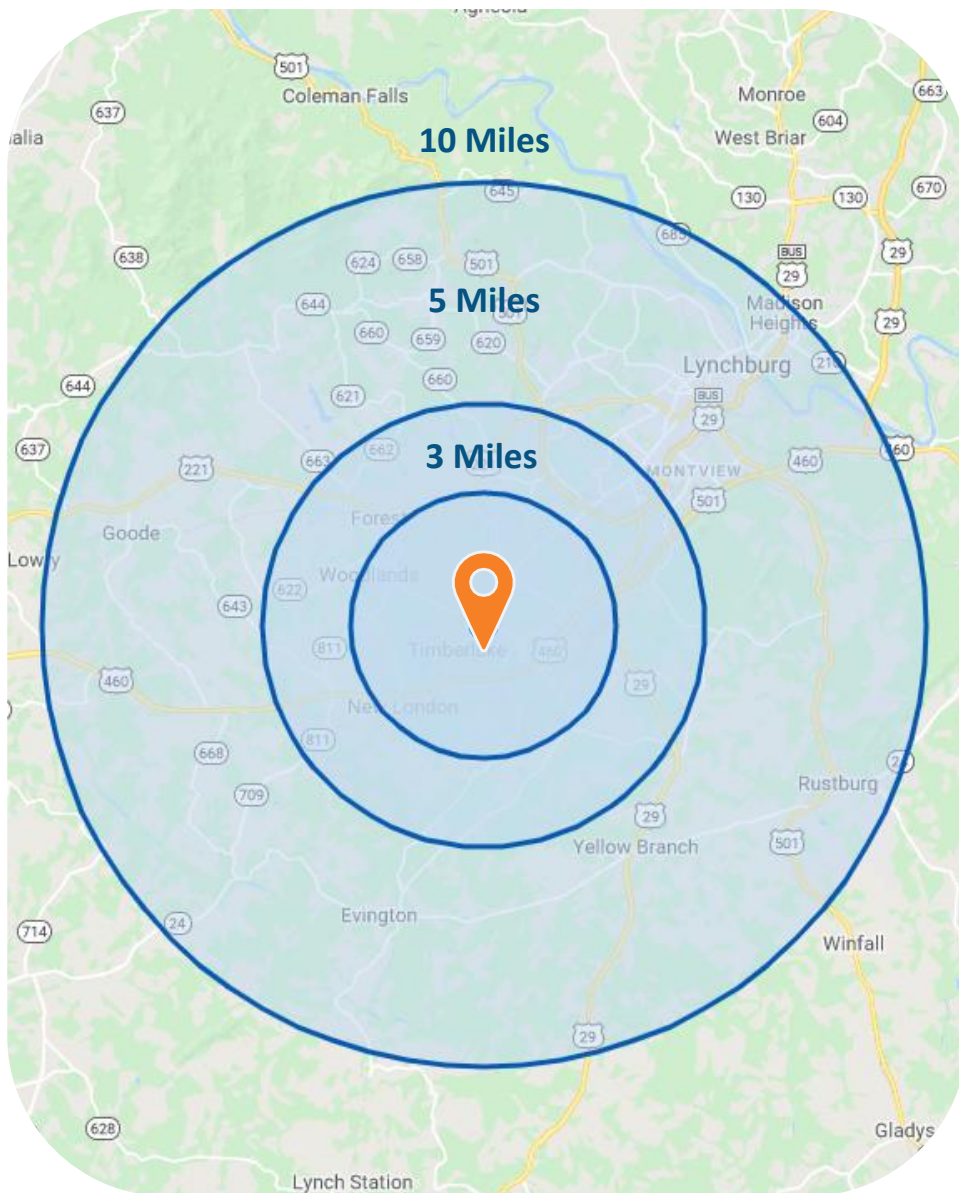


Regional Map





Demographics



	3 Miles	5 Miles	10 Miles
POPULATION			
2023 Projection	35,376	70,070	150,977
2018 Estimate	32,852	65,415	144,066
2010 Census	30,427	60,536	136,346
2000 Census	24,907	46,555	117,738
INCOME			
Average	\$67,674	\$68,699	\$69,223
Median	\$55,710	\$55,723	\$51,146
Per Capita	\$29,020	\$27,238	\$27,945
HOUSEHOLDS			
2023 Projection	15,441	26,882	59,158
2018 Estimate	14,055	24,558	55,701
2010 Census	12,915	22,546	52,442
2000 Census	10,179	17,792	46,055
HOUSING			
2018	\$175,125	\$176,504	\$172,344
EMPLOYMENT			
2018 Daytime Population	25,296	105,807	189,715
2018 Unemployment	3.13%	4.97%	4.58%
2018 Median Time Traveled	21 Mins	20 Mins	21 Mins
RACE & ETHNICITY			
White	81.41%	80.54%	73.86%
Native American	0.08%	0.07%	0.06%
African American	10.01%	11.73%	19.77%
Asian/Pacific Islander	3.96%	3.53%	2.49%



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