



2 N Broadway Avenue
Sylacauga, Alabama



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Broker of Record for AL: Jonathan Broadway - LHT Commercial Real Estate LLC- 256.520.5000



& SAVLOV PROPERTIES, L.L.C.
Licensed Real Estate Broker



Photo is for representation only

Savlov Properties ("Broker") has been appointed as the authorized broker for this investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of

the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to

any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

**Savlov Properties, LLC
285 Passaic Street
Hackensack NJ 07601**

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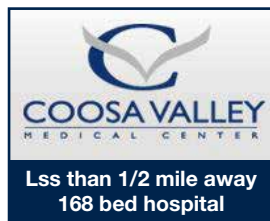
About CVS

This investment property for sale is 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 10 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 168 staffed beds. Additionally, the property features a drive-thru pharmacy.

CVS Pharmacy has over 10 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 9,900+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil.

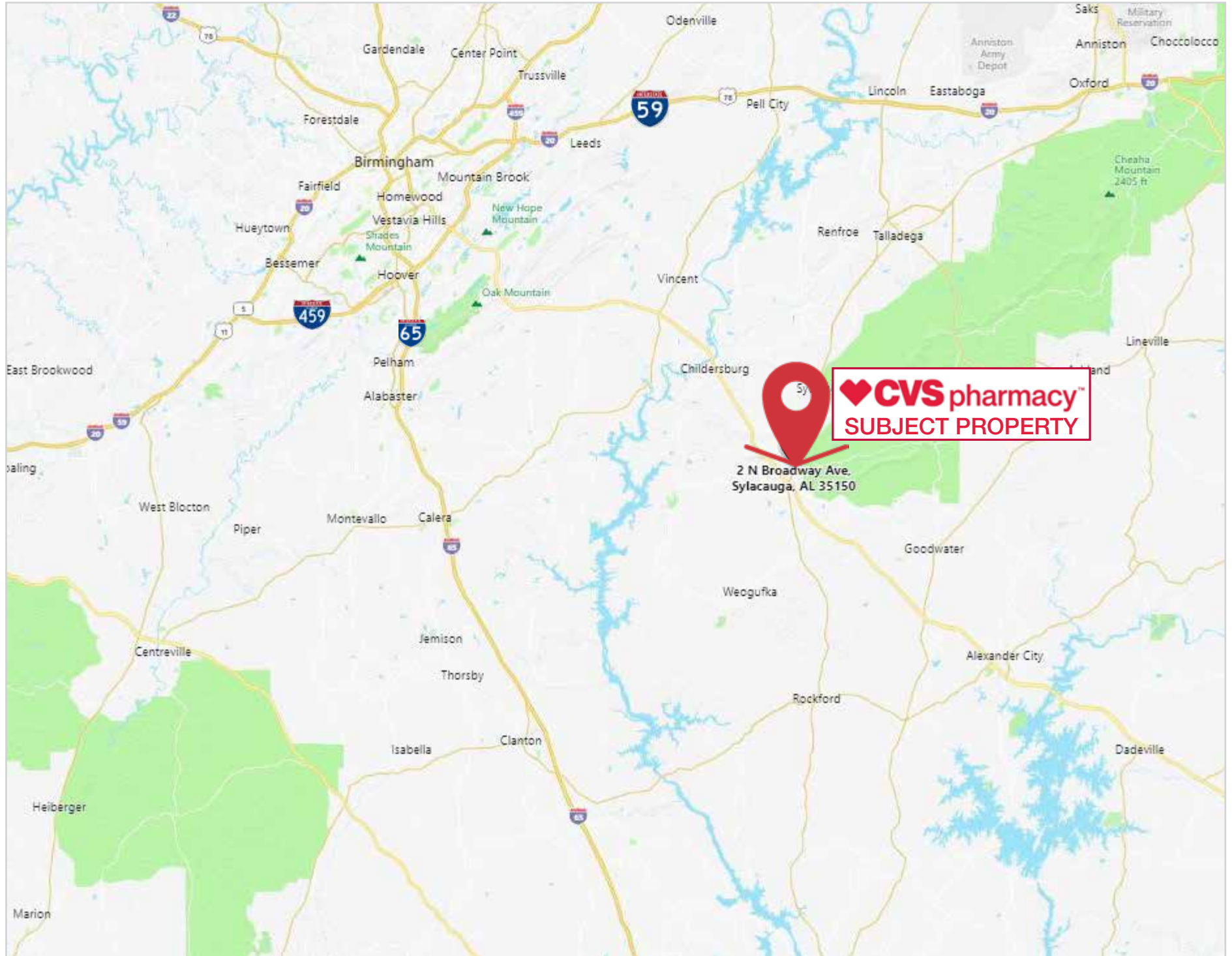
Year Built:	2004
Building Size:	10,055 SF
Lot Size:	1.14 AC
Lease Expiration Date:	1/31/2030
Renewal Options:	Six 5-year options
Rental Escalations:	5% in each option
Guarantor:	CVS Corporation
Credit Rating:	BBB+ (Standard & Poor's)
Lease Type:	NN
Net Operating Income:	\$231,164
Price:	\$4,361,588
Cap Rate:	5.3%
Location:	Located at the corner of a signalized intersection along North Broadway Avenue, a major thoroughfare in Sylacauga.



Retailers in the immediate area










SITE PLAN



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.



	3 Miles	5 Miles	7 Miles
 Population (Current)	12,057	17,639	24,066
 AVG HHI	\$61,006	\$64,263	\$63,824
 Households (Current)	5,028	7,278	9,857

CVS Pharmacy, the retail division of CVS Health, has over 9,900 CVS/pharmacy and Longs Drugs stores which employ more than 26,000 pharmacists throughout the US.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS store.



CVS Corp (CVS)	
59.70 -1.85 (-3.01%) 05/01/20 [NYSE]	
59.63 x 2	59.79 x 2 POST-MARKET 59.79 +0.09 (+0.15%)
QUOTE OVERVIEW for Fri, May 1st, 2020	
Day Low 59.27	Day High 60.80
Open 60.79	
Previous Close	61.55
Volume	7,715,800
Avg Vol	8,441,200
Stochastic %K	40.87%
Weighted Alpha	-2.10
5-Day Change	-2.61 (-4.19%)
52-Week Range	51.72 - 77.03

source: barchart.com