



23+ LEASE YEARS REMAINING | 16.7% DOWN | ABSOLUTE NNN LEASE

CVS HEALTH

GRANITE CITY, ILLINOIS (ST. LOUIS MSA)



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INVESTMENT GRADE TENANT

S&P RATED BBB

TENANT OVERVIEW

ABSOLUTE NNN LEASE
CVS HEALTH
GRANITE CITY, ILLINOIS

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TENANT OVERVIEW⁽¹⁾

HEALTH CARE INNOVATORS

CVS Health is the leading health solutions company, delivering care in ways no one else can. We reach more people and improve the health of communities across America through our local presence, digital channels and our nearly 300,000 dedicated colleagues – including more than 40,000 physicians, pharmacists, nurses, and nurse practitioners. Wherever and whenever people need us, we help them with their health – whether that’s managing chronic diseases, staying compliant with their medications, or accessing affordable health and wellness services in the most convenient ways. We help people navigate the health care system – and their personal health care – by improving access, lowering costs and being a trusted partner for every meaningful moment of health. And we do it all with heart, each and every day.

The Company operates through four segments: Pharmacy Services, Retail/LTC, Health Care Benefits and Corporate/Other. The Pharmacy Services segment provides a range of pharmacy benefit management (PBM) solutions, including plan design offerings and administration, retail pharmacy network management services, mail order pharmacy, specialty pharmacy, clinical services, disease management services and medical spend management. The Retail/LTC segment sells prescription drugs and a range of health and wellness products and general merchandise. Its Health Care Benefits segment offers a range of traditional, voluntary and consumer-directed health insurance products and related services. It has approximately 9,900 retail locations, over 1,100 walk-in medical clinics, a pharmacy benefits manager with approximately 105 million plan members, specialty pharmacy services and a senior pharmacy care business.

SUBSTANTIAL SCALE ACROSS THE HEALTH CARE SPECTRUM



Serving more than 100 million customers across Caremark and Aetna



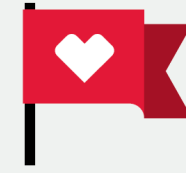
Rx Benefits Management
2.1 billion total pharmacy claims processed⁵



Medical Management
23.4 million medical benefit members⁵



Retail Pharmacy
Nearly 1.5 billion prescriptions filled⁵



#4
on Fortune 500 list



Nearly **85%**
of U.S. population lives within 10 miles of our community locations



99
consecutive quarters of dividends paid



~2.9 billion
prescriptions filled or managed¹



>9,900
local touchpoints



~1,100
walk-in medical clinics



~5 million
loyalty members



Over **73 million**
active ExtraCare members



~900
HealthHUBTM locations

(1) Source: CVS. Lease is guaranteed by CVS Health Corporation. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer is responsible for verifying during the Due Diligence process.

16.7% DOWN PAYMENT⁽¹⁾
FULLY-AMORTIZING DEBT
NO BALLOON RISK

INVESTMENT OVERVIEW

ABSOLUTE NNN LEASE
CVS HEALTH
GRANITE CITY, ILLINOIS

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(1) Warning-This is a projection model only and in no way guarantees the performance of the subject property. Buyer will need to rely on their internal projections only in determining the suitability of this investment.

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INVESTMENT OVERVIEW^(1,2)

INVESTMENT GRADE TENANT

CVS Health Corporation (NYSE: CVS) has been rated BBB/Stable from Standard & Poors and Baa2/Stable from Moody's. For FY2020, the company reported \$268.7 Billion in Total Revenue and \$69.7 Billion Net Worth. They are one of the largest pharmacy health providers in the United States, operating more than 9,900 retail drugstores in the United States, Puerto Rico, and Brazil.

ASSUMABLE NON-RECOURSE DEBT WITH ONLY A 16.7% EQUITY REQUIREMENT⁽²⁾

This offering allows an investor to acquire the property with just 16.7% cash down and by assuming the existing, non-recourse financing. The subject property is structured as a zero cash flow offering. The rent, including all scheduled increases for the remining 20-years, match the monthly debt service from the existing financing.

FULLY-AMORTIZING DEBT⁽²⁾

The debt fully amortizes thereby eliminating any balloon / refinancing risk.

90% RETURN-TO-EQUITY THROUGH AMORTIZATION IN THE FIRST 5-YEARS OF THE LEASE⁽²⁾

The offering allows an investor to recapture 90% of their down payment in the first five years, with the entire down payment recaptured in just over five years through amortization (as a percentage of their initial equity investment, before taxes).

23-YEARS REMAINING ON ORIGINAL 25-YEAR ABSOLUTE NNN LEASE

The Property is 100% leased to CVS Health Corporation on an Absolute NNN basis. There are currently more than 23 years remaining on the original 25-year lease term, which expires in January 2045. The lease provides for ten, five-year renewal options following the initial term.

ST. LOUIS METRO LOCATION

The property is located 12 miles north of downtown St. Louis, just across the Mississippi River. The St. Louis metro is home to over 2.8 million residents and welcomes over 25.9 million visitors annually. Being located near the geographic center of the U.S makes Granite City's location an ideal location for businesses and residents. Granite City has access to multiple rail lines, a port district on the Mississippi River, easy access to four major interstates (going in all directions), and is less than 25 minutes away from Lambert International Airport in St. Louis. The availability of so many options provide the community with some of the lowest shipping costs in the country.

