



NET LEASE INVESTMENT OFFERING



CVS PHARMACY (INVESTMENT GRADE TENANT)
915 N MARKET STREET
MT CARMEL, IL 62863 (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 Mount Carmel, Illinois. The property features an absolute triple net lease which presents zero landlord responsibilities. The lease has approximately 15 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 9,855 square foot building is located at a signalized hard corner along 9th Street and North Market Street which hosts a combined traffic count of 16,100 vehicles per day. The property features limited competition in the area. The next closest CVS property is over 12 miles southeast in Indiana. Retailers around Mount Carmel include Verizon, McDonald's, Family Dollar, Burger King, Pizza Hut, NAPA Auto Parts, AutoZone, and Phillips 66. Other traffic draws through the corridor include Wabash General Hospital, Pacific Press Technologies, Kieffer Lumber Co, and Mount Carmel High School. There are 9,089 people living within seven miles of the property who earn an average annual household income of \$67,947.

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
- Approximately 15 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 9th Street and North Market Street (16,100 VPD)
- Retailers in the area include Verizon, McDonald's, Family Dollar, Burger King, Pizza Hut, NAPA Auto Parts, AutoZone, and Phillips 66
- Other traffic draws through the corridor include Wabash General Hospital, Pacific Press Technologies, Kieffer Lumber Co, and Mount Carmel High School
- 9,089 people living within seven miles of the property who earn an average annual household income of \$67,947



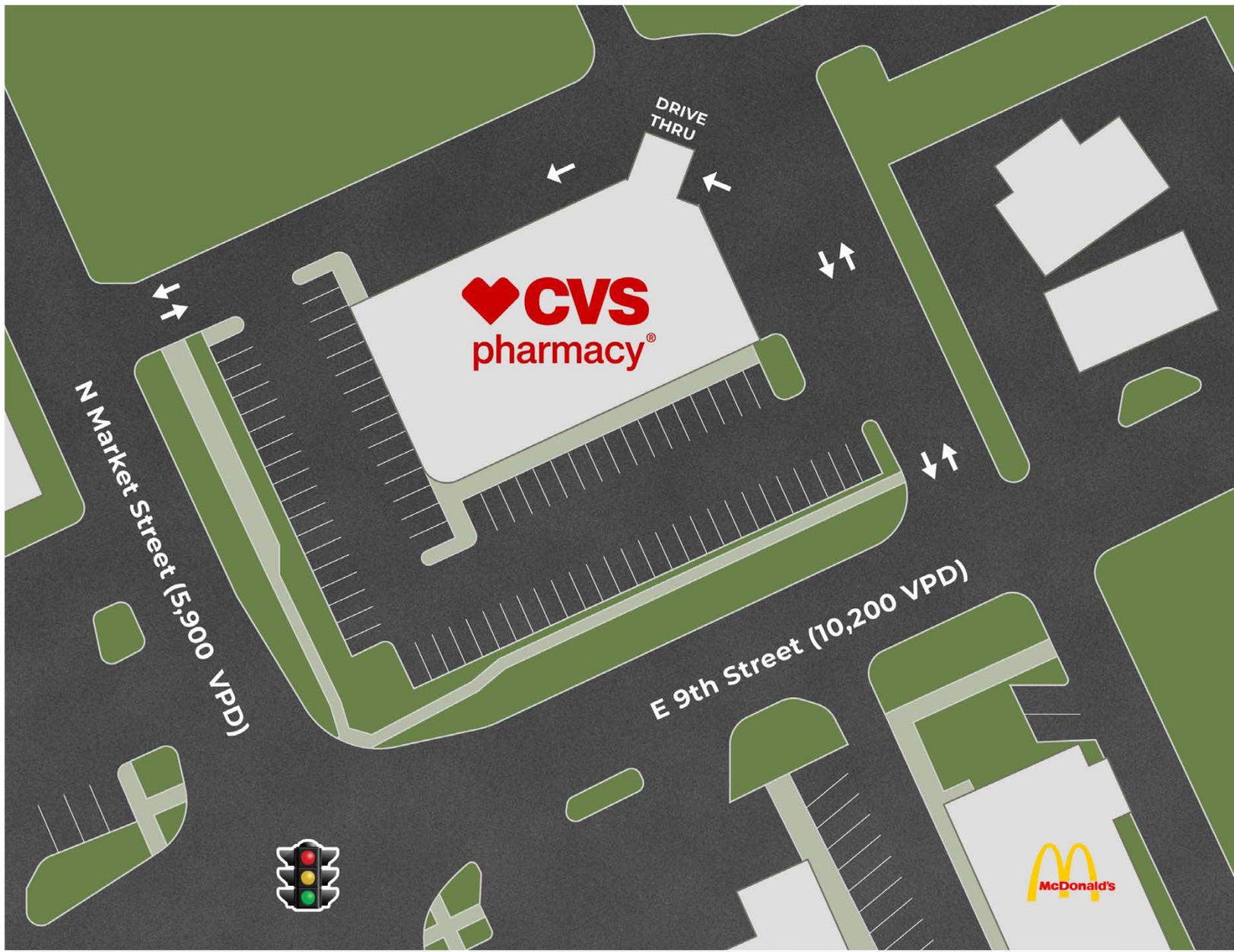
PROPERTY OVERVIEW

