



23+ LEASE YEARS REMAINING | 16.7% DOWN | ABSOLUTE NNN LEASE
CVS HEALTH
HOPEWELL, VA (RICHMOND MSA)



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Actual Location



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INVESTMENT GRADE TENANT

S&P RATED BBB

TENANT OVERVIEW

ABSOLUTE NNN LEASE

CVS HEALTH

HOPEWELL, VIRGINIA

Marcus & Millichap

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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



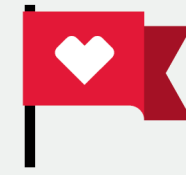
Rx Benefits Management
2.1 billion total pharmacy claims processed⁵



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.

18% DOWN PAYMENT⁽¹⁾
FULLY-AMORTIZING DEBT
NO BALLOON RISK

INVESTMENT OVERVIEW

ABSOLUTE NNN LEASE
CVS HEALTH
HOPEWELL, VIRGINIA

Marcus & Millichap

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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 18% EQUITY REQUIREMENT⁽²⁾

This offering allows an investor to acquire the property with just 18% 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.

82% RETURN-TO-EQUITY THROUGH AMORTIZATION IN THE FIRST 5-YEARS OF THE LEASE⁽²⁾

The offering allows an investor to recapture 82% 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.

ATTRACTIVE RETAIL LOCATION IN THE RICHMOND MSA

Hopewell is situated 21 miles south of the Richmond, Virginia's state capital, and part of the Richmond MSA. The MSA is home to over 1.26 million residents. Hopewell is an 11-square-mile inland port community with direct access to Interstate 295 and quick connections to Interstates 64, 85 and 95, making it an excellent location to serve East and Midwest markets.

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 18% 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⁾



2704 Oaklawn Boulevard, Hopewell, VA 23860

OFFERING PRICE

\$3,838,819

EQUITY REQUIREMENT*

\$692,246

*As a percentage of Offering Price

LOAN AMOUNT (AS OF 9/10/2021)

\$3,146,573

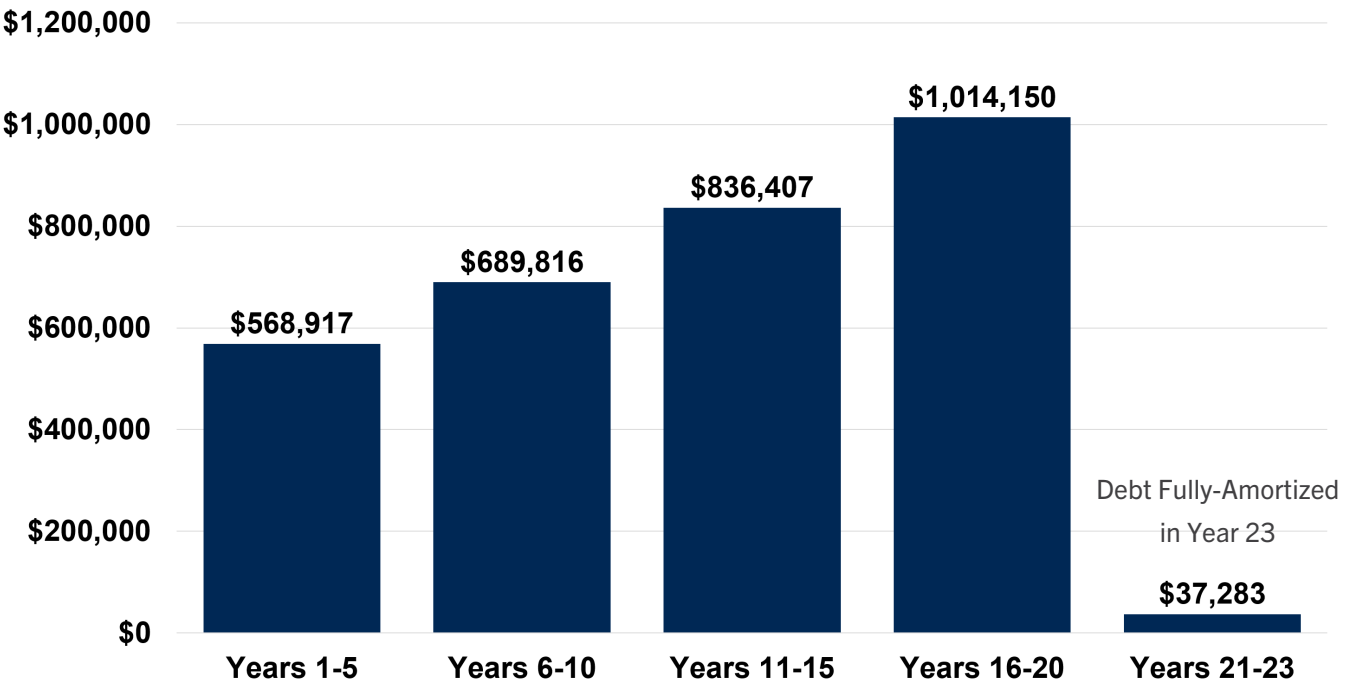
Loan Overview ⁽¹⁾	
Loan Type	Assumption
	See Note Payment Schedule
Equity Requirement (%)	18%
Interest Rate	3.86%
Funding Date	October 17, 2019
Maturity Date	November 10, 2041
Debt Service Coverage Ratio	1.0x
Defeasance	At any time during the Lease Term, Borrower, at its option, may upon 30 days written notice defease the Note in whole (but not in part).