LOCATIONS AVAILALBE INDIVIDUALLY OR AS PART OF A LARGER PORTFOLIO

(1) Guarantor, Lease Terms, Building Specifications, Total Amortization, and Percentage Amortization to Equity are estimates. Buyer is responsible for verifying during the Due Diligence process.
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UNIQUE FINANCING STRUCTURE OFFERS SEVERAL KEY ADVANTAGES^(1,2)

- ▶ The subject property’s low equity requirement may provide a portfolio diversification strategy for 1031 exchange investors seeking to acquire multiple trade properties
- ▶ The 16.7% equity requirement is an ideal investment vehicle for investors seeking to add a credit tenant to their portfolio or trust with a minimal cash outlay
- ▶ The offering may present a tax deferred exchange strategy for investors in a 1031 exchange saddled with a large debt liability and little equity to trade by providing high leverage, non-recourse financing that is difficult to find in today’s market
- ▶ Paydown / Re-advance structure on debt allowing a unique tax deferral strategy



OFFERING HIGHLIGHTS⁽¹⁾



3319 Nameoki Road, Granite City, IL 62040

OFFERING PRICE

\$3,995,578

EQUITY REQUIREMENT*

\$665,930

*As a percentage of Offering Price

LOAN AMOUNT (AS OF 9/10/2021)

\$3,329,648

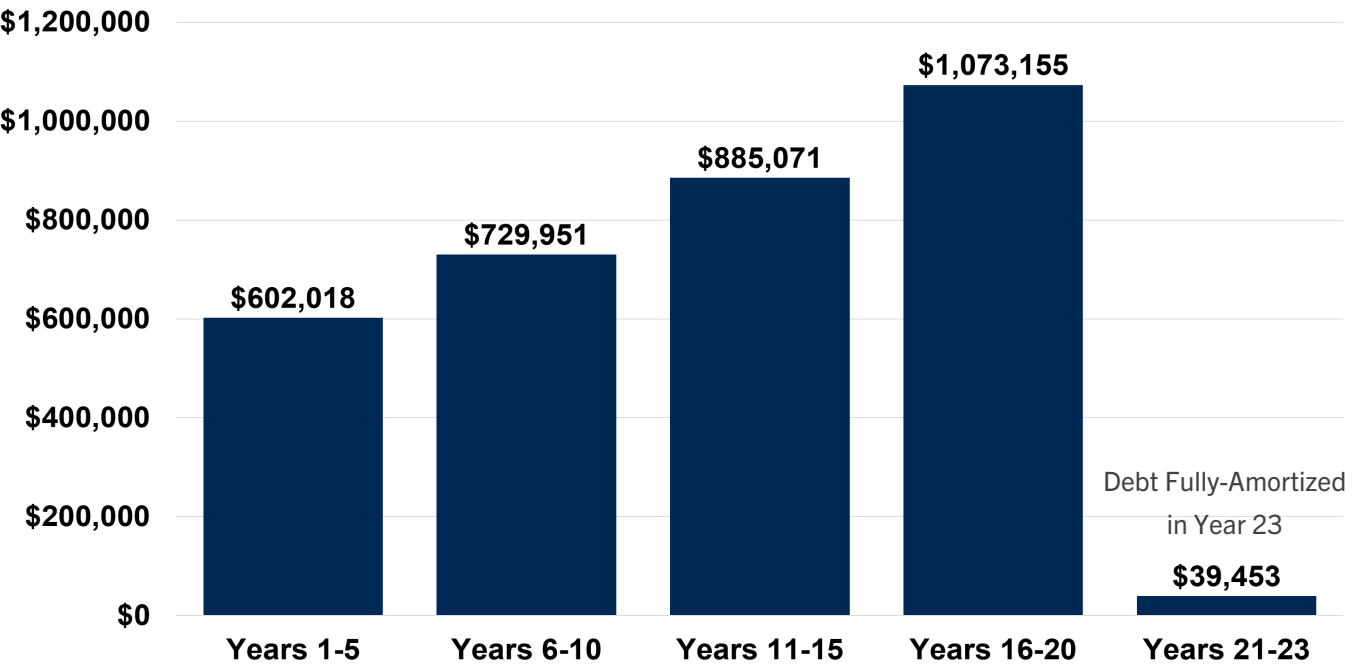
Loan Overview ⁽¹⁾	
Loan Type	Assumption
Amortization	See Note Payment Schedule
Equity Requirement (%)	16.7%
Interest Rate	3.86%
Funding Date	October 17, 2019
Maturity Date	November 10, 2041
Debt Service Coverage Ratio	1.0x
Defeasance	At any time during the Lease Term, Borrower, at its option, may upon 30 days written notice defease the Note in whole (but not in part).

Lease Overview ⁽¹⁾	
Lessee	Highland Park CVS Pharmacy, LLC
Guarantor	CVS Health Corporation
Lease Commencement	October 17, 2019
Lease Expiration	January 31, 2045
Renewal Options	Ten renewal terms of five-years each
Right of First Refusal	In Renewal Options
Lease Type	Absolute NNN
Fixed Rent (see IRS Circular Disclosure below)	\$237,875.52 ⁽¹⁾
Year Built / Renovated	2016 ⁽¹⁾
Building Size	13,225 SF ⁽¹⁾
Lot Size	1.79 Acres ⁽¹⁾

