



RETAIL PROPERTY FOR SALE

SUBJECT PROPERTY

CVS

5310 Rockville Rd, Indianapolis, IN 46224

Exclusively Listed By:

DANNY SAMONA

Senior Director

248.702.0286

dsamona@encorereis.com

GINO KASSAB

Associate Advisor

248.702.0943

gkassab@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

Brian@bangrealty.com

513.657.3645

TABLE OF CONTENTS

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Contents

COVER PAGE	1
RETAIL MAP	3
AERIAL MAP	4
EXECUTIVE SUMMARY	5
PURCHASE OPTION SUMMARY	6
COMPETITION MAP	7
DEMOGRAPHICS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
LOCAL MAP	12
REGIONAL MAP	13
TENANT PROFILE	14
BACK PAGE	15

RETAIL

SUBJECT
PROPERTY

INTERSTATE
465

130,670+



Rockville Rd

29,000+



SUBWAY



21,303+



N Lynhurst Dr

AERIAL

N Lynhurst Dr



21,303+

Rockville Rd



29,000+

CVS
pharmacy

SUBWAY

FAMILY
DOLLAR



CLICK ON THE FOLLOWING LINKS:

 Google Map

 Street View

SALE PRICE

\$5,875,106

CAP RATE

5.15%

INVESTMENT SUMMARY

NOI:	\$302,568
Price / SF:	\$534.93
Building Size:	10,983 SF
Land Acreage:	1.51 Acres
Year Built:	2004

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	9.5 Years
Commencement Date:	9/01/2005
Term Expiration:	1/31/2031
Options:	Ten (10) 5-Year
Increases:	1&2 10% Decrease 3-10 FMV
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute Net Lease | Zero Landlord Responsibilities
- Only National Pharmacy on Rockville / Washington St for a 7 Mile stretch from the Highway to downtown Indianapolis
- 10 Minute Drive to Two Major Health Centers | Eskenazi Health Center, IU Health Methodist Hospital
- Eskenazi Health Center, IU Health Methodist Hospital Have a Combined Bed Count of 1,117 | Total Employees Exceeds 5K
- 11 Minute Drive of Indianapolis International Airport
- Corporately Guaranteed by CVS, the Largest Pharmacy Chain in the U.S. | S&P "BBB+"
- Traffic Counts in Excess of 49,000+
- Prototypical Free-standing Building with Drive-Through

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,298	82,426	208,855
Total Households	5,577	32,383	81,558
Average HH Income	\$56,280	\$61,347	\$65,595

PURCHASE OPTIONS 1 & 2

RENT HOLIDAY CREDIT AT COE (OPTION 1)