Lease Overview ⁽¹⁾	
Lessee	Virginia 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)	\$224,796.36 ⁽¹⁾
Year Built / Renovated	2018 ⁽¹⁾
Building Size	9,662 SF ⁽¹⁾
Lot Size	1.635 Acres ⁽¹⁾

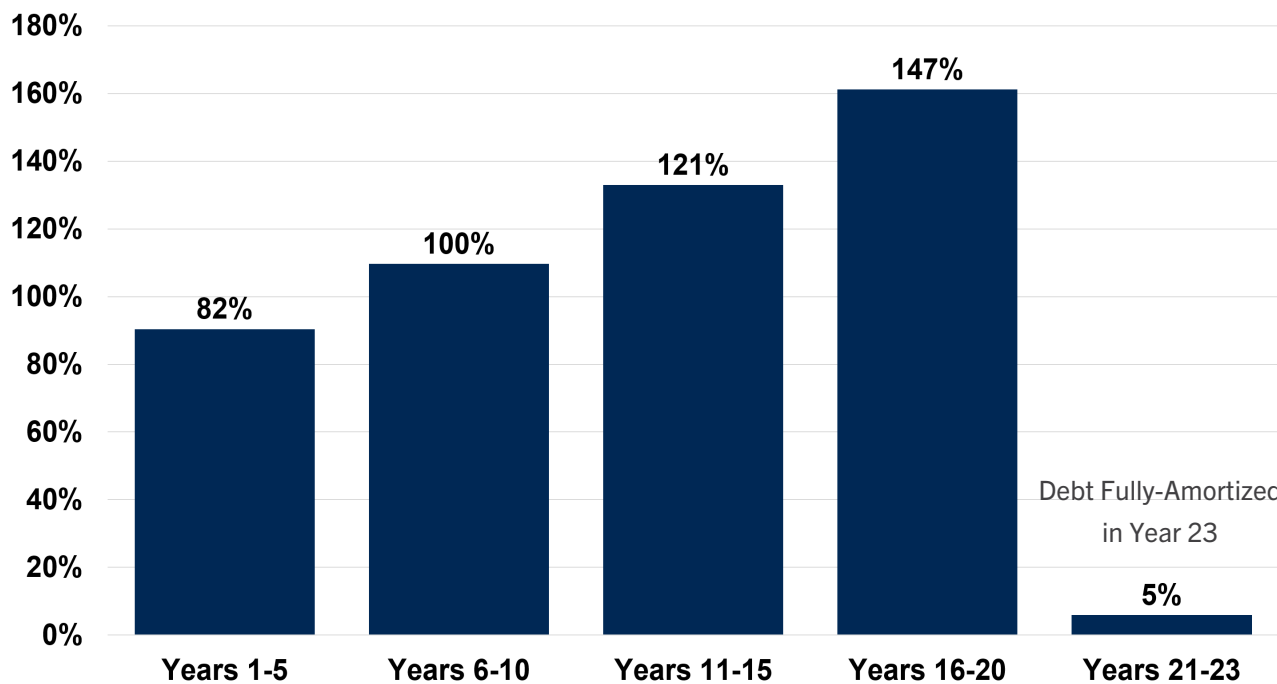
(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, Total Amortization, Percentage Amortization to Equity and S&P Rating are estimates. Buyer is responsible for verifying during the Due Diligence process.
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TOTAL 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	\$3,155,157	\$10,149	\$8,584	\$3,146,573	\$18,733
10/10/2021	\$3,146,573	\$10,121	\$8,612	\$3,137,961	\$18,733
11/10/2021	\$3,137,961	\$10,094	\$8,639	\$3,129,322	\$18,733
12/10/2021	\$3,129,322	\$10,066	\$8,667	\$3,120,655	\$18,733
1/10/2022	\$3,120,655	\$10,038	\$8,695	\$3,111,960	\$18,733
2/10/2022	\$3,111,960	\$10,010	\$8,723	\$3,103,237	\$18,733
3/10/2022	\$3,103,237	\$9,982	\$8,751	\$3,094,486	\$18,733
4/10/2022	\$3,094,486	\$9,954	\$8,779	\$3,085,707	\$18,733
5/10/2022	\$3,085,707	\$9,926	\$8,807	\$3,076,900	\$18,733
6/10/2022	\$3,076,900	\$9,897	\$8,836	\$3,068,064	\$18,733
7/10/2022	\$3,068,064	\$9,869	\$8,864	\$3,059,200	\$18,733
8/10/2022	\$3,059,200	\$9,840	\$8,893	\$3,050,307	\$18,733
9/10/2022	\$3,050,307	\$9,812	\$8,921	\$3,041,386	\$18,733
10/10/2022	\$3,041,386	\$9,783	\$8,950	\$3,032,436	\$18,733
11/10/2022	\$3,032,436	\$9,754	\$8,979	\$3,023,458	\$18,733
12/10/2022	\$3,023,458	\$9,725	\$9,008	\$3,014,450	\$18,733
1/10/2023	\$3,014,450	\$9,696	\$9,037	\$3,005,413	\$18,733
2/10/2023	\$3,005,413	\$9,667	\$9,066	\$2,996,348	\$18,733
3/10/2023	\$2,996,348	\$9,638	\$9,095	\$2,987,253	\$18,733
4/10/2023	\$2,987,253	\$9,609	\$9,124	\$2,978,129	\$18,733
5/10/2023	\$2,978,129	\$9,580	\$9,153	\$2,968,976	\$18,733
6/10/2023	\$2,968,976	\$9,550	\$9,183	\$2,959,793	\$18,733
7/10/2023	\$2,959,793	\$9,521	\$9,212	\$2,950,580	\$18,733
8/10/2023	\$2,950,580	\$9,491	\$9,242	\$2,941,338	\$18,733
9/10/2023	\$2,941,338	\$9,461	\$9,272	\$2,932,067	\$18,733
10/10/2023	\$2,932,067	\$9,431	\$9,302	\$2,922,765	\$18,733
11/10/2023	\$2,922,765	\$9,402	\$9,331	\$2,913,434	\$18,733
12/10/2023	\$2,913,434	\$9,372	\$9,361	\$2,904,072	\$18,733
1/10/2024	\$2,904,072	\$9,341	\$9,392	\$2,894,681	\$18,733
2/10/2024	\$2,894,681	\$9,311	\$9,422	\$2,885,259	\$18,733