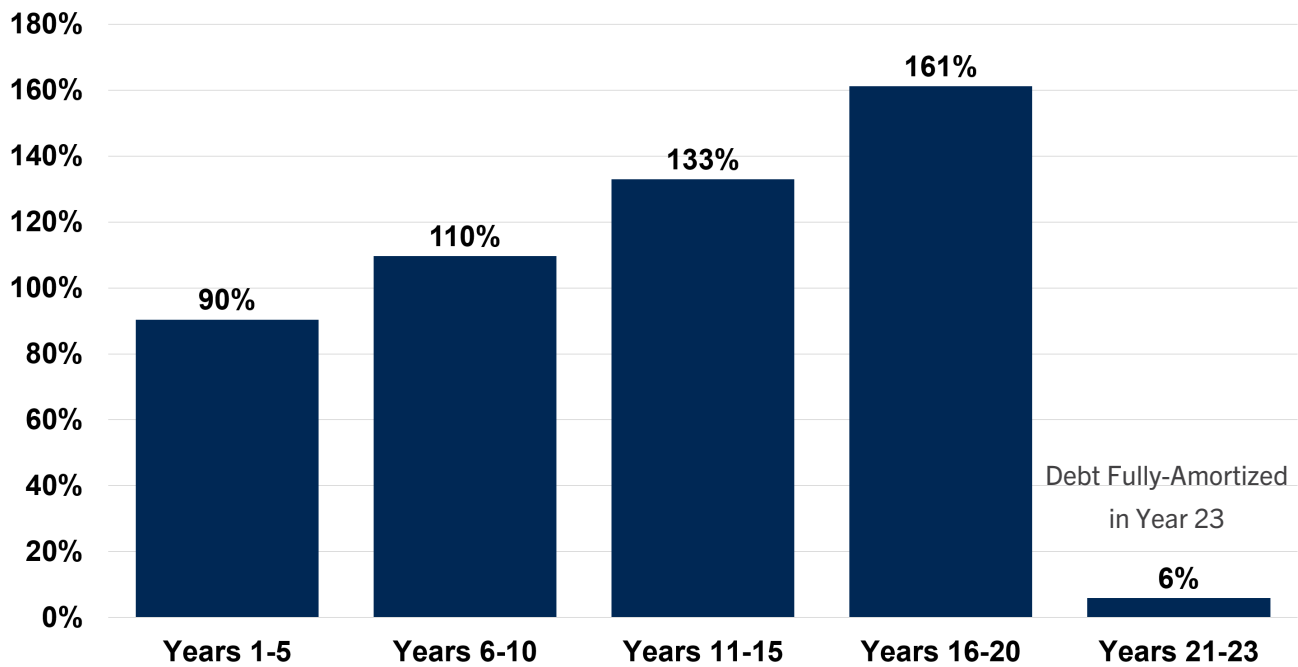
(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, Total Amortization, Percentage Amortization to Equity and S&P Rating are estimates. Buyer is responsible for verifying during the Due Diligence process.
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TOTAL AMORTIZATION^(1,2)



PERCENTAGE AMORTIZATION TO EQUITY^(1,2)



NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2021	\$3,338,732	\$10,740	\$9,083	\$3,329,648	\$19,823
10/10/2021	\$3,329,648	\$10,710	\$9,113	\$3,320,536	\$19,823
11/10/2021	\$3,320,536	\$10,681	\$9,142	\$3,311,394	\$19,823
12/10/2021	\$3,311,394	\$10,652	\$9,171	\$3,302,222	\$19,823
1/10/2022	\$3,302,222	\$10,622	\$9,201	\$3,293,022	\$19,823
2/10/2022	\$3,293,022	\$10,593	\$9,230	\$3,283,791	\$19,823
3/10/2022	\$3,283,791	\$10,563	\$9,260	\$3,274,531	\$19,823
4/10/2022	\$3,274,531	\$10,533	\$9,290	\$3,265,241	\$19,823
5/10/2022	\$3,265,241	\$10,503	\$9,320	\$3,255,921	\$19,823
6/10/2022	\$3,255,921	\$10,473	\$9,350	\$3,246,572	\$19,823
7/10/2022	\$3,246,572	\$10,443	\$9,380	\$3,237,192	\$19,823
8/10/2022	\$3,237,192	\$10,413	\$9,410	\$3,227,782	\$19,823
9/10/2022	\$3,227,782	\$10,383	\$9,440	\$3,218,342	\$19,823
10/10/2022	\$3,218,342	\$10,352	\$9,471	\$3,208,871	\$19,823
11/10/2022	\$3,208,871	\$10,322	\$9,501	\$3,199,370	\$19,823
12/10/2022	\$3,199,370	\$10,291	\$9,532	\$3,189,838	\$19,823
1/10/2023	\$3,189,838	\$10,261	\$9,562	\$3,180,276	\$19,823
2/10/2023	\$3,180,276	\$10,230	\$9,593	\$3,170,683	\$19,823
3/10/2023	\$3,170,683	\$10,199	\$9,624	\$3,161,059	\$19,823
4/10/2023	\$3,161,059	\$10,168	\$9,655	\$3,151,404	\$19,823
5/10/2023	\$3,151,404	\$10,137	\$9,686	\$3,141,718	\$19,823
6/10/2023	\$3,141,718	\$10,106	\$9,717	\$3,132,001	\$19,823
7/10/2023	\$3,132,001	\$10,075	\$9,748	\$3,122,253	\$19,823
8/10/2023	\$3,122,253	\$10,043	\$9,780	\$3,112,473	\$19,823
9/10/2023	\$3,112,473	\$10,012	\$9,811	\$3,102,662	\$19,823
10/10/2023	\$3,102,662	\$9,980	\$9,843	\$3,092,819	\$19,823
11/10/2023	\$3,092,819	\$9,949	\$9,874	\$3,082,945	\$19,823
12/10/2023	\$3,082,945	\$9,917	\$9,906	\$3,073,038	\$19,823
1/10/2024	\$3,073,038	\$9,885	\$9,938	\$3,063,100	\$19,823
2/10/2024	\$3,063,100	\$9,853	\$9,970	\$3,053,130	\$19,823

