

JAMESCAPITAL

A D V I S O R S



CVS PHARMACY

7200 W. CERMAK RD, NORTH RIVERSIDE, IL 60546

TABLE OF CONTENTS

- 03 Investment Summary
- 04 Retail Aerial
- 05 Lease Summary
- 06 Retail Aerial
- 07 Rent Schedule
- 08 Retail Aerial
- 10 Site Plan
- 11 About the Brand
- 12 Location Overview

CONTACT INFORMATION



JOEL CUKIER
Senior Associate
(424) 325-2618




INVESTMENT SUMMARY



Tenant	CVS
Address	7200 W. Cermak Rd, North Riverside
State	IL
Zip	60546
GLA	10,000 SF
Lot Size	1.28 AC
Year Built	2011
Price / SF	\$899.51

 **\$9,495,995**
ASKING PRICE

 **\$500,919***
RENT CREDIT

 **\$8,995,076**
NET LIST PRICE

CAP Rate 5.57%

NOI \$500,919

* Seller to credit Buyer \$500,919.



Absolute Net (NNN) Lease | Zero Landlord Responsibilities

The lease calls for zero Landlord responsibilities with the tenant paying all the CAM, insurance, and property taxes making this an ideal management-free investment for an out of state passive investor.

Corporate Guarantee Investment Grade Tenant (S&P: BBB)

The lease is corporately guaranteed by CVS Health (S&P: BBB) the largest drugstore chain in the U.S with over 9,800 locations throughout the country.

Hard Corner at an Extremely Busy Signalized Intersection

This CVS is located on a hard corner at the four-way signalized intersection of W. Cermak Rd and Harlem Ave which experiences extremely high traffic counts that averages over 65,000 vehicles passing by the site daily.

Excellent Site Visibility

The building receives excellent exposure and is equipped with multiple large monument signs along W. Cermak Rd and Harlem Ave creating ideal visibility for the tenant.



CVS PHARMACY
LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	25 Years
Commencement Date	12/01/2011
Lease Expiration	01/31/2037
Term Remaining	16+ Years
Increases	See Rent Schedule
Options	Ten (10), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	CVS
Ownership	Public
Years in Business	56
Number of Locations	9,800+



Strategic Location | Surrounded by National Retailers

CVS is strategically located surrounded by regional and national retailers including Costco Wholesale, Walmart Supercenter, Chick-fil-A, McDonald's, Chipotle, Panda Express and Starbucks. This mix of retailers significantly increases the consumer draw to the immediate trade area making this the ideal location for a retail tenant.

Ideal Parking Ratios

There are approximately 61 parking spaces on the parcel with ratios of approximately 6.1 stalls per 1,000 SF of leasable area providing added convenience to the customers experience.

Drive-Thru Location

This building is outfitted with a drive-thru pharmacy, providing ease and convenience for customers. On average, stores with drive-thru's experience higher sales than those without.