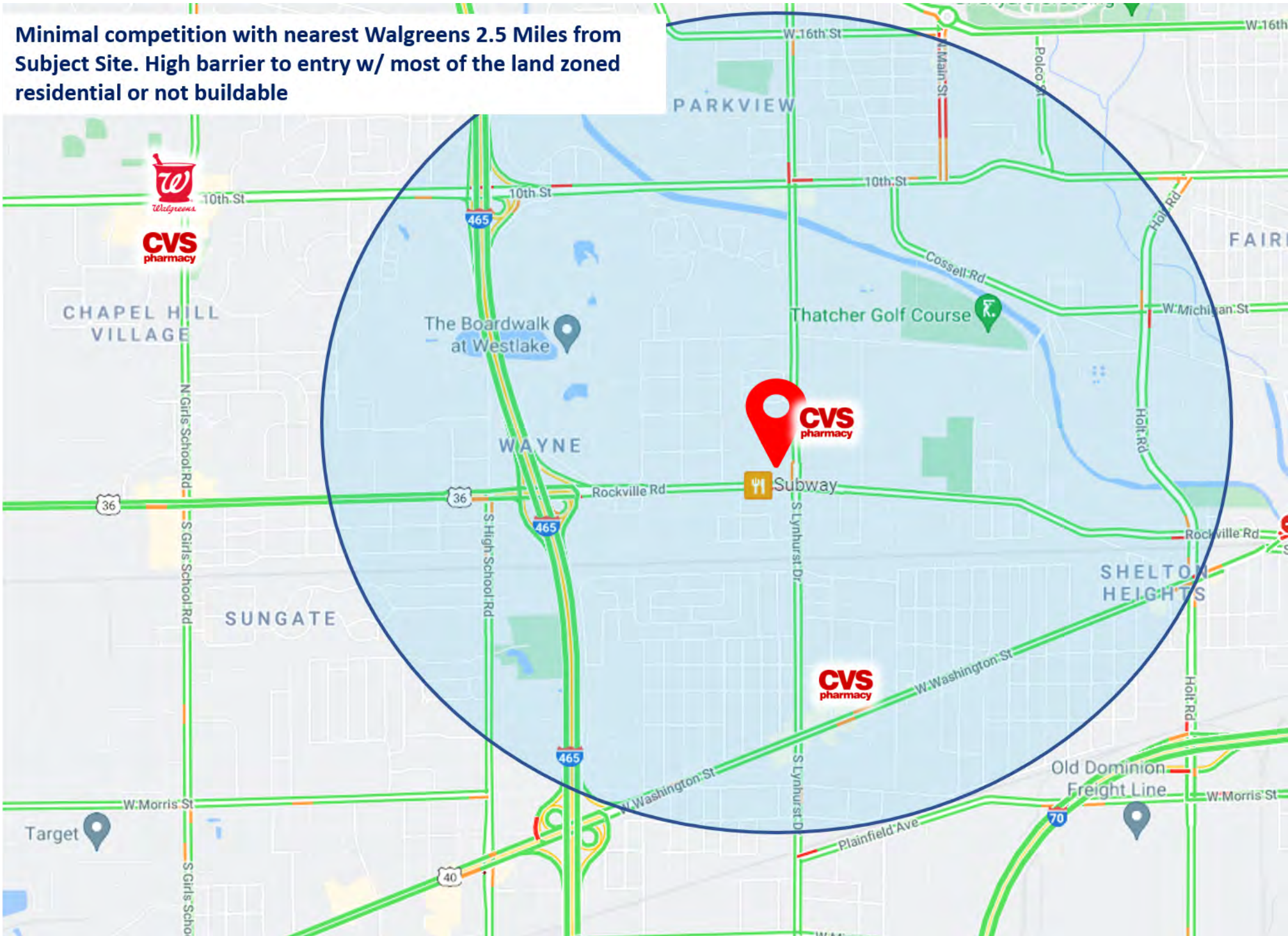
Price Prior To Rent Credit Price	\$5,875,106
Per SF Prior To Rent Credit	\$534.93
CAP Rate Prior To Rent Credit	5.15%
Rent Holiday Period	10/2027-1/2031
Rent Holiday Income Schedule	
2021-2022	\$302,567
2022-2023	\$302,567
2023-2024	\$302,567
2024-2025	\$302,567
2025-2026	\$302,567
2026-09/2027	\$226,925
10/2027-2028	0
2028-2029	0
2029-2030	0
2030-2031	0
Total Rent Credit Given In Place of Missed Income	\$983,342
Adjusted Price After Rent Credit COE Adjusted	\$4,891,764
Cap Rate After Rent Credit COE Adjusted	6.19%
Price Per Sf After Rent Credit COE	\$445.39

RENT HOLIDAY INCOME PAID BY THE TRUST (OPTION 2)

Price	\$5,875,106
Price Per SF	\$534.93
CAP Rate	5.15%
Income Schedule (W/ Payment From Trust)	
2021-2022	\$302,567
2022-2023	\$302,567
2023-2024	\$302,567
2024-2025	\$302,567
2025-2026	\$302,567
9-2026/2027	\$226,925
10/2027-2028	*\$75,642*
2028-2029	*\$302,567*
2029-2030	*\$302,567*
2030-2031	*\$302,567*
Rent Holiday Period	10/2027-1/2031
Income Period Paid By The Trust	10/2027-1/2031
Income Paid By The Trust Last 3 Months of 2027	\$75,642
Annual Income Paid By The Trust 2028-2031	\$302,567
Total NOI Paid By The Trust	\$983,343

- *\$302,567* & *\$75,642* is income, paid by the trust, to make this a cash-flowing deal throughout the initial lease term

Minimal competition with nearest Walgreens 2.5 Miles from Subject Site. High barrier to entry w/ most of the land zoned residential or not buildable