(1) Source: Seller. This is a projection model only. Buyer will need to verify this information during their Due Diligence review.
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NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
3/10/2024	\$3,053,130	\$9,821	\$10,002	\$3,043,128	\$19,823
4/10/2024	\$3,043,128	\$9,789	\$10,034	\$3,033,094	\$19,823
5/10/2024	\$3,033,094	\$9,756	\$10,067	\$3,023,028	\$19,823
6/10/2024	\$3,023,028	\$9,724	\$10,099	\$3,012,929	\$19,823
7/10/2024	\$3,012,929	\$9,692	\$10,131	\$3,002,797	\$19,823
8/10/2024	\$3,002,797	\$9,659	\$10,164	\$2,992,633	\$19,823
9/10/2024	\$2,992,633	\$9,626	\$10,197	\$2,982,437	\$19,823
10/10/2024	\$2,982,437	\$9,594	\$10,229	\$2,972,207	\$19,823
11/10/2024	\$2,972,207	\$9,561	\$10,262	\$2,961,945	\$19,823
12/10/2024	\$2,961,945	\$9,528	\$10,295	\$2,951,650	\$19,823
1/10/2025	\$2,951,650	\$9,494	\$10,328	\$2,941,321	\$19,823
2/10/2025	\$2,941,321	\$9,461	\$10,362	\$2,930,959	\$19,823
3/10/2025	\$2,930,959	\$9,428	\$10,395	\$2,920,564	\$19,823
4/10/2025	\$2,920,564	\$9,394	\$10,428	\$2,910,136	\$19,823
5/10/2025	\$2,910,136	\$9,361	\$10,462	\$2,899,674	\$19,823
6/10/2025	\$2,899,674	\$9,327	\$10,496	\$2,889,178	\$19,823
7/10/2025	\$2,889,178	\$9,294	\$10,529	\$2,878,649	\$19,823
8/10/2025	\$2,878,649	\$9,260	\$10,563	\$2,868,085	\$19,823
9/10/2025	\$2,868,085	\$9,226	\$10,597	\$2,857,488	\$19,823
10/10/2025	\$2,857,488	\$9,192	\$10,631	\$2,846,857	\$19,823
11/10/2025	\$2,846,857	\$9,157	\$10,666	\$2,836,191	\$19,823
12/10/2025	\$2,836,191	\$9,123	\$10,700	\$2,825,491	\$19,823
1/10/2026	\$2,825,491	\$9,089	\$10,734	\$2,814,757	\$19,823
2/10/2026	\$2,814,757	\$9,054	\$10,769	\$2,803,988	\$19,823
3/10/2026	\$2,803,988	\$9,020	\$10,803	\$2,793,185	\$19,823
4/10/2026	\$2,793,185	\$8,985	\$10,838	\$2,782,347	\$19,823
5/10/2026	\$2,782,347	\$8,950	\$10,873	\$2,771,473	\$19,823
6/10/2026	\$2,771,473	\$8,915	\$10,908	\$2,760,565	\$19,823
7/10/2026	\$2,760,565	\$8,880	\$10,943	\$2,749,622	\$19,823
8/10/2026	\$2,749,622	\$8,845	\$10,978	\$2,738,644	\$19,823

NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2026	\$2,738,644	\$8,809	\$11,014	\$2,727,630	\$19,823
10/10/2026	\$2,727,630	\$8,774	\$11,049	\$2,716,581	\$19,823
11/10/2026	\$2,716,581	\$8,738	\$11,085	\$2,705,497	\$19,823
12/10/2026	\$2,705,497	\$8,703	\$11,120	\$2,694,376	\$19,823
1/10/2027	\$2,694,376	\$8,667	\$11,156	\$2,683,220	\$19,823
2/10/2027	\$2,683,220	\$8,631	\$11,192	\$2,672,028	\$19,823
3/10/2027	\$2,672,028	\$8,595	\$11,228	\$2,660,800	\$19,823
4/10/2027	\$2,660,800	\$8,559	\$11,264	\$2,649,536	\$19,823
5/10/2027	\$2,649,536	\$8,523	\$11,300	\$2,638,236	\$19,823
6/10/2027	\$2,638,236	\$8,486	\$11,337	\$2,626,899	\$19,823
7/10/2027	\$2,626,899	\$8,450	\$11,373	\$2,615,526	\$19,823
8/10/2027	\$2,615,526	\$8,413	\$11,410	\$2,604,117	19,823
9/10/2027	\$2,604,117	\$8,377	\$11,446	\$2,592,670	19,823
10/10/2027	\$2,592,670	\$8,340	\$11,483	\$2,581,187	19,823
11/10/2027	\$2,581,187	\$8,303	\$11,520	\$2,569,667	19,823
12/10/2027	\$2,569,667	\$8,266	\$11,557	\$2,558,110	19,823
1/10/2028	\$2,558,110	\$8,229	\$11,594	\$2,546,515	19,823
2/10/2028	\$2,546,515	\$8,191	\$11,632	\$2,534,884	19,823
3/10/2028	\$2,534,884	\$8,154	\$11,669	\$2,523,215	19,823
4/10/2028	\$2,523,215	\$8,116	\$11,707	\$2,511,508	19,823
5/10/2028	\$2,511,508	\$8,079	\$11,744	\$2,499,764	19,823
6/10/2028	\$2,499,764	\$8,041	\$11,782	\$2,487,982	19,823
7/10/2028	\$2,487,982	\$8,003	\$11,820	\$2,476,162	19,823
8/10/2028	\$2,476,162	\$7,965	\$11,858	\$2,464,304	19,823
9/10/2028	\$2,464,304	\$7,927	\$11,896	\$2,452,408	19,823
10/10/2028	\$2,452,408	\$7,889	\$11,934	\$2,440,473	19,823
11/10/2028	\$2,440,473	\$7,850	\$11,973	\$2,428,500	19,823
12/10/2028	\$2,428,500	\$7,812	\$12,011	\$2,416,489	19,823
1/10/2029	\$2,416,489	\$7,773	\$12,050	\$2,404,439	19,823
2/10/2029	\$2,404,439	\$7,734	\$12,089	\$2,392,351	19,823