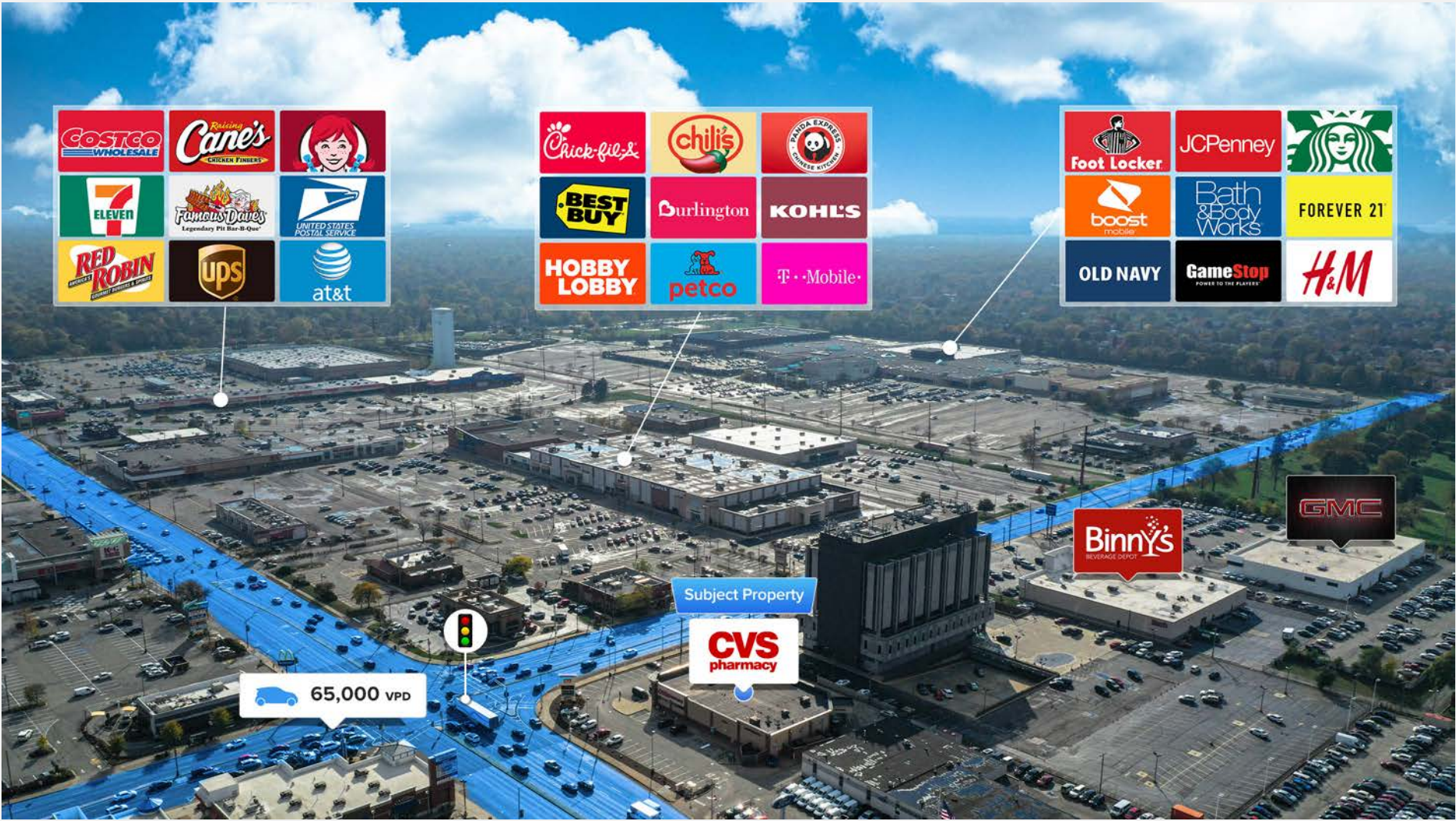
Fee Simple Ownership

The ownership allows the landlord to depreciate the building and proves a tax shelter for the rental income.



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
12/01/2011 - 01/31/2037*	Base Term	\$500,919	\$41,743.25	-	5.57%
01/31/2037 - 01/30/2042	1st Option	\$450,827	\$37,568.92	-	5.01%
01/31/2042 - 01/30/2047	2nd Option	\$450,827	\$37,568.92	-	5.01%
01/31/2047 - 01/30/2052	3rd Option	FMV	FMV	FMV	FMV
01/31/2052 - 01/30/2057	4th Option	FMV	FMV	FMV	FMV
01/31/2057 - 01/30/2062	5th Option	FMV	FMV	FMV	FMV
01/31/2062 - 01/30/2067	6th Option	FMV	FMV	FMV	FMV
01/31/2067 - 01/30/2072	7th Option	FMV	FMV	FMV	FMV
01/31/2072 - 01/30/2077	8th Option	FMV	FMV	FMV	FMV
01/31/2077 - 01/30/2082	9th Option	FMV	FMV	FMV	FMV
01/31/2082 - 01/30/2087	10th option	FMV	FMV	FMV	FMV

* There is a 3 year rent holiday with rent payments ending on 01/31/2034







ABOUT THE BRAND



CVS Pharmacy

CVS Pharmacy is the largest retail pharmacy in the United States, filling more than one billion prescriptions each year. CVS retail stores feature thousands of items including organics and naturals, innovations in beauty and health & healthier-for-you food choices. CVS Pharmacy is subsidiary of the American retail & health care company CVS Health. CVS Health is a pharmacy company helping people on their path to better health.