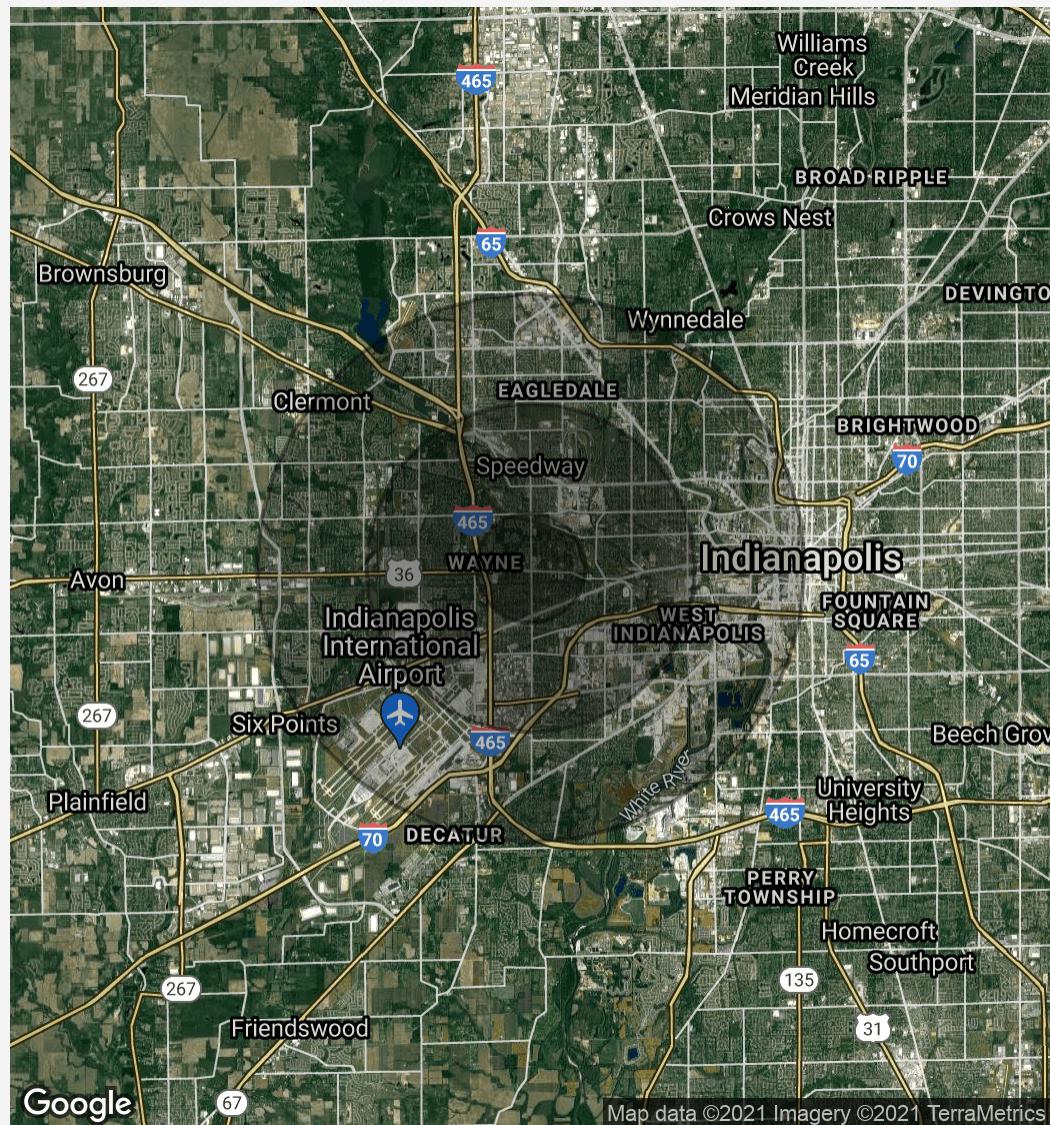
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,298	82,426	208,855
Average age	31.5	34.2	33.5
Average age (Male)	28.5	32.2	32.2
Average age (Female)	33.5	35.7	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,577	32,383	81,558
# of persons per HH	2.5	2.5	2.6
Average HH income	\$56,280	\$61,347	\$65,595
Average house value	\$89,921	\$100,783	\$104,668

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,034	59,321	125,552
Total Population - Black	1,466	13,659	48,400
Total Population - Asian	164	1,097	3,058
Total Population - Hawaiian	0	35	36
Total Population - American Indian	24	241	513
Total Population - Other	1,244	5,777	14,825