(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	\$2,885,259	\$9,281	\$9,452	\$2,875,807	\$18,733
4/10/2024	\$2,875,807	\$9,251	\$9,483	\$2,866,324	\$18,733
5/10/2024	\$2,866,324	\$9,220	\$9,513	\$2,856,811	\$18,733
6/10/2024	\$2,856,811	\$9,189	\$9,544	\$2,847,267	\$18,733
7/10/2024	\$2,847,267	\$9,159	\$9,574	\$2,837,693	\$18,733
8/10/2024	\$2,837,693	\$9,128	\$9,605	\$2,828,088	\$18,733
9/10/2024	\$2,828,088	\$9,097	\$9,636	\$2,818,452	\$18,733
10/10/2024	\$2,818,452	\$9,066	\$9,667	\$2,808,785	\$18,733
11/10/2024	\$2,808,785	\$9,035	\$9,698	\$2,799,087	\$18,733
12/10/2024	\$2,799,087	\$9,004	\$9,729	\$2,789,358	\$18,733
1/10/2025	\$2,789,358	\$8,972	\$9,761	\$2,779,597	\$18,733
2/10/2025	\$2,779,597	\$8,941	\$9,792	\$2,769,805	\$18,733
3/10/2025	\$2,769,805	\$8,910	\$9,823	\$2,759,982	\$18,733
4/10/2025	\$2,759,982	\$8,878	\$9,855	\$2,750,126	\$18,733
5/10/2025	\$2,750,126	\$8,846	\$9,887	\$2,740,240	\$18,733
6/10/2025	\$2,740,240	\$8,814	\$9,919	\$2,730,321	\$18,733
7/10/2025	\$2,730,321	\$8,783	\$9,951	\$2,720,371	\$18,733
8/10/2025	\$2,720,371	\$8,751	\$9,983	\$2,710,388	\$18,733
9/10/2025	\$2,710,388	\$8,718	\$10,015	\$2,700,373	\$18,733
10/10/2025	\$2,700,373	\$8,686	\$10,047	\$2,690,327	\$18,733
11/10/2025	\$2,690,327	\$8,654	\$10,079	\$2,680,247	\$18,733
12/10/2025	\$2,680,247	\$8,621	\$10,112	\$2,670,136	\$18,733
1/10/2026	\$2,670,136	\$8,589	\$10,144	\$2,659,992	\$18,733
2/10/2026	\$2,659,992	\$8,556	\$10,177	\$2,649,815	\$18,733
3/10/2026	\$2,649,815	\$8,524	\$10,209	\$2,639,606	\$18,733
4/10/2026	\$2,639,606	\$8,491	\$10,242	\$2,629,363	\$18,733
5/10/2026	\$2,629,363	\$8,458	\$10,275	\$2,619,088	\$18,733
6/10/2026	\$2,619,088	\$8,425	\$10,308	\$2,608,780	\$18,733
7/10/2026	\$2,608,780	\$8,392	\$10,341	\$2,598,438	\$18,733
8/10/2026	\$2,598,438	\$8,358	\$10,375	\$2,588,064	\$18,733

NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2026	\$2,588,064	\$8,325	\$10,408	\$2,577,656	\$18,733
10/10/2026	\$2,577,656	\$8,291	\$10,442	\$2,567,214	\$18,733
11/10/2026	\$2,567,214	\$8,258	\$10,475	\$2,556,739	\$18,733
12/10/2026	\$2,556,739	\$8,224	\$10,509	\$2,546,230	\$18,733
1/10/2027	\$2,546,230	\$8,190	\$10,543	\$2,535,687	\$18,733
2/10/2027	\$2,535,687	\$8,156	\$10,577	\$2,525,111	\$18,733
3/10/2027	\$2,525,111	\$8,122	\$10,611	\$2,514,500	\$18,733
4/10/2027	\$2,514,500	\$8,088	\$10,645	\$2,503,855	\$18,733
5/10/2027	\$2,503,855	\$8,054	\$10,679	\$2,493,176	\$18,733
6/10/2027	\$2,493,176	\$8,020	\$10,713	\$2,482,463	\$18,733
7/10/2027	\$2,482,463	\$7,985	\$10,748	\$2,471,715	\$18,733
8/10/2027	\$2,471,715	\$7,951	\$10,782	\$2,460,933	\$18,733
9/10/2027	\$2,460,933	\$7,916	\$10,817	\$2,450,116	\$18,733
10/10/2027	\$2,450,116	\$7,881	\$10,852	\$2,439,264	\$18,733
11/10/2027	\$2,439,264	\$7,846	\$10,887	\$2,428,377	\$18,733
12/10/2027	\$2,428,377	\$7,811	\$10,922	\$2,417,456	\$18,733
1/10/2028	\$2,417,456	\$7,776	\$10,957	\$2,406,499	\$18,733
2/10/2028	\$2,406,499	\$7,741	\$10,992	\$2,395,507	\$18,733
3/10/2028	\$2,395,507	\$7,706	\$11,027	\$2,384,479	\$18,733
4/10/2028	\$2,384,479	\$7,670	\$11,063	\$2,373,416	\$18,733
5/10/2028	\$2,373,416	\$7,634	\$11,099	\$2,362,318	\$18,733
6/10/2028	\$2,362,318	\$7,599	\$11,134	\$2,351,183	\$18,733
7/10/2028	\$2,351,183	\$7,563	\$11,170	\$2,340,013	\$18,733
8/10/2028	\$2,340,013	\$7,527	\$11,206	\$2,328,807	\$18,733
9/10/2028	\$2,328,807	\$7,491	\$11,242	\$2,317,565	\$18,733
10/10/2028	\$2,317,565	\$7,455	\$11,278	\$2,306,287	\$18,733
11/10/2028	\$2,306,287	\$7,419	\$11,314	\$2,294,973	\$18,733
12/10/2028	\$2,294,973	\$7,382	\$11,351	\$2,283,622	\$18,733
1/10/2029	\$2,283,622	\$7,346	\$11,387	\$2,272,234	\$18,733
2/10/2029	\$2,272,234	\$7,309	\$11,424	\$2,260,810	\$18,733

