



NET LEASE INVESTMENT OFFERING



CVS PHARMACY (INVESTMENT GRADE TENANT)
12630 STATE RT 143
HIGHLAND, IL 62249 (ST. LOUIS 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 St Louis MSA in Highland, 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 12,035 square foot building is located at a signalized hard corner along State Route 143 and US Highway 40 which hosts a combined traffic count of 20,650 vehicles per day. Retailers in the area include Walmart Supercenter, Walgreens, Ace Hardware, Dollar General, Chrysler, Dodge, Jeep, RAM, Chevrolet, Buick, GMC, McDonald's, Sonic Drive-In, and Meineke. Tenants in various other sectors occupying the corridor include DaVita Dialysis, WestRock Packaging, HSHS St. Joseph's Hospital, and State Farm. There are 21,305 people living within seven miles of the property who earn an average annual household income of \$97,012.

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 St Louis MSA – Ranked #21 in the United States for population size
- 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 along State Route 143 and US Highway 40 (20,650 VPD)
- Retailers in the area include Walmart Supercenter, Walgreens, Ace Hardware, Dollar General, Chrysler, Dodge, Jeep, RAM, Chevrolet, Buick, GMC, McDonald's, Sonic Drive-In, and Meineke
- Other tenants occupying the area include DaVita Dialysis, WestRock Packaging, HSHS St Joseph's Hospital, and State Farm
- 21,305 people living within seven miles of the property who earn an average annual household income of \$97,012