9,800+

NUMBER OF LOCATIONS



BBB

S&P CREDIT RATING



\$256.8 Billion

ANNUAL REVENUE



290,000

EMPLOYEES



CVS Health to Hire 50,000 in Response to Coronavirus Demand

CVS is on a hiring spree to help meet increasing customer demand in wake of the 2020 pandemic. The pharmacy chain is planning to add more employees nationwide as part of what officials call the “most ambitious” hiring it will make yet. This is the largest hiring spree that the company has undergone in its history as it looks to keep up with customer demand for prescription delivery and in-store sales. Prescription delivery is up nearly 300 percent since CVS waived fees earlier this month as the company hopes to make an impact within the community amidst the pandemic.

CVS Health Reports Full-Year 2019 Results

- Total revenues increased 32.0% to \$256.8 billion
- GAAP operating income increased to \$12.0 billion
- Adjusted operating income increased 36.2% to \$15.3 billion
- GAAP diluted earnings per share from continuing operations of \$5.08

LOCATION OVERVIEW

**North Riverside, Illinois**

North Riverside is a village in Cook County, Illinois, United States. The estimated population as of 2019 was 6,429. According to the United States Census Bureau, the village has a total area of 1.5 square miles, all of it land. North Riverside is a great place to live as well as a great place for businesses to call home. North Riverside's is home to some of Chicagoland's best-known retailers, such as Costco, Joe Rizza Ford, Castle Pontiac-Buick-GMC, Best Buy, h.h.gregg, Kohl's, and the North Riverside Park Mall.

North Riverside is synonymous with North Riverside Park Mall. As a major retail hub located approximately 10 miles west of downtown Chicago, the mall attracts customers throughout western Cook County. The Mall employs hundreds of area residents in its stores and includes notable anchors such as Sears, JC Penney and Carson Pirie Scott. Also located within the North Riverside Park Mall is a 7 screen Cineplex owned and operated by Classic Cinemas. North Riverside's close proximity to major thoroughfares and highways make it accessible to the City of Chicago and outlying suburbs.

**Excellent Demographics in Dense Trade Area**

The subject property benefits from its prime corner location in a dense retail corridor with extremely dense demographics. The 5-Mile Radius of the property consists of over 647,400 residents with an average annual household income of more than \$78,900, well above the national average and an additional 202,700 employees that support the local trade area.

Close Proximity to Several Major Shopping Centers

CVS is located within walking distance to North Riverside Park Mall a 1,111,300 SF shopping mall featuring over 120 retail, dining, and entertainment options, a major draw to the area. In addition the site is in close proximity to multiple shopping centers including North Riverside Plaza, Cermak Plaza, and Forest Park Plaza.

Close Proximity to the I-290 Freeway

The Subject Property is located nearby an on/off ramp access to Interstate 290 (176,600 VPD), a well-traveled commuter thoroughfare for the Chicago metropolitan area.

Chicago

With over 2.8 million residents, the City of Chicago is the largest city in Illinois and the third most-populous city in the nation. The city is 234 square miles in size and is the county seat of Cook County. Chicago is an international center for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It is one of the largest markets of the world, creating 20% of all revenue in commodities and financial futures alone. The city's O'Hare International Airport is ranked as the world's fifth or sixth busiest airport and either first or second in the United States. The region also has the largest number of federal highways and is the nation's railroad hub.

Chicago's 58 million domestic and international visitors in 2019 made it the second most visited city in the nation, as compared with New York City's 65 million visitors in 2019. The city was ranked first in the 2019 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities. In addition, the city has one of the world's most diversified and balanced economies. Chicago is home to several Fortune 500 companies, including Allstate, Boeing, Exelon, Kraft Heinz, McDonald's, Sears, United Airlines Holdings, and Walgreens.



Chicago is a city unlike any other. They have the architectural marvels, world-class museums, dynamic entertainment, and award-winning dining scene one would expect from one of the world's greatest cities. But they're more than just another big city — their welcoming residents, inclusive neighborhoods, and Midwestern soul truly make Chicago the city that feels like home. Chicago has more than 8,800 acres of green space and 600 parks; the Chicago Park District is the largest municipal park manager in the nation.

Chicago Sport Teams

Chicago is home to a variety of famous sports team that include the NFL's Chicago Bears, MLB's Chicago Cubs, NBA's Chicago Bulls, and the NHL's Chicago Blackhawks.

University of Chicago

The University of Chicago is a prestigious private research university in Chicago, Illinois with more than 17,000 enrolled students annually. It is located ten blocks to the north of the subject property.