(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	\$2,260,810	\$7,272	\$11,461	\$2,249,350	\$18,733
4/10/2029	\$2,249,350	\$7,235	\$11,498	\$2,237,852	\$18,733
5/10/2029	\$2,237,852	\$7,198	\$11,535	\$2,226,317	\$18,733
6/10/2029	\$2,226,317	\$7,161	\$11,572	\$2,214,746	\$18,733
7/10/2029	\$2,214,746	\$7,124	\$11,609	\$2,203,137	\$18,733
8/10/2029	\$2,203,137	\$7,087	\$11,646	\$2,191,491	\$18,733
9/10/2029	\$2,191,491	\$7,049	\$11,684	\$2,179,807	\$18,733
10/10/2029	\$2,179,807	\$7,012	\$11,721	\$2,168,085	\$18,733
11/10/2029	\$2,168,085	\$6,974	\$11,759	\$2,156,326	\$18,733
12/10/2029	\$2,156,326	\$6,936	\$11,797	\$2,144,530	\$18,733
1/10/2030	\$2,144,530	\$6,898	\$11,835	\$2,132,695	\$18,733
2/10/2030	\$2,132,695	\$6,860	\$11,873	\$2,120,822	\$18,733
3/10/2030	\$2,120,822	\$6,822	\$11,911	\$2,108,911	\$18,733
4/10/2030	\$2,108,911	\$6,784	\$11,949	\$2,096,962	\$18,733
5/10/2030	\$2,096,962	\$6,745	\$11,988	\$2,084,974	\$18,733
6/10/2030	\$2,084,974	\$6,707	\$12,026	\$2,072,947	\$18,733
7/10/2030	\$2,072,947	\$6,668	\$12,065	\$2,060,882	\$18,733
8/10/2030	\$2,060,882	\$6,629	\$12,104	\$2,048,778	\$18,733
9/10/2030	\$2,048,778	\$6,590	\$12,143	\$2,036,636	\$18,733
10/10/2030	\$2,036,636	\$6,551	\$12,182	\$2,024,454	\$18,733
11/10/2030	\$2,024,454	\$6,512	\$12,221	\$2,012,233	\$18,733
12/10/2030	\$2,012,233	\$6,473	\$12,260	\$1,999,972	\$18,733
1/10/2031	\$1,999,972	\$6,433	\$12,300	\$1,987,673	\$18,733
2/10/2031	\$1,987,673	\$6,394	\$12,339	\$1,975,333	\$18,733
3/10/2031	\$1,975,333	\$6,354	\$12,379	\$1,962,954	\$18,733
4/10/2031	\$1,962,954	\$6,314	\$12,419	\$1,950,535	\$18,733
5/10/2031	\$1,950,535	\$6,274	\$12,459	\$1,938,077	\$18,733
6/10/2031	\$1,938,077	\$6,234	\$12,499	\$1,925,578	\$18,733
7/10/2031	\$1,925,578	\$6,194	\$12,539	\$1,913,039	\$18,733
8/10/2031	\$1,913,039	\$6,154	\$12,579	\$1,900,459	\$18,733

NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2031	\$1,900,459	\$6,113	\$12,620	\$1,887,839	\$18,733
10/10/2031	\$1,887,839	\$6,073	\$12,660	\$1,875,179	\$18,733
11/10/2031	\$1,875,179	\$6,032	\$12,701	\$1,862,478	\$18,733
12/10/2031	\$1,862,478	\$5,991	\$12,742	\$1,849,736	\$18,733
1/10/2032	\$1,849,736	\$5,950	\$12,783	\$1,836,953	\$18,733
2/10/2032	\$1,836,953	\$5,909	\$12,824	\$1,824,128	\$18,733
3/10/2032	\$1,824,128	\$5,868	\$12,865	\$1,811,263	\$18,733
4/10/2032	\$1,811,263	\$5,826	\$12,907	\$1,798,356	\$18,733
5/10/2032	\$1,798,356	\$5,785	\$12,948	\$1,785,408	\$18,733
6/10/2032	\$1,785,408	\$5,743	\$12,990	\$1,772,418	\$18,733
7/10/2032	\$1,772,418	\$5,701	\$13,032	\$1,759,386	\$18,733
8/10/2032	\$1,759,386	\$5,659	\$13,074	\$1,746,312	\$18,733
9/10/2032	\$1,746,312	\$5,617	\$13,116	\$1,733,197	\$18,733
10/10/2032	\$1,733,197	\$5,575	\$13,158	\$1,720,039	\$18,733
11/10/2032	\$1,720,039	\$5,533	\$13,200	\$1,706,839	\$18,733
12/10/2032	\$1,706,839	\$5,490	\$13,243	\$1,693,596	\$18,733
1/10/2033	\$1,693,596	\$5,448	\$13,285	\$1,680,311	\$18,733
2/10/2033	\$1,680,311	\$5,405	\$13,328	\$1,666,983	\$18,733
3/10/2033	\$1,666,983	\$5,362	\$13,371	\$1,653,612	\$18,733
4/10/2033	\$1,653,612	\$5,319	\$13,414	\$1,640,198	\$18,733
5/10/2033	\$1,640,198	\$5,276	\$13,457	\$1,626,741	\$18,733
6/10/2033	\$1,626,741	\$5,233	\$13,500	\$1,613,240	\$18,733
7/10/2033	\$1,613,240	\$5,189	\$13,544	\$1,599,697	\$18,733
8/10/2033	\$1,599,697	\$5,146	\$13,587	\$1,586,109	\$18,733
9/10/2033	\$1,586,109	\$5,102	\$13,631	\$1,572,478	\$18,733
10/10/2033	\$1,572,478	\$5,058	\$13,675	\$1,558,803	\$18,733
11/10/2033	\$1,558,803	\$5,014	\$13,719	\$1,545,084	\$18,733
12/10/2033	\$1,545,084	\$4,970	\$13,763	\$1,531,321	\$18,733
1/10/2034	\$1,531,321	\$4,926	\$13,807	\$1,517,514	\$18,733
2/10/2034	\$1,517,514	\$4,881	\$13,852	\$1,503,662	\$18,733

