



NET LEASE INVESTMENT OFFERING



CVS PHARMACY
1009 E MAIN STREET
GREENVILLE, OHIO



TABLE OF CONTENTS

OFFERING SUMMARY

Executive Summary	1
Investment Highlights	2
Property Overview	3

LOCATION OVERVIEW

Photographs	4
Location Aerial	5
Site Plan	6
Map	7

MARKET OVERVIEW

Market Overview	8
Demographics	9

TENANT SUMMARY

Tenant Profile	10
----------------------	----



EXECUTIVE SUMMARY

The Boulder Group and Lee & Associates are pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located in Greenville, Ohio. CVS has successfully operated at this location since 1999 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 10,283 square foot building is located at the hard corner of a signalized intersection along E Main Street, a primary east-west thoroughfare. The property is well located in a retail corridor with Walmart Supercenter, Kroger, Lowe's, ALDI, Chase, Rural King and Tractor Supply Company. The property is also located near a large Whirlpool & Kitchen Aid factory distribution center and manufacturing plant. The plant was established in 1942 and manufactures KitchenAid stand mixers, hand mixers, blenders, Soda Stream® beverage makers, cutlery blocks and stand mixer attachments. With 1,000+ employees, Whirlpool Greenville operations produces more than two million stand mixer units annually. Greenville is also home to the KitchenAid Experience, an experiential retail destination and museum attracting 10,000 visits each month.

The CVS lease has approximately 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 extension
- Absolute NNN
- Successfully operated at this location since 1999 and recently extended their lease for 20 years which demonstrates their commitment to the location
- Investment grade rated tenant (S&P: BBB+)
- Located at hard corner of a signalized intersection along E Main Street, a primary east-west thoroughfare
- Well located in a retail corridor with Walmart Supercenter, Kroger, Lowe's, ALDI, Chase, Rural King and Tractor Supply Company
- Ideally positioned near large Whirlpool & Kitchen Aid factory distribution center and manufacturing plant (1,000+ employees) and the KitchenAid Experience (10,000 monthly visitors)
- Drive-thru pharmacy
- Rental escalation in each renewal option period



