



NET LEASE INVESTMENT OFFERING



CVS PHARMACY (INVESTMENT GRADE TENANT)
1411 W MAIN STREET
FAIRFIELD, IL 62837 (EVANSVILLE MSA)



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located within the Evansville MSA in Fairfield, Illinois. The property features an absolute triple net lease which presents zero landlord responsibilities. The lease has over 10 years remaining and ten 5-year renewal options with 5% rental escalations in each. Additionally, the property features a drive-thru pharmacy. CVS Pharmacy is an investment grade rated company with a Standard and Poor's rating of BBB.

The 12,027 square foot building is located at a signalized hard corner of West Main Street and West Delaware Street which hosts a combined traffic count of 17,500 vehicles per day. The property is positioned at the center of Fairfield, Illinois and has limited competition in the area. Tenants in the area include Walmart Supercenter, Save A Lot, McDonald's, Murphy USA, O'Reilly Auto Parts, Dollar General, Dollar Tree, Phillips 66, and several others. The property is also within proximity to Fairfield Memorial Hospital, a 25-acute care bed hospital that employs over 250 people. There are 9,221 people living within seven miles of the property who earn an average annual household income of \$60,236. The nearest CVS location is 30+ miles north of the subject property.

CVS Pharmacy is the nation's largest drugstore chain and total prescription revenue and operates 9,900+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS Pharmacy is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization in excess of \$132 billion. CVS is one of the largest corporations in the nation, ranking #4 on the Fortune 500.



INVESTMENT HIGHLIGHTS

- Positioned within the Evansville, IN-KY MSA
- Absolute NNN lease which presents zero landlord responsibilities
- CVS is an investment grade rated tenant (S&P: BBB)
- CVS is one of the largest corporations in the country, ranking #4 on the Fortune 500
- 10+ years remain on the primary lease term
- Ten 5-year renewal options with 5% rental escalations in each
- Located at the signalized hard corner of West Main Street and West Delaware Street (17,500 VPD)
- Tenants in the area include Walmart Supercenter, Save A Lot, McDonald's, Murphy USA, O'Reilly Auto Parts, Dollar General, Dollar Tree, Phillips 66, and several others
- Within proximity to Fairfield Memorial Hospital, a 25-acute care bed hospital that employs over 250 people
- 9,221 people living within seven miles of the property who earn an average annual household income of \$60,236
- The nearest CVS location is 30+ miles north of the subject property