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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	\$1,503,662	\$4,837	\$13,896	\$1,489,766	\$18,733
4/10/2034	\$1,489,766	\$4,792	\$13,941	\$1,475,825	\$18,733
5/10/2034	\$1,475,825	\$4,747	\$13,986	\$1,461,839	\$18,733
6/10/2034	\$1,461,839	\$4,702	\$14,031	\$1,447,809	\$18,733
7/10/2034	\$1,447,809	\$4,657	\$14,076	\$1,433,733	\$18,733
8/10/2034	\$1,433,733	\$4,612	\$14,121	\$1,419,612	\$18,733
9/10/2034	\$1,419,612	\$4,566	\$14,167	\$1,405,445	\$18,733
10/10/2034	\$1,405,445	\$4,521	\$14,212	\$1,391,233	\$18,733
11/10/2034	\$1,391,233	\$4,475	\$14,258	\$1,376,975	\$18,733
12/10/2034	\$1,376,975	\$4,429	\$14,304	\$1,362,671	\$18,733
1/10/2035	\$1,362,671	\$4,383	\$14,350	\$1,348,321	\$18,733
2/10/2035	\$1,348,321	\$4,337	\$14,396	\$1,333,925	\$18,733
3/10/2035	\$1,333,925	\$4,291	\$14,442	\$1,319,483	\$18,733
4/10/2035	\$1,319,483	\$4,244	\$14,489	\$1,304,994	\$18,733
5/10/2035	\$1,304,994	\$4,198	\$14,535	\$1,290,459	\$18,733
6/10/2035	\$1,290,459	\$4,151	\$14,582	\$1,275,877	\$18,733
7/10/2035	\$1,275,877	\$4,104	\$14,629	\$1,261,248	\$18,733
8/10/2035	\$1,261,248	\$4,057	\$14,676	\$1,246,572	\$18,733
9/10/2035	\$1,246,572	\$4,010	\$14,723	\$1,231,849	\$18,733
10/10/2035	\$1,231,849	\$3,962	\$14,771	\$1,217,078	\$18,733
11/10/2035	\$1,217,078	\$3,915	\$14,818	\$1,202,260	\$18,733
12/10/2035	\$1,202,260	\$3,867	\$14,866	\$1,187,394	\$18,733
1/10/2036	\$1,187,394	\$3,819	\$14,914	\$1,172,481	\$18,733
2/10/2036	\$1,172,481	\$3,771	\$14,962	\$1,157,519	\$18,733
3/10/2036	\$1,157,519	\$3,723	\$15,010	\$1,142,510	\$18,733
4/10/2036	\$1,142,510	\$3,675	\$15,058	\$1,127,452	\$18,733
5/10/2036	\$1,127,452	3,626-64	\$15,106	\$1,112,345	\$18,733
6/10/2036	\$1,112,345	\$3,578	\$15,155	\$1,097,190	\$18,733
7/10/2036	\$1,097,190	\$3,529	\$15,204	\$1,081,987	\$18,733
8/10/2036	\$1,081,987	\$3,480	\$15,253	\$1,066,734	\$18,733

NOTE PAYMENT SCHEDULE⁽¹⁾

Date	Beginning Principal Amount	Interest Payment	Principal Payment	Ending Principal Amount	Total Payment / Fixed Rent
9/10/2036	\$1,066,734	\$3,431	\$15,302	\$1,051,432	\$18,733
10/10/2036	\$1,051,432	\$3,382	\$15,351	\$1,036,081	\$18,733
11/10/2036	\$1,036,081	\$3,333	\$15,400	\$1,020,681	\$18,733
12/10/2036	\$1,020,681	\$3,283	\$15,450	\$1,005,231	\$18,733
1/10/2037	\$1,005,231	\$3,233	\$15,500	\$989,732	\$18,733
2/10/2037	\$989,732	\$3,184	\$15,549	\$974,182	\$18,733
3/10/2037	\$974,182	\$3,134	\$15,599	\$958,583	\$18,733
4/10/2037	\$958,583	\$3,083	\$15,650	\$942,933	\$18,733
5/10/2037	\$942,933	\$3,033	\$15,700	\$927,233	\$18,733
6/10/2037	\$927,233	\$2,983	\$15,750	\$911,483	\$18,733
“7/10/2037	\$911,483	\$2,932	\$15,801	\$895,682	\$18,733
8/10/2037	\$895,682	\$2,881	\$15,852	\$879,830	\$18,733
9/10/2037	\$879,830	\$2,830	\$15,903	\$863,927	\$18,733
10/10/2037	\$863,927	\$2,779	\$15,954	\$847,973	\$18,733
11/10/2037	\$847,973	\$2,728	\$16,005	\$831,968	\$18,733
12/10/2037	\$831,968	\$2,676	\$16,057	\$815,911	\$18,733
1/10/2038	\$815,911	\$2,625	\$16,109	\$799,802	\$18,733
2/10/2038	\$799,802	\$2,573	\$16,160	\$783,642	\$18,733
3/10/2038	\$783,642	\$2,521	\$16,212	\$767,429	\$18,733
4/10/2038	\$767,429	\$2,469	\$16,264	\$751,165	\$18,733
5/10/2038	\$751,165	\$2,416	\$16,317	\$734,848	\$18,733
6/10/2038	\$734,848	\$2,364	\$16,369	\$718,479	\$18,733
7/10/2038	\$718,479	\$2,311	\$16,422	\$702,057	\$18,733
8/10/2038	\$702,057	\$2,258	\$16,475	\$685,582	\$18,733
9/10/2038	\$685,582	\$2,205	\$16,528	\$669,055	\$18,733
10/10/2038	\$669,055	\$2,152	\$16,581	\$652,474	\$18,733
11/10/2038	\$652,474	\$2,099	\$16,634	\$635,839	\$18,733
12/10/2038	\$635,839	\$2,045	\$16,688	\$619,152	\$18,733
1/10/2039	\$619,152	\$1,992	\$16,741	\$602,410	\$18,733
2/10/2039	\$602,410	\$1,938	\$16,795	\$585,615	\$18,733