LOCATION OVERVIEW

1. The University of Chicago

5801 S. Ellis Ave, Chicago, IL 60637

18.8 MILES FROM SUBJECT PROPERTY

2. Millennium Park

201 E. Randolph St, Chicago, IL 60602

12.4 MILES FROM SUBJECT PROPERTY

3. Shedd Aquarium

1200 S. Lake Shore Dr, Chicago, IL 60605

12.9 MILES FROM SUBJECT PROPERTY

4. Navy Pier

600 E. Grand Ave, Chicago, IL 60611

13.4 MILES FROM SUBJECT PROPERTY

5. The Art Institute of Chicago

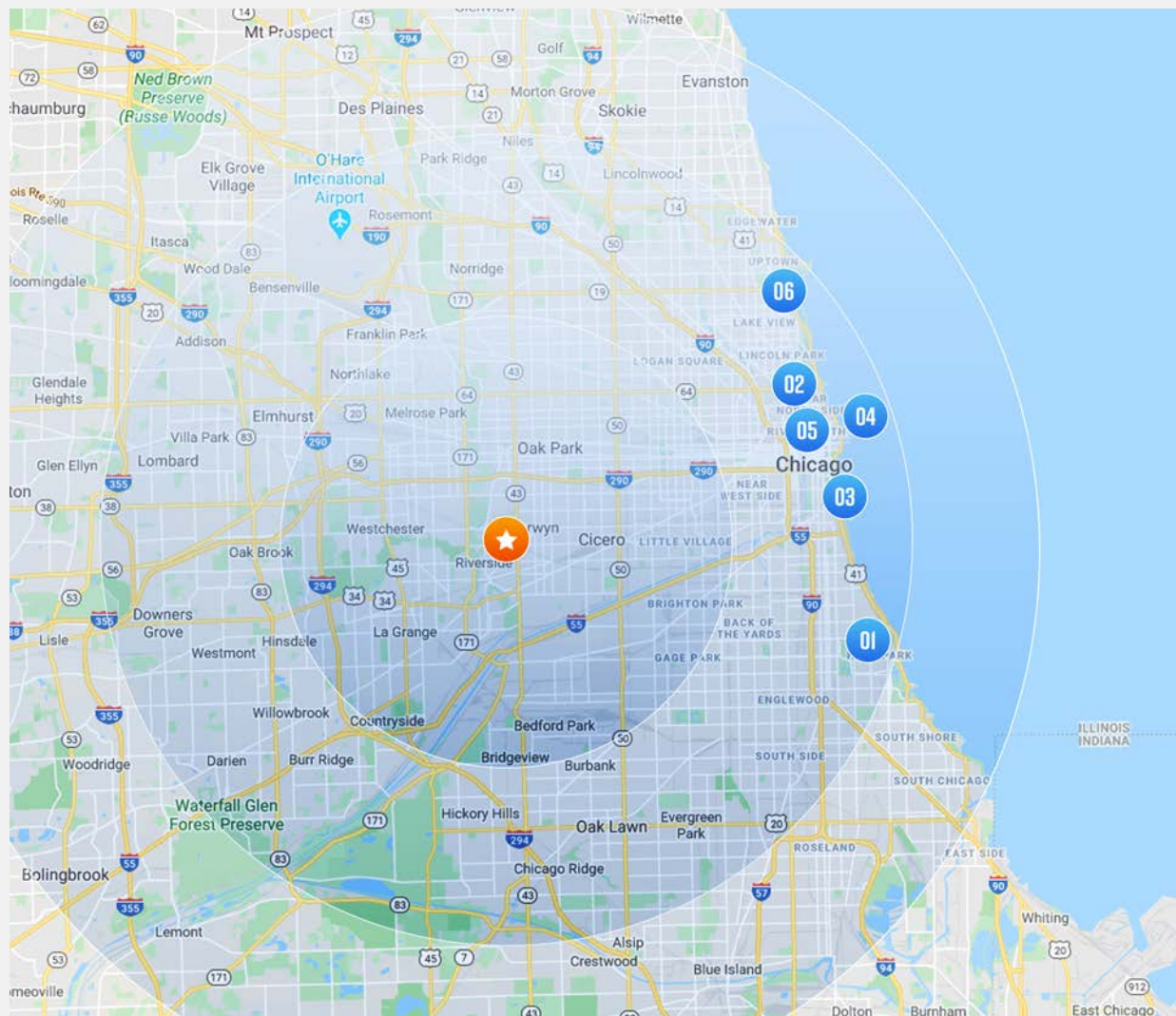
111 S. Michigan Ave, Chicago, IL 60603

11.3 MILES FROM SUBJECT PROPERTY

6. Wrigley Field

1060 W. Addison St, Chicago, IL 60613

16 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

UNIVERSITY OF CHICAGO

THIS PRIVATE UNIVERSITY HAS OVER 17,000 ENROLLED STUDENTS ANNUALLY.