* Demographic data derived from 2010 US Census

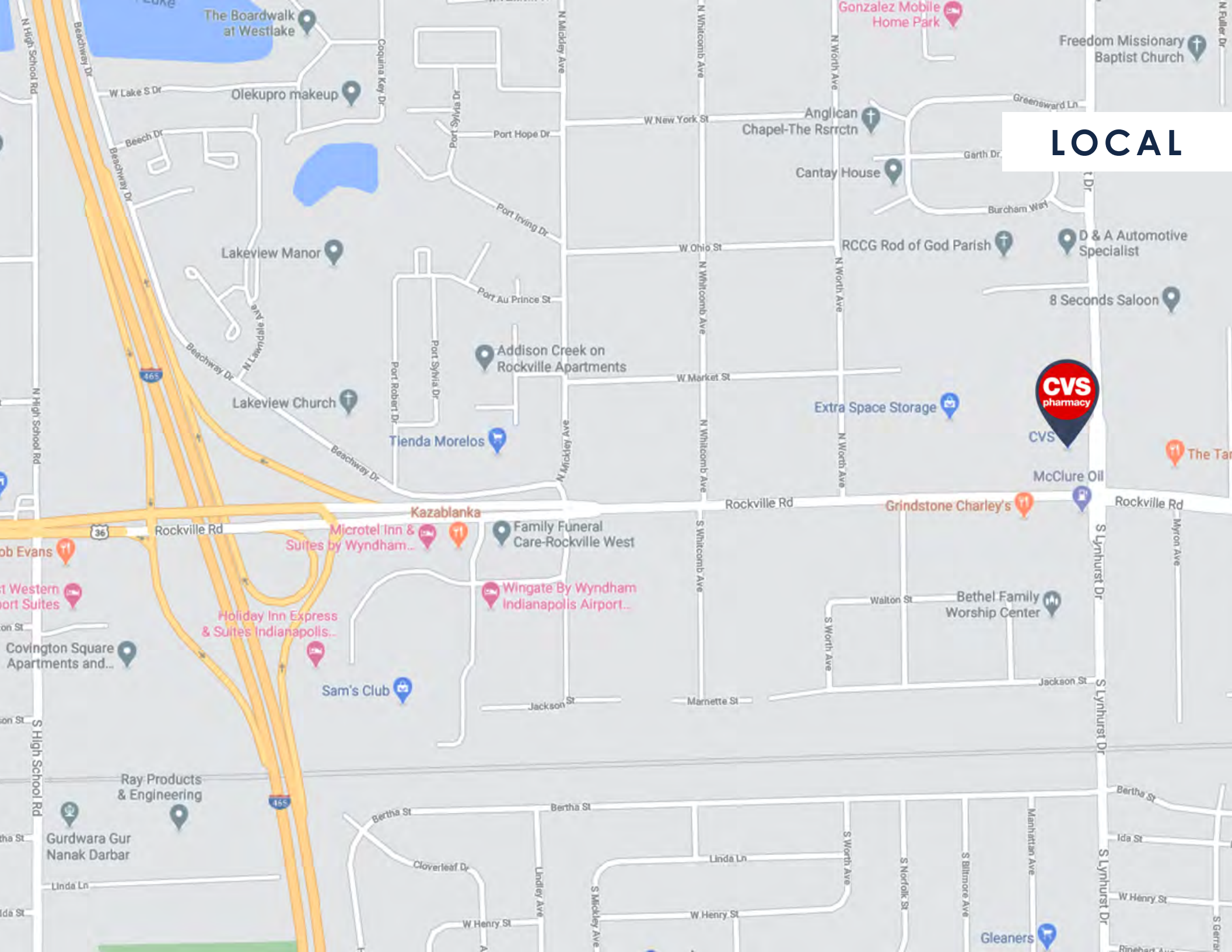


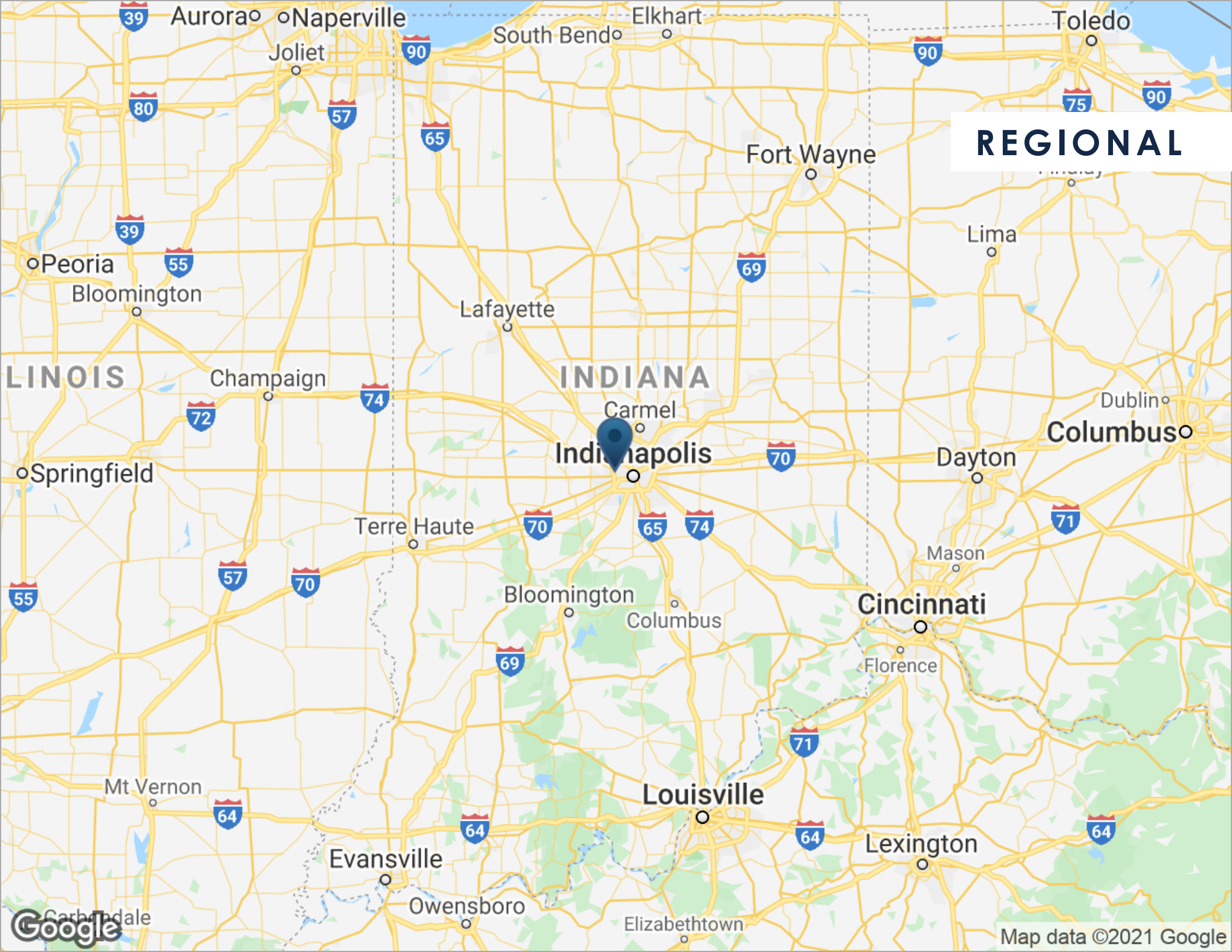






LOCAL





REGIONAL

ILLINOIS

INDIANA

Indianapolis

Cincinnati

Columbus

Louisville

Lexington

Evansville

Owensboro

Elizabethtown

TENANT PROFILE



OVERVIEW

Company:	CVS
Founded:	May 8, 1963
Total Revenue:	\$184.8 Billion (2017)
Net Income:	\$9.5 Billion (2015)
Headquarters:	Woonsocket, RI
Website:	www.cvs.com

TENANT HIGHLIGHTS

- 240,000 employees (2016)
- 9,900+ stores (May 2018)
- Located in 43 U.S. states and the District of Columbia

TENANT OVERVIEW

CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance ranked 37th. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance ranked 37th.

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 more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores. 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 more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.

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Bradley Moncton | Director of Capital Markets
(Direct) 248.702.0936 | bmoncton@encorereis.com

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5310 Rockville Rd, Indianapolis, IN 46224



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400

Farmington Hills, MI 48334

Encoreinvestmentrealestate.com

Exclusively Listed By:

DANNY SAMONA

Senior Director

248.702.0286

dsamona@encorereis.com

GINO KASSAB

Associate Advisor

248.702.0943

gkassab@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

Brian@bangrealty.com

513.657.3645