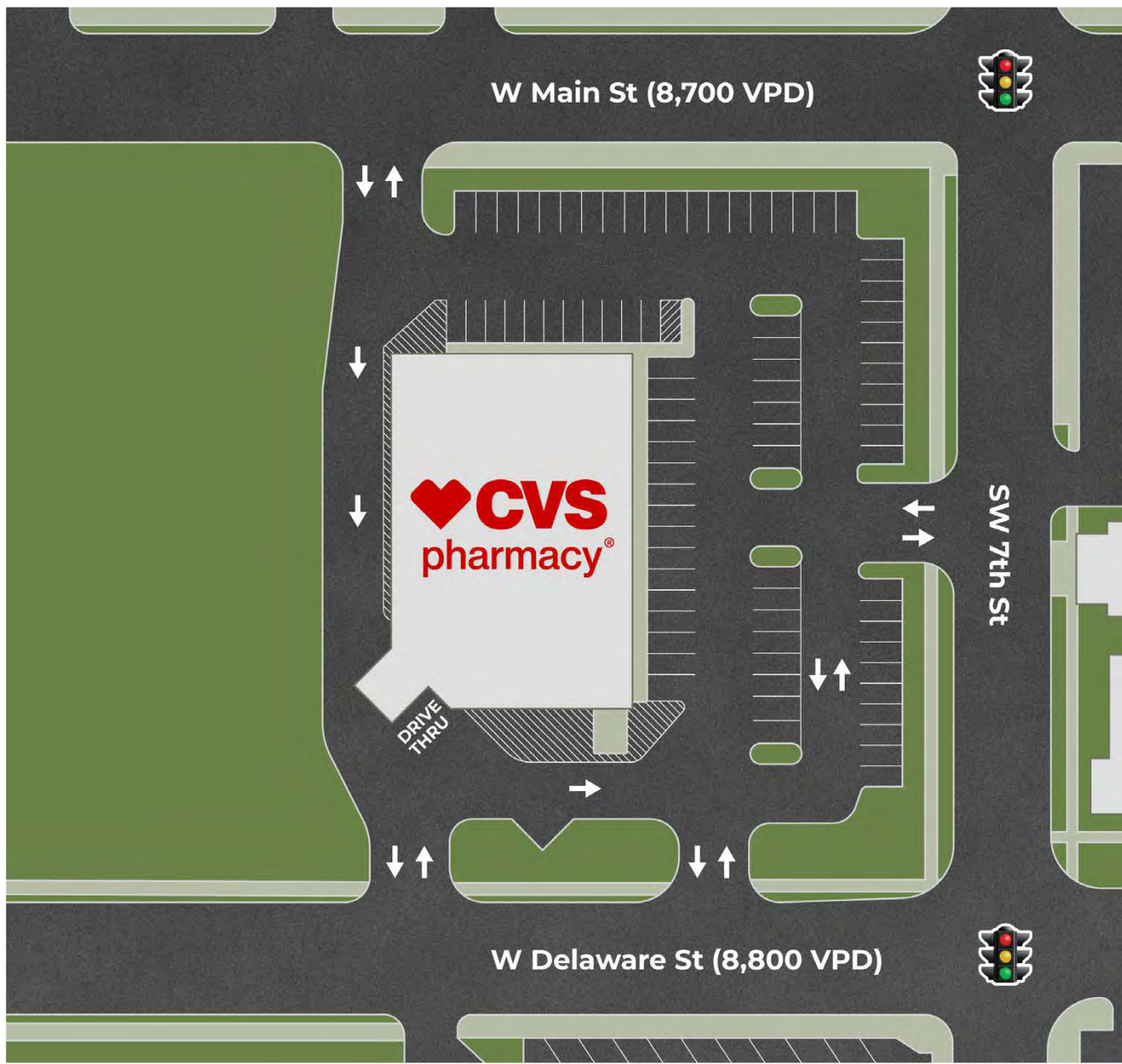
PROPERTY OVERVIEW

Price:	\$3,000,000
Cap Rate:	5.00%
Net Operating Income:	\$150,000
Term Remaining	10+ years
Renewal Options:	Ten 5-year
Rental Escalations:	5% every option
Guarantor:	CVS Health Corporation
Credit Rating:	Investment Grade: BBB+ (S&P)
Year Built:	2007
Lease Type:	NNN
Building Size:	12,027 SF
Lot Size:	1.59 AC











DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	6,440	8,175	9,221
Total Households:	2,994	3,692	4,133

INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$45,989	\$49,046	\$50,199
Average Household Income:	\$57,540	\$59,119	\$60,236



CITY OF FAIRFIELD, ILLINOIS

Fairfield is a city in and the county seat of Wayne County, Illinois, United States, and the location of Frontier Community College. The population was 4,883 at the 2020 census.

Fairfield was laid out as a town in 1819, on land donated by the Barnhill family. The actual plat was not recorded until 6 years later. The original town essentially covered the blocks around the courthouse square with business activity extending to First Street. According to some records, Fairfield's first businessman was Samuel Leech; other information suggests a Carter began the first store. Either way, the village remained quite small for its first thirty years. The earliest industries produced castor oil, lumber, wagon wheel hubs, dried fruit, and barrel staves. Later clothing dominated largescale production. The Stanley Woolen Mill was built in the 1870s to make "jean" cloth. It changed hands several times becoming the Fairfield Woolen Mill, the A.H. Baker Mill, the Sexton Manufacturing Company, Campe or Feature Underwear. Poultry was a major economic force into the 1920s; at one time Wayne County's poultry production was among the highest in the nation. Chefford-Master arrived in 1935 and evolved into Airtex. A branch of the Johnnye and later the Kaufmann Dress Factory operated for several years.



MSA OF EVANSVILLE, ILLINOIS-INDIANA-KENTUCKY

The Evansville metropolitan area is the 164th largest metropolitan statistical area (MSA) in the United States. The primary city is Evansville, Indiana, the third largest city in Indiana and the largest city in Southern Indiana as well as the hub for Southwestern Indiana. Other Indiana cities include Boonville, Mount Vernon, Oakland City, and Princeton. Large towns in Indiana include Chandler, Fort Branch, and Newburgh. Cities in Kentucky include Henderson, Dixon, Providence, and Robards and currently covers an area of 2,367 sq mi (6,130 km²). It is the primary metropolitan area in the Illinois-Indiana-Kentucky Tri-State Area.

As of 2018, Greater St. Louis is home to the headquarters of ten of Missouri's eleven Fortune 500 companies, six Fortune 1,000 companies, and two of the top 30 largest private companies in America, as ranked by Forbes. The metropolitan area received the All-America City Award in 2008.



CVS PHARMACY

CVS Pharmacy is engaged in the retail drugstore business. The Company operates 9,900+ 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 \$71 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:	9,900+
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 should not be made available to any other person or entity without the written consent of The Boulder Group.

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 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 has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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