02

MILLENNIUM PARK

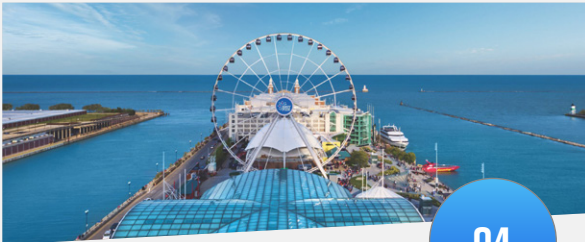
A PARK WITH A FULL COLLECTION OF ARCHITECTURE, LANDSCAPE DESIGN & ART.



03

SHEDD AQUARIUM

THIS STATE OF THE ART AQUARIUM IS HOME TO OVER 32,000 ANIMALS.



04

NAVY PIER

NAVY PIER IS A 3,300-FOOT-LONG PIER ON THE SHORELINE OF LAKE MICHIGAN.



05

THE ART INSTITUTE OF CHICAGO

THIS IS ONE OF THE OLDEST AND LARGEST ART MUSEUMS IN THE UNITED STATES.



06

WRIGLEY FIELD

THIS BASEBALL PARK HAS THE CAPACITY TO SEAT OVER 41,000 VISITORS.



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	26,133	245,336	602,308
2020 Estimate	26,664	249,067	615,195
2010 Census	27,975	254,864	648,525
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	9,105	87,125	202,222
2020 Estimate	9,299	88,522	206,905
2010 Census	10,336	93,415	228,482
Average Income	\$78,673	\$83,325	\$79,592
Median Income	\$63,768	\$61,951	\$57,185

Chicago City Facts

Chicago is known as the United State’s railroad capital, with more major railroads serving the city than any other place in America. Downtown Chicago’s underground pedestrian system, known as the Pedway, consists of tunnels and overhead bridges that cover roughly 5 miles and link more than 40 blocks in the Central Business District. Chicago has approximately 60 museums, nearly 200 art galleries, and 20 neighborhood art centers with more than 250 theatres, 225 music venues, and 200 dance companies. Chicago truly is a city where both business and pleasure meet.

DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable, but the accuracy or completeness of the information contained therein cannot be guaranteed. James Capital Advisors, Inc. & Brian Brockman ("Broker") has not, and will not, verify any of this information, nor has Broker conducted, nor will it conduct, any investigation regarding these matters. Broker makes no representations, guarantees, or warranties of any nature about the accuracy or completeness of any information provided. The information provided in this brochure is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to income and expenses for this property nor the future financial performance of the property. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties as to the size and square footage of the property, the presence of any contaminating substances at the property, the physical condition of the property or compliance with any State, Local or Federal regulations. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property. All parties are aware that Broker has no affirmative obligation to conduct a due diligence examination of the property for any Buyer. Any and all projections or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. Therefore, Broker assumes no legal responsibility for accuracy or completeness of this information, and expressly disclaims all representations, guarantees, or warranties related thereto.

The value of the property to any Buyer depends on numerous factors that must be evaluated by Buyer and Buyer's legal, tax, construction, and financial advisors. Buyer and Buyer's advisors should conduct a thorough, independent investigation of the property to determine its suitability for Buyer's intended usage. This investment, as with all real estate investments, carries a substantial risk. As such, Buyer and Buyer's legal and financial advisors are strongly advised to request and review all legal and financial documentations related to the property and tenants.

A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

CONFIDENTIALITY

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

RELEASE

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer's investigation of the property. In no event shall James Capital Advisors, Inc. or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

NON-ENDORSEMENT

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity's logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

CVS PHARMACY

CONTACT INFORMATION

CONTACT

JOEL CUKIER

Senior Associate

(424) 325-2618

joel@jamescapitaladvisors.com

CA RE Lic. 02005095

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty - Illinois, Inc

(513) 898-1551

brian@bangrealty.com

IL RE Lic # 471020548

CORP Lic # 478027324