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Date	Beginning Principal	Interest Payment	Principal Payment	Ending Principal	Total Payment / Fixed
3/10/2039	\$585,615	\$1,884	\$16,849	\$568,766	\$18,733
4/10/2039	\$568,766	\$1,830	\$16,904	\$551,862	\$18,733
5/10/2039	\$551,862	\$1,775	\$16,958	\$534,904	\$18,733
6/10/2039	\$534,904	\$1,721	\$17,012	\$517,892	\$18,733
7/10/2039	\$517,892	\$1,666	\$17,067	\$500,825	\$18,733
8/10/2039	\$500,825	\$1,611	\$17,122	\$483,703	\$18,733
9/10/2039	\$483,703	\$1,556	\$17,177	\$466,526	\$18,733
10/10/2039	\$466,526	\$1,501	\$17,232	\$449,293	\$18,733
11/10/2039	\$449,293	\$1,445	\$17,288	\$432,005	\$18,733
12/10/2039	\$432,005	\$1,390	\$17,343	\$414,662	\$18,733
1/10/2040	\$414,662	\$1,334	\$17,399	\$397,263	\$18,733
2/10/2040	\$397,263	\$1,278	\$17,455	\$379,808	\$18,733
3/10/2040	\$379,808	\$1,222	\$17,511	\$362,296	\$18,733
4/10/2040	\$362,296	1,165,39	\$17,568	\$344,729	\$18,733
5/10/2040	\$344,729	\$1,109	\$17,624	\$327,104	\$18,733
6/10/2040	\$327,104	\$1,052	\$17,681	\$309,424	\$18,733
7/10/2040	\$309,424	\$995	\$17,738	\$291,686	\$18,733
8/10/2040	\$291,686	\$938	\$17,795	\$273,891	\$18,733
9/10/2040	\$273,891	\$881	\$17,852	\$256,039	\$18,733
10/10/2040	\$256,039	\$824	\$17,909	\$238,130	\$18,733
11/10/2040	\$238,130	\$766	\$17,967	\$220,163	\$18,733
12/10/2040	\$220,163	\$708	\$18,025	\$202,138	\$18,733
1/10/2041	\$202,138	\$650	\$18,083	\$184,055	\$18,733
2/10/2041	\$184,055	\$592	\$18,141	\$165,914	\$18,733
3/10/2041	\$165,914	\$534	\$18,199	\$147,715	\$18,733
4/10/2041	\$147,715	\$475	\$18,258	\$129,457	\$18,733
5/10/2041	\$129,457	\$416	\$18,317	\$111,140	\$18,733
6/10/2041	\$111,140	\$358	\$18,376	\$92,765	\$18,733
7/10/2041	\$92,765	\$298	\$18,435	\$74,330	\$18,733
8/10/2041	\$74,330	\$239	\$18,494	\$55,836	\$18,733
9/10/2041	\$55,836	\$180	\$18,553	\$37,283	\$18,733
10/10/2041	\$37,283	\$120	\$18,613	\$18,670	\$18,733
11/10/2041	\$18,670	\$60	\$18,670	\$0	\$18,733

RICHMOND MSA

THE PROPERTY IS LOCATED 21 MILES
SOUTH OF DOWNTOWN RICHMOND AND
HOME TO OVER 1.26 MILLION RESIDENTS

LOCATION/MARKET OVERVIEW

ABSOLUTE NNN LEASE
CVS HEALTH
HOPEWELL, VIRGINIA

Marcus & Millichap

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LOCATION OVERVIEW



**THE RICHMOND MSA
IS HOME TO OVER 1.26
MILLION RESIDENTS**

**21 MILES SOUTH OF
RICHMOND, VIRGINIA'S
STATE CAPITAL**

**HOPEWELL IS THE SECOND
OLDEST CONTINUOUSLY
OCCUPIED SETTLEMENT
IN THE U.S. BEHIND
JAMESTOWN**

RICHMOND METRO AREA

Hopewell is situated 21 miles south of the Richmond, Virginia's state capital, and part of the Richmond MSA. The MSA is home to over 1.26 million residents. Hopewell is an 11-square-mile inland port community with direct access to Interstate 295 and quick connections to Interstates 64, 85 and 95, making it an excellent location to serve East and Midwest markets.