(1) Source: Seller. This is a projection model only. Buyer will need to verify this information during their Due Diligence review.
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NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
3/10/2029	\$2,392,351	\$7,695	\$12,128	\$2,380,223	19,823
4/10/2029	\$2,380,223	\$7,656	\$12,167	\$2,368,056	19,823
5/10/2029	\$2,368,056	\$7,617	\$12,206	\$2,355,851	19,823
6/10/2029	\$2,355,851	\$7,578	\$12,245	\$2,343,606	19,823
7/10/2029	\$2,343,606	\$7,539	\$12,284	\$2,331,321	19,823
8/10/2029	\$2,331,321	\$7,499	\$12,324	\$2,318,997	19,823
9/10/2029	\$2,318,997	\$7,459	\$12,364	\$2,306,634	19,823
10/10/2029	\$2,306,634	\$7,420	\$12,403	\$2,294,231	19,823
11/10/2029	\$2,294,231	\$7,380	\$12,443	\$2,281,787	19,823
12/10/2029	\$2,281,787	\$7,340	\$12,483	\$2,269,304	19,823
1/10/2030	\$2,269,304	\$7,300	\$12,523	\$2,256,781	19,823
2/10/2030	\$2,256,781	\$7,259	\$12,564	\$2,244,217	19,823
3/10/2030	\$2,244,217	\$7,219	\$12,604	\$2,231,613	19,823
4/10/2030	\$2,231,613	\$7,178	\$12,645	\$2,218,969	19,823
5/10/2030	\$2,218,969	\$7,138	\$12,685	\$2,206,283	19,823
6/10/2030	\$2,206,283	\$7,097	\$12,726	\$2,193,557	19,823
7/10/2030	\$2,193,557	\$7,056	\$12,767	\$2,180,790	19,823
8/10/2030	\$2,180,790	\$7,015	\$12,808	\$2,167,982	19,823
9/10/2030	\$2,167,982	\$6,974	\$12,849	\$2,155,133	19,823
10/10/2030	\$2,155,133	\$6,932	\$12,891	\$2,142,242	19,823
11/10/2030	\$2,142,242	\$6,891	\$12,932	\$2,129,310	19,823
12/10/2030	\$2,129,310	\$6,849	\$12,974	\$2,116,336	19,823
1/10/2031	\$2,116,336	\$6,808	\$13,015	\$2,103,321	19,823
2/10/2031	\$2,103,321	\$6,766	\$13,057	\$2,090,264	19,823
3/10/2031	\$2,090,264	\$6,724	\$13,099	\$2,077,164	19,823
4/10/2031	\$2,077,164	\$6,682	\$13,141	\$2,064,023	19,823
5/10/2031	\$2,064,023	\$6,639	\$13,184	\$2,050,839	19,823
6/10/2031	\$2,050,839	\$6,597	\$13,226	\$2,037,613	19,823
7/10/2031	\$2,037,613	\$6,554	\$13,269	\$2,024,345	19,823
8/10/2031	\$2,024,345	\$6,512	\$13,311	\$2,011,033	19,823

NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2031	\$2,011,033	\$6,469	\$13,354	\$1,997,679	19,823
10/10/2031	\$1,997,679	\$6,426	\$13,397	\$1,984,282	19,823
11/10/2031	\$1,984,282	\$6,383	\$13,440	\$1,970,842	19,823
12/10/2031	\$1,970,842	\$6,340	\$13,483	\$1,957,358	19,823
1/10/2032	\$1,957,358	\$6,296	\$13,527	\$1,943,832	19,823
2/10/2032	\$1,943,832	\$6,253	\$13,570	\$1,930,261	19,823
3/10/2032	\$1,930,261	\$6,209	\$13,614	\$1,916,647	19,823
4/10/2032	\$1,916,647	\$6,165	\$13,658	\$1,902,990	19,823
5/10/2032	\$1,902,990	\$6,121	\$13,702	\$1,889,288	19,823
6/10/2032	\$1,889,288	\$6,077	\$13,746	\$1,875,542	19,823
7/10/2032	\$1,875,542	\$6,033	\$13,790	\$1,861,752	19,823
8/10/2032	\$1,861,752	\$5,989	\$13,834	\$1,847,918	19,823
9/10/2032	\$1,847,918	\$5,944	\$13,879	\$1,834,039	19,823
10/10/2032	\$1,834,039	\$5,899	\$13,923	\$1,820,116	19,823
11/10/2032	\$1,820,116	\$5,855	\$13,968	\$1,806,147	19,823
12/10/2032	\$1,806,147	\$5,810	\$14,013	\$1,792,134	19,823
1/10/2033	\$1,792,134	\$5,765	\$14,058	\$1,778,076	19,823
2/10/2033	\$1,778,076	\$5,719	\$14,103	\$1,763,973	19,823
3/10/2033	\$1,763,973	\$5,674	\$14,149	\$1,749,824	19,823
4/10/2033	\$1,749,824	\$5,629	\$14,194	\$1,735,629	19,823
5/10/2033	\$1,735,629	\$5,583	\$14,240	\$1,721,389	19,823
6/10/2033	\$1,721,389	\$5,537	\$14,286	\$1,707,103	19,823
7/10/2033	\$1,707,103	\$5,491	\$14,332	\$1,692,772	19,823
8/10/2033	\$1,692,772	\$5,445	\$14,378	\$1,678,394	19,823
9/10/2033	\$1,678,394	\$5,399	\$14,424	\$1,663,970	19,823
10/10/2033	\$1,663,970	\$5,352	\$14,471	\$1,649,499	19,823
11/10/2033	\$1,649,499	\$5,306	\$14,517	\$1,634,982	19,823
12/10/2033	\$1,634,982	\$5,259	\$14,564	\$1,620,418	19,823
1/10/2034	1,620,118.30	\$5,212	\$14,611	\$1,605,808	19,823
2/10/2034	\$1,605,808	\$5,165	\$14,658	\$1,591,150	19,823

