

INVESTMENT HIGHLIGHTS

- Approximately 11 Years Remaining on Corporately Guaranteed Lease
- Investment Grade Tenant | “BBB” Standard & Poor’s Credit Rating
- Located in Main Retail Thoroughfare on a Signalized, Hard-Corner Intersection on Heavily Trafficked Roosevelt Road | 37,800 Vehicles Passing per Day
- Property Features a Drive-Thru, Adding Value and Flexibility
- Excellent Visibility | 210 Feet of Frontage
- One Mile to Both College of DuPage and Wheaton College | 30,900 Total Students
- Local National Retailers Include Starbucks, Dunkin’ Donuts, Jewel, Aldo, Mariano’s, ROSS Dress for Less, Dollar Tree, Ace Hardware and Much More



Corporate
Guarantee



Drive-Thru



Highly
Visible



Heavily
Traveled



CVS | Corporate Guarantee

1400 East Roosevelt Road, Wheaton, Illinois 60187

Price	\$7,372,912
Cap Rate	6.25%
NOI	\$460,807
Price/Square Foot	\$680.41
Gross Leasable Area	10,836 SF
Year Built	2004
Lot Size	1.42 Acres +/-
Parcel Number	05-22-102-025
Type of Ownership	Fee Simple
Parking	30 Surface Spaces +/-

LEASE SUMMARY

Lease Type	NNN
Lease Guarantor	Corporate
Roof & Structure	Tenant
Lease Term Remaining	11.1 Years
Rent Commencement	12/22/2005
Lease Expiration	1/31/2031
Options	Ten (5) Year Options
Option to Terminate	None
Option to Purchase	Yes

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$460,806.96	\$42.53
Option 1	2/1/2031	\$414,726.26	\$38.27
Option 2	2/1/2036	\$414,726.26	\$38.27
Option 3-10	2/1/2041	Fixed or FMV	-

Notes: N/A