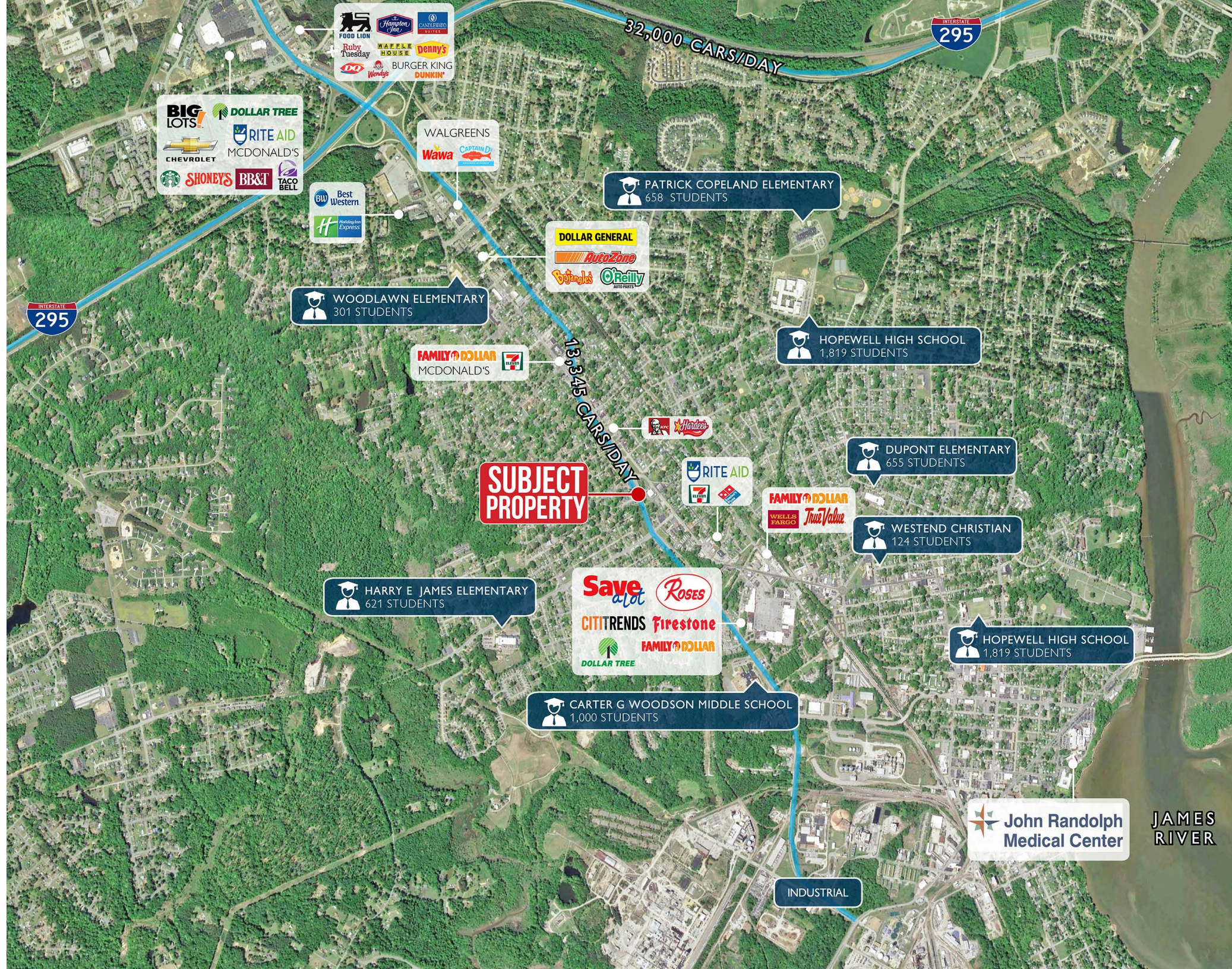
SECOND-OLDEST COMMUNITY IN THE UNITED STATES

Hopewell (formerly City Point) was established in 1613. It is the second oldest continuously occupied settlement in the United States (Jamestown is the first). City Point was a town in Prince George County, Virginia that was annexed by and incorporated into the city of Hopewell in 1923. The strategic river location was once considered for an early English colony, later served as an important Civil War staging area and then munitions depot and now industrial production center for large companies such as WestRock, Ashland, and Evonik.

STRATEGIC EAST COAST LOCATION

Hopewell is an 11-square-mile inland port community with direct access to Interstate 295 and quick connections to Interstates 64, 85 and 95, making it an excellent location to serve East and Midwest markets. The Richmond metro consists of 12 counties and four cities. Richmond's strategic location on the James River and a well-developed intermodal transportation network contribute to a growing logistics and distribution sector.