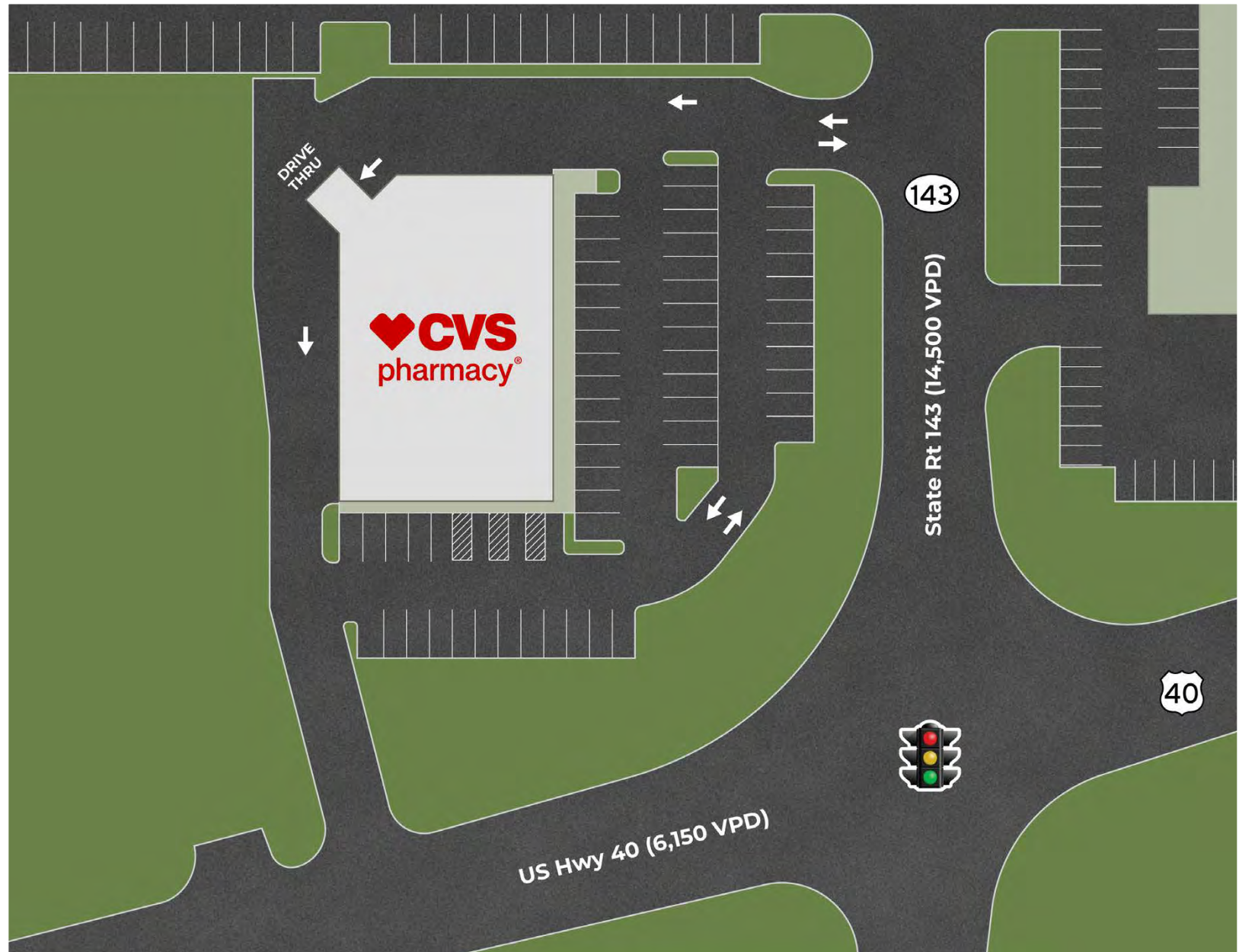
PROPERTY OVERVIEW

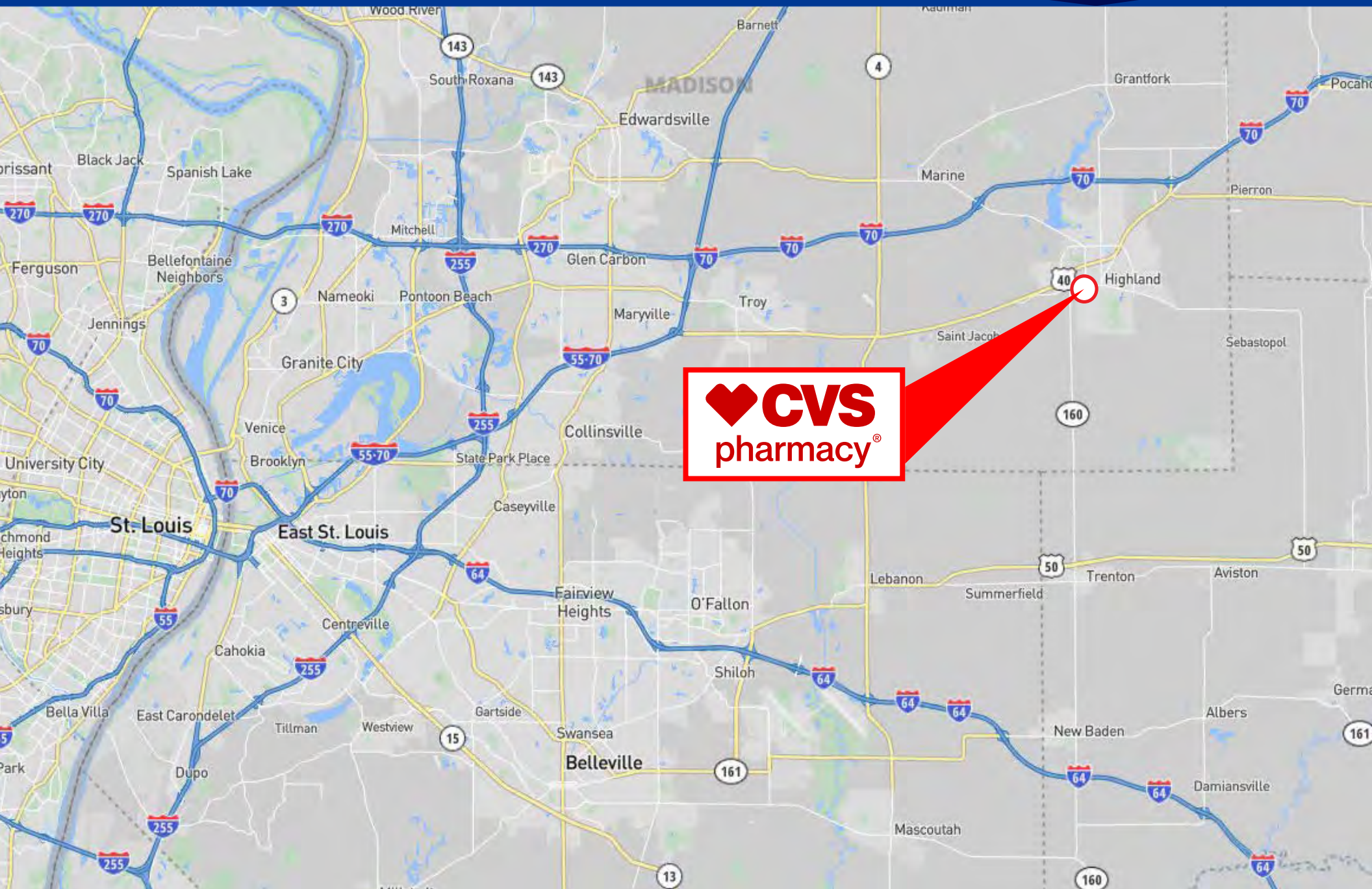
Price:	\$5,320,000
Cap Rate:	5.00%
Net Operating Income:	\$266,000
Term Remaining:	10.6 Years
Renewal Options:	Ten 5-year
Rental Escalations:	5% every option
Guarantor:	CVS Health Corporation
Credit Rating:	Investment Grade: BBB+ (S&P)
Year Built:	2007
Lease Type:	NNN
Building Size:	12,035 SF
Lot Size:	1.44 AC











DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	13,054	16,326	21,305
Total Households:	5,198	6,379	8,318

INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$73,821	\$78,326	\$80,427
Average Household Income:	\$91,168	\$95,747	\$97,012



CITY OF HIGHLAND, ILLINOIS

Highland is a city in Madison County, Illinois, United States. The population was 9,991 at the 2020 census. Highland began as a Swiss settlement and derived its name from later German immigrants. Highland, because it is located in Madison County, Illinois, is a part of the Metro-East region of the Greater St. Louis metropolitan area.

Highland, Illinois was settled in the early 19th century by Swiss-German settlers. The town was founded in 1837 and celebrated its 175th Jubilee in 2012. It was first named Helvetia (pronounced hellveesha) in accordance with the Heritage of the town's Swiss-German founding members. The town voted to change its name to the English version - Highland, in the early 20th century, as well as stopping production of its German language newspaper, in part to avoid negativity towards those of Germanic heritage at the advent of the First World War. Around the same time, a small town in northern Illinois also started calling itself Highland. Eventually, the town in northern Illinois became Highland Park. Highland also has been home to many well-known businesses including Pet Milk and the Wicks Organ Company. For the past 60 years, Highland Supply Corporation has been producing and selling Floral Grass - a traditional decorative product used to line Easter baskets. Highland is also home to The Korte Company (builder of many large and well-known buildings including Universal Studios in Florida). Highland has a rich history including extended visits by such notables as Abraham Lincoln.



MSA OF ST. LOUIS, MISSOURI

Greater St. Louis is a bi-state metropolitan area that completely surrounds and includes the independent city of St. Louis, the principal city. It includes parts of both Missouri and Illinois. The city core is on the Mississippi Riverfront on the border with Illinois in the geographic center of the metro area. The Mississippi River bisects the metro area geographically between Illinois and Missouri; however, the Missouri half is much more populous. St. Louis is the focus of the largest metro area in Missouri and the Illinois portion known as Metro East is the second largest metropolitan area in that state. St. Louis County is independent of the City of St. Louis and their two populations are generally tabulated separately.

The St. Louis, MO-IL metropolitan statistical area (MSA)—and the focus of this page—includes the City of St. Louis; the Illinois counties of Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair (known collectively as the Metro East); and the Missouri counties of Crawford (only the City of Sullivan), Franklin, Jefferson, Lincoln, St. Charles, St. Louis (separate from and not inclusive of the city of St. Louis), and Warren.

The larger St. Louis–St. Charles–Farmington, MO–IL combined statistical area (CSA) includes all of the aforementioned MSA, plus the Farmington, MO micropolitan statistical area, which includes St. Francois County, Missouri, and the Centralia, IL micropolitan statistical area, which includes Marion County, Illinois.

As of 2020, the St. Louis MSA is the 21st-largest in the nation with a population of 2,820,253. The larger CSA is ranked 20th-largest in the United States, with a population of 2,909,003. Due to slow growth in the St. Louis area paired with comparatively rapid growth in the Sun Belt, the St. Louis MSA fell out of the top 20 largest MSAs in the United States in 2017 for the first time since 1840.



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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