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NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
3/10/2034	\$1,591,150	\$5,118	\$14,705	\$1,576,445	19,823
4/10/2034	\$1,576,445	\$5,071	\$14,752	\$1,561,693	19,823
5/10/2034	\$1,561,693	\$5,023	\$14,800	\$1,546,894	19,823
6/10/2034	\$1,546,894	\$4,976	\$14,847	\$1,532,047	19,823
7/10/2034	\$1,532,047	\$4,928	\$14,895	\$1,517,152	19,823
8/10/2034	\$1,517,152	\$4,880	\$14,943	\$1,502,209	19,823
9/10/2034	\$1,502,209	\$4,832	\$14,991	\$1,487,218	19,823
10/10/2034	\$1,487,218	\$4,784	\$15,039	\$1,472,179	19,823
11/10/2034	\$1,472,179	\$4,736	\$15,087	\$1,457,092	19,823
12/10/2034	\$1,457,092	\$4,687	\$15,136	\$1,441,956	19,823
1/10/2035	\$1,441,956	\$4,638	\$15,185	\$1,426,771	19,823
2/10/2035	\$1,426,771	\$4,589	\$15,234	\$1,411,537	19,823
3/10/2035	\$1,411,537	\$4,540	\$15,283	\$1,396,255	19,823
4/10/2035	\$1,396,255	\$4,491	\$15,332	\$1,380,923	19,823
5/10/2035	\$1,380,923	\$4,442	\$15,381	\$1,365,542	19,823
6/10/2035	\$1,365,542	\$4,392	\$15,430	\$1,350,112	19,823
7/10/2035	\$1,350,112	\$4,343	\$15,480	\$1,334,632	19,823
8/10/2035	\$1,334,632	\$4,293	\$15,530	\$1,319,102	19,823
9/10/2035	\$1,319,102	\$4,243	\$15,580	\$1,303,522	19,823
10/10/2035	\$1,303,522	\$4,193	\$15,630	\$1,287,892	19,823
11/10/2035	\$1,287,892	\$4,143	\$15,680	\$1,272,212	19,823
12/10/2035	\$1,272,212	\$4,092	\$15,731	\$1,256,481	19,823
1/10/2036	\$1,256,481	\$4,042	\$15,781	\$1,240,700	19,823
2/10/2036	\$1,240,700	\$3,991	\$15,832	\$1,224,868	19,823
3/10/2036	\$1,224,868	\$3,940	\$15,883	\$1,208,985	19,823
4/10/2036	\$1,208,985	\$3,889	\$15,934	\$1,193,051	19,823
5/10/2036	\$1,193,051	\$3,838	\$15,985	\$1,177,065	19,823
6/10/2036	\$1,177,065	\$3,786	\$16,037	\$1,161,029	19,823
7/10/2036	\$1,161,029	\$3,735	\$16,088	\$1,144,940	19,823
8/10/2036	\$1,144,940	\$3,683	\$16,140	\$1,128,800	19,823

NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2036	\$1,128,800	\$3,631	\$16,192	\$1,112,608	19,823
10/10/2036	\$1,112,608	\$3,579	\$16,244	\$1,096,364	19,823
11/10/2036	\$1,096,364	\$3,527	\$16,296	\$1,080,068	19,823
12/10/2036	\$1,080,068	\$3,474	\$16,349	\$1,063,719	19,823
1/10/2037	\$1,063,719	\$3,422	\$16,401	\$1,047,318	19,823
2/10/2037	\$1,047,318	\$3,369	\$16,454	\$1,030,864	19,823
3/10/2037	\$1,030,864	\$3,316	\$16,507	\$1,014,357	19,823
4/10/2037	\$1,014,357	\$3,263	\$16,560	\$997,797	19,823
5/10/2037	\$997,797	\$3,210	\$16,613	\$981,183	19,823
6/10/2037	\$981,183	\$3,156	\$16,667	\$964,516	19,823
7/10/2037	\$964,516	\$3,103	\$16,720	\$947,796	19,823
8/10/2037	\$947,796	\$3,049	\$16,774	\$931,022	19,823
9/10/2037	\$931,022	\$2,995	\$16,828	\$914,194	19,823
10/10/2037	\$914,194	\$2,941	\$16,882	\$897,311	19,823
11/10/2037	\$897,311	\$2,886	\$16,937	\$880,375	19,823
12/10/2037	\$880,375	\$2,832	\$16,991	\$863,384	19,823
1/10/2038	\$863,384	\$2,777	\$17,046	\$846,338	19,823
2/10/2038	\$846,338	\$2,722	\$17,101	\$829,237	19,823
3/10/2038	\$829,237	\$2,667	\$17,156	\$812,082	19,823
4/10/2038	\$812,082	\$2,612	\$17,211	\$794,871	19,823
5/10/2038	\$794,871	\$2,557	\$17,266	\$777,605	19,823
6/10/2038	\$777,605	\$2,501	\$17,322	\$760,283	19,823
7/10/2038	\$760,283	\$2,446	\$17,377	\$742,906	19,823
8/10/2038	\$742,906	\$2,390	\$17,433	\$725,472	19,823
9/10/2038	\$725,472	\$2,334	\$17,489	\$707,983	19,823
10/10/2038	\$707,983	\$2,277	\$17,546	\$690,437	19,823
11/10/2038	\$690,437	\$2,221	\$17,602	\$672,835	19,823
12/10/2038	\$672,835	\$2,164	\$17,659	\$655,177	19,823
1/10/2039	\$655,177	\$2,107	\$17,715	\$637,461	19,823
2/10/2039	\$637,461	\$2,051	\$17,772	\$619,689	19,823

Date	Beginning Principal	Interest Payment	Principal Payment	Ending Principal	Total Payment / Fixed
3/10/2039	\$619,689	\$1,993	\$17,830	\$601,859	19,823
4/10/2039	\$601,859	\$1,936	\$17,887	\$583,972	19,823
5/10/2039	\$583,972	\$1,878	\$17,945	\$566,028	\$19,823
6/10/2039	\$566,028	\$1,821	\$18,002	\$548,025	\$19,823
7/10/2039	\$548,025	\$1,763	\$18,060	\$529,965	\$19,823
8/10/2039	\$529,965	\$1,705	\$18,118	\$511,847	\$19,823
9/10/2039	\$511,847	\$1,646	\$18,177	\$493,671	\$19,823
10/10/2039	\$493,671	\$1,588	\$18,235	\$475,436	\$19,823
11/10/2039	\$475,436	\$1,529	\$18,294	\$457,142	\$19,823
12/10/2039	\$457,142	\$1,470	\$18,352	\$438,789	\$19,823
1/10/2040	\$438,789	\$1,411	\$18,412	\$420,378	\$19,823
2/10/2040	\$420,378	\$1,352	\$18,471	\$401,907	\$19,823
3/10/2040	\$401,907	\$1,293	\$18,530	\$383,377	\$19,823
4/10/2040	\$383,377	\$1,233	\$18,590	\$364,787	\$19,823
5/10/2040	\$364,787	\$1,173	\$18,650	\$346,138	\$19,823
6/10/2040	\$346,138	\$1,113	\$18,710	\$327,428	\$19,823
7/10/2040	\$327,428	\$1,053	\$18,770	\$308,658	\$19,823
8/10/2040	\$308,658	\$993	\$18,830	\$289,828	\$19,823
9/10/2040	\$289,828	\$932	\$18,891	\$270,938	\$19,823
10/10/2040	\$270,938	\$872	\$18,951	\$251,986	\$19,823
11/10/2040	\$251,986	\$811	\$19,012	\$232,974	\$19,823
12/10/2040	\$232,974	\$749	\$19,074	\$213,900	\$19,823
1/10/2041	\$213,900	\$688	\$19,135	\$194,765	\$19,823
2/10/2041	\$194,765	\$627	\$19,196	\$175,569	\$19,823
3/10/2041	\$175,569	\$565	\$19,258	\$156,311	\$19,823
4/10/2041	\$156,311	\$503	\$19,320	\$136,990	\$19,823
5/10/2041	\$136,990	\$441	\$19,382	\$117,608	\$19,823
6/10/2041	\$117,608	\$378	\$19,445	\$98,164	\$19,823
7/10/2041	\$98,164	\$316	\$19,507	\$78,656	\$19,823
8/10/2041	\$78,656	\$253	\$19,570	\$59,086	\$19,823
9/10/2041	\$59,086	\$190	\$19,633	\$39,453	\$19,823
10/10/2041	\$39,453	\$127	\$19,696	\$19,757	\$19,823
11/10/2041	\$19,757	\$64	\$19,757	\$0	\$19,823

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ST. LOUIS MSA

THE PROPERTY IS LOCATED 12 MILES
NORTH OF DOWNTOWN ST. LOUIS JUST
OVER THE MISSISSIPPI RIVER

LOCATION/MARKET OVERVIEW

ABSOLUTE NNN LEASE
CVS HEALTH
GRANITE CITY, ILLINOIS

Marcus & Millichap

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LOCATION OVERVIEW



**ST. LOUIS WELCOMES
25.9 MILLION VISITORS
THAT CONTRIBUTE \$5.38
BILLION TO THE LOCAL
ECONOMY ANNUALLY**

**THE GREATER ST. LOUIS
MSA IS HOME TO OVER
2.8 MILLION RESIDENTS**

**AVERAGE HOUSEHOLD
INCOME OF \$62,239
WITHIN A ONE-MILE
RADIUS**

CENTRAL U.S. LOCATION ON THE MISSISSIPPI RIVER

Located near the geographic center of the U.S makes Granite City's location an ideal location for businesses and residents. Granite City has access to multiple rail lines, a port district on the Mississippi River, easy access to four major interstates (going in all directions), and is less than 25 minutes away from Lambert International Airport in St. Louis. The availability of so many options provide the community with some of the lowest shipping costs in the country.

ST. LOUIS MSA

The property is located 12 miles north of downtown St. Louis, just across the Mississippi River. The St. Louis metro is home to over 2.8 million residents and welcomes over 25.9 million visitors annually that contribute approximately \$5.38 billion to the location economy.

ATTRACTIVE RETAIL LOCATION

The property is located with frontage along Nameoki Road at the signalized intersection of Fehling/Johnson Road with average daily traffic counts of 22,863. The area is also a dense commercial corridor home to national tenants including Save-a-Lot, Schnucks, DaVita Dialysis, AT&T, Applebee's, Dollar General, Cato, Hibbet Sports, and Advance Auto Parts.



DEMOGRAPHICS



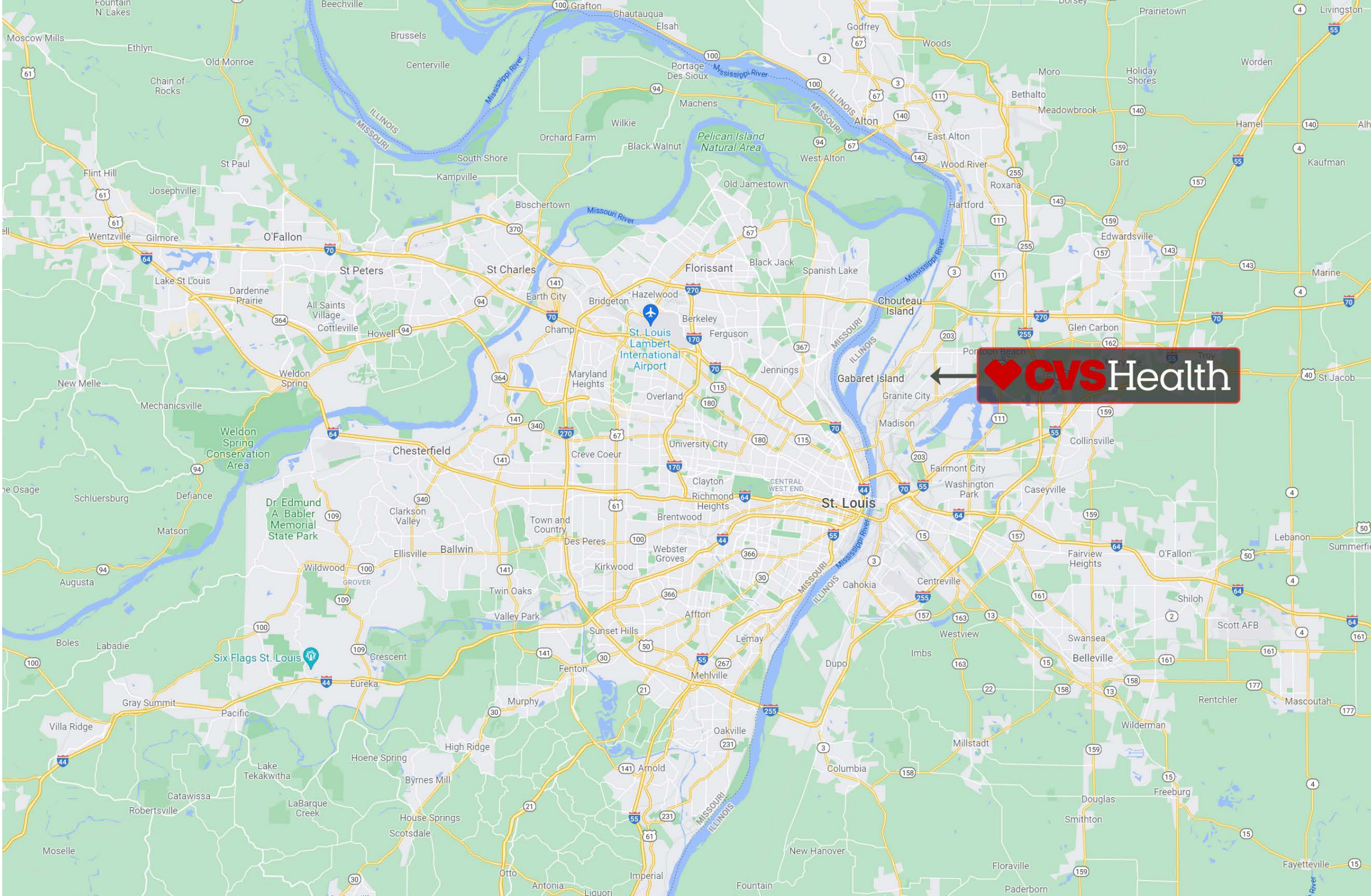
HOUSEHOLD INCOME

YEAR 2020	1 MILE	3 MILES	5 MILES
AVERAGE	\$62,239	\$61,826	\$59,035
MEDIAN	\$54,327	\$50,358	\$46,777

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025 Projection Total Population	10,406	37,562	55,042
2020 Census Total Population	10,554	37,930	55,560
2010 Census Total Population	10,877	39,067	57,124

Source: Marcus & Millichap Research Services, CoStar



GRANITE CITY / ST. LOUIS MSA

Granite City is located in Madison County, Illinois within the Greater St. Louis metropolitan area. Officially founded in 1896, Granite City was named by the Niedringhaus brothers, William and Frederick, who established it as a steel-making company town for the manufacture of kitchen utensils made to resemble granite.

The city is located approximately 15 miles north of St. Louis at the center of the MSA which is home to over 2.8 million residents. Being located near the geographic center of the U.S makes Granite City's location an ideal location for businesses and residents. It has access to multiple rail lines, a port district on the Mississippi River, easy access to four major interstates (going in all directions) and is less than 25 minutes away from Lambert International Airport in St. Louis. The availability of so many options provide the community with some of the lowest shipping costs in the country.

Granite City is one of the most prominent industrial areas in the St. Louis region. Although graniteware gave the city its name, the product is no longer manufactured there. The driving factors in the local economy for Granite today are the steel and heavy industry, as well as light industry, transportation, logistics, and healthcare. Steel founding began in Granite City in 1894 and is the basis of the economy. The manufacture of automotive parts and food processing are also important, and the city is a shipping point.

The St. Louis metropolitan area is the 20th largest in the United States with a population of 2.8 million. The bi-state metropolitan area includes seven counties in Missouri and eight in Illinois, for a total of 15 counties. The city is commonly identified with the 630-foot (192 m) tall Gateway Arch in the city's downtown. The economy of metropolitan St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Post Holdings, Monsanto, Edward Jones, Go Jet, Purina, and Sigma-Aldrich, World Wide Technology. Nine of the ten Fortune 500 companies based in Missouri have located within the St. Louis metropolitan area. This city has also become known for its growing medical, pharmaceutical, and research presence.



PHOTO: CHRIS YUNKER



23+ LEASE YEARS REMAINING | 16.7% DOWN | ABSOLUTE NNN LEASE

CVS HEALTH

GRANITE CITY, ILLINOIS (ST. LOUIS MSA)