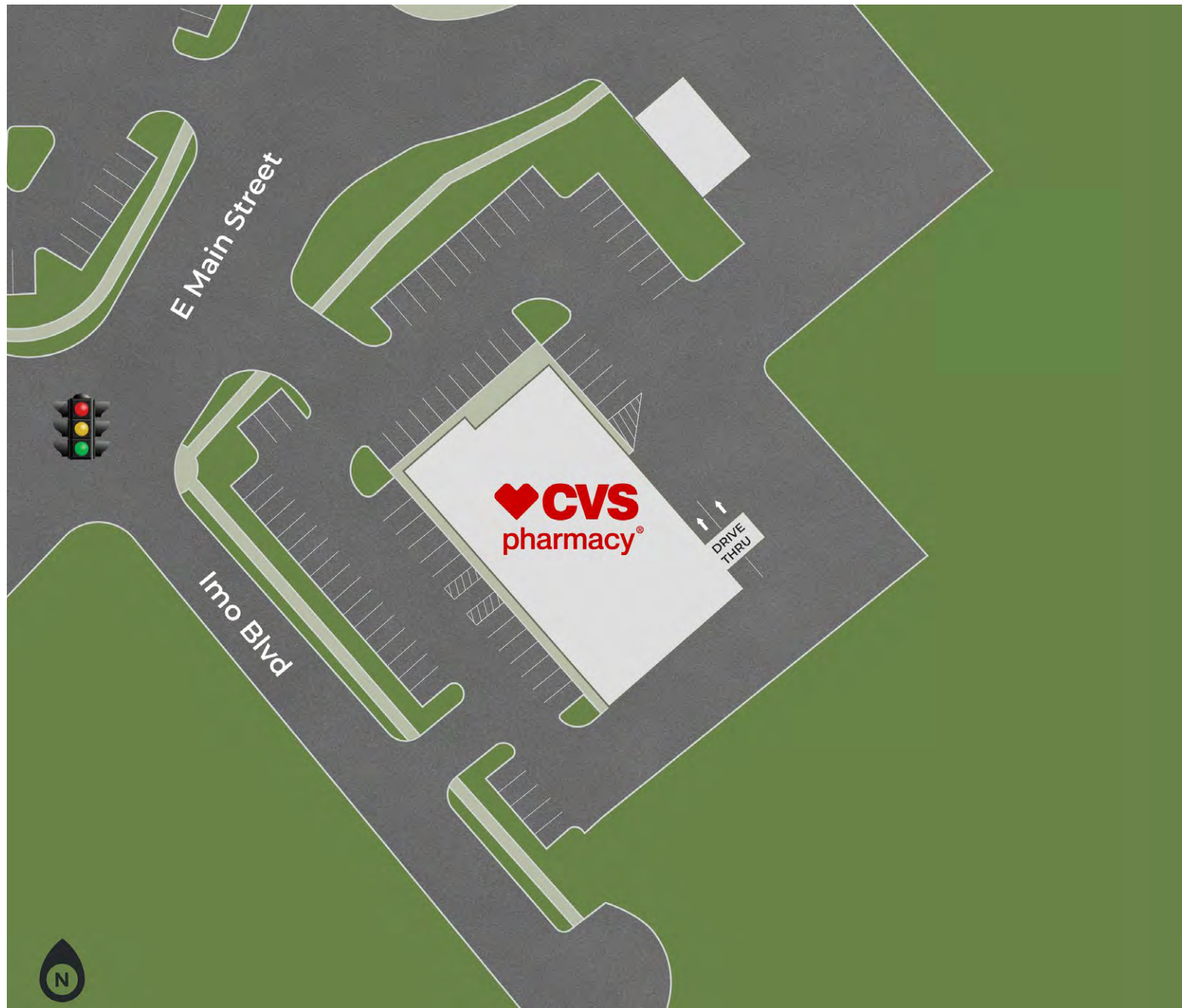
PROPERTY OVERVIEW

Price:	\$4,427,778
Cap Rate:	5.40%
Net Operating Income:	\$239,100
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:	1999
Lease Type:	Absolute NNN
Building Size:	10,283 SF
Lot Size:	1.40 Acres











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	8,404	15,433	18,640
Total Households:	3,691	6,868	8,109

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$48,606	\$52,410	\$55,229
Median Household Income:	\$38,110	\$39,821	\$41,653



CITY OF GREENVILLE, OHIO

Greenville is a city in and the county seat of Darke County, Ohio, United States, located in southwestern Ohio about 33 miles northwest of Dayton. The population was 13,227 at the 2010 census.

Greenville is home to The Great Darke County Fair which runs for nine days in August. Greenville is also home to KitchenAid small appliances. Greenville has a local history museum, the Garst Museum, which features the most extensive known collections of memorabilia of Annie Oakley and Lowell Thomas, both of whom were born nearby. It also holds historical artifacts relating to Anthony Wayne and the Treaty of Greenville as well as Native American artifacts. The museum also includes a village of shops; a wing of early American furnishings, pioneer life, and military uniforms; an early Indianapolis 500 race car built in Greenville; and an extensive genealogy room for research. Also located in Greenville is St. Clair Memorial Hall, the center for the arts in Darke County. This piece of architecture, built in 1910, has been completely remodeled and is a showpiece for all of Darke County.





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 \$77 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



CONFIDENTIALITY & DISCLAIMER

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/or Lee & Associates and should not be made available to any other person or entity without the written consent of The Boulder Group and/or Lee & Associates.

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.

EXCLUSIVELY LISTED BY:



The Boulder Group
3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091
www.bouldergroup.com

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JOHN FEENEY

Senior Vice President
847-562-9280
john@bouldergroup.com



Lee & Associates
1 McBride & Son Center Drive, Suite 140
St. Louis, MO 63005
www.lee-associates.com

DANIEL BARNES

Principal
314-400-4004
dbarnes@lee-associates.com