Marcus & Millichap



DEMOGRAPHICS



CVS HEALTH // LOCATION/MARKET OVERVIEW

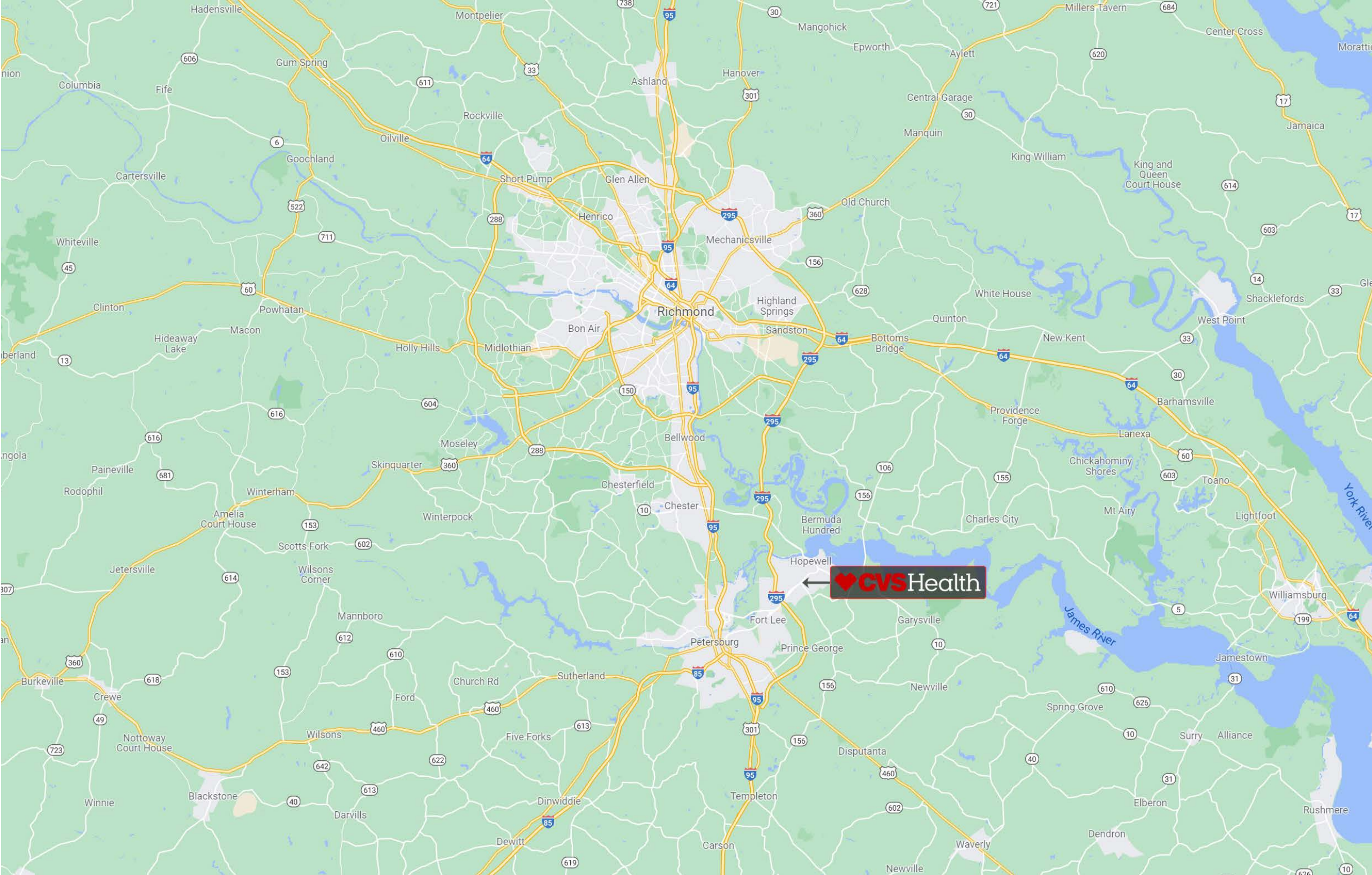
HOUSEHOLD INCOME

YEAR 2020	1 MILE	3 MILES	5 MILES
AVERAGE	\$54,820	\$73,324	\$83,250
MEDIAN	\$42,360	\$56,372	\$68,917

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025 Projection Total Population	10,866	35,577	57,262
2020 Census Total Population	10,958	35,163	55,872
2010 Census Total Population	11,030	34,635	53,350

Source: Marcus & Millichap Research Services, CoStar



CVS HEALTH // LOCATION/MARKET OVERVIEW

HOPEWELL / RICHMOND MSA

Hopewell is a historic, riverfront city located at the confluence of the Appomattox and James Rivers surrounded by Prince George County in the Commonwealth of Virginia. Hopewell is in the Tri-Cities area of the Richmond MSA which had a population of 1,263,617 as of 2016. The city is centrally located 21 miles south of Richmond, Virginia, and approximately 130 miles south of Washington, D.C. The 11-square-mile inland port community is on I 295 with quick access to I 64, I 85 and I 95, making it an excellent location to serve East and Midwest markets.

Hopewell (formerly City Point) was established in 1613. It is the second oldest continuously occupied settlement in the United States (Jamestown is the first). City Point was a town in Prince George County, Virginia that was annexed by and incorporated into the city of Hopewell in 1923. The strategic river location was once considered for an early English colony, later served as an important Civil War staging area and then munitions depot and now industrial production center for large companies such as WestRock, Ashland, and Evonik. Besides its importance to local industry, Hopewell has experienced concentrated revitalization efforts in its vibrant downtown community, bringing new recreation and business opportunities.

The City of Hopewell has been called the “Wonder City” because of its resiliency and tendency to bounce back. Hopewell is currently in the middle of another renaissance and is reinventing itself and enjoying economic growth and prosperity. There are new businesses, new restaurants, and new projects. The Beacon Theatre has been revamped and has had some amazing artists play. Hopewell also sponsors many events, including the Kiwanis Leprechaun Dash, the Hopewell Recreation and Parks 5k Run/Walk, the Shrimp Feast, the Rotary Roast, Lunch and Lecture series, the James River Ball, Butts on Broadway, the annual Beer Feast, Hopewell Haunts, the Summer Concert Series, the Holiday Boat Parade, Light up the Night and others. Some great spots to visit include City Point Historic District, City Point Early History Museum, Appomattox Plantation (Grant’s Headquarters); Weston Manor, Benjamin Harrison Memorial Bridge, Appomattox Regional Library System, Crescent Hills Sears & Roebuck Driving Tour, the Beacon Theatre and more.

Richmond, VA is the capital of Virginia. The metro consists of 12 counties and four cities. Richmond’s strategic location on the James River and a well-developed intermodal transportation network contribute to a growing logistics and distribution sector. Law and finance have also been driving forces in the economy. Richmond is particularly known for its bankruptcy court. The city is home to both the United States Court of Appeals for the Fourth Circuit, one of 13 United States courts of appeals, and the Federal Reserve Bank of Richmond, one of 12 Federal Reserve Banks, as well as offices for international companies such as Genworth Financial, Capital One, Philip Morris USA, and numerous other banks and brokerages. The market’s educated workforce is also drawing other companies to the region and already Richmond houses more Fortune 500 firms than many larger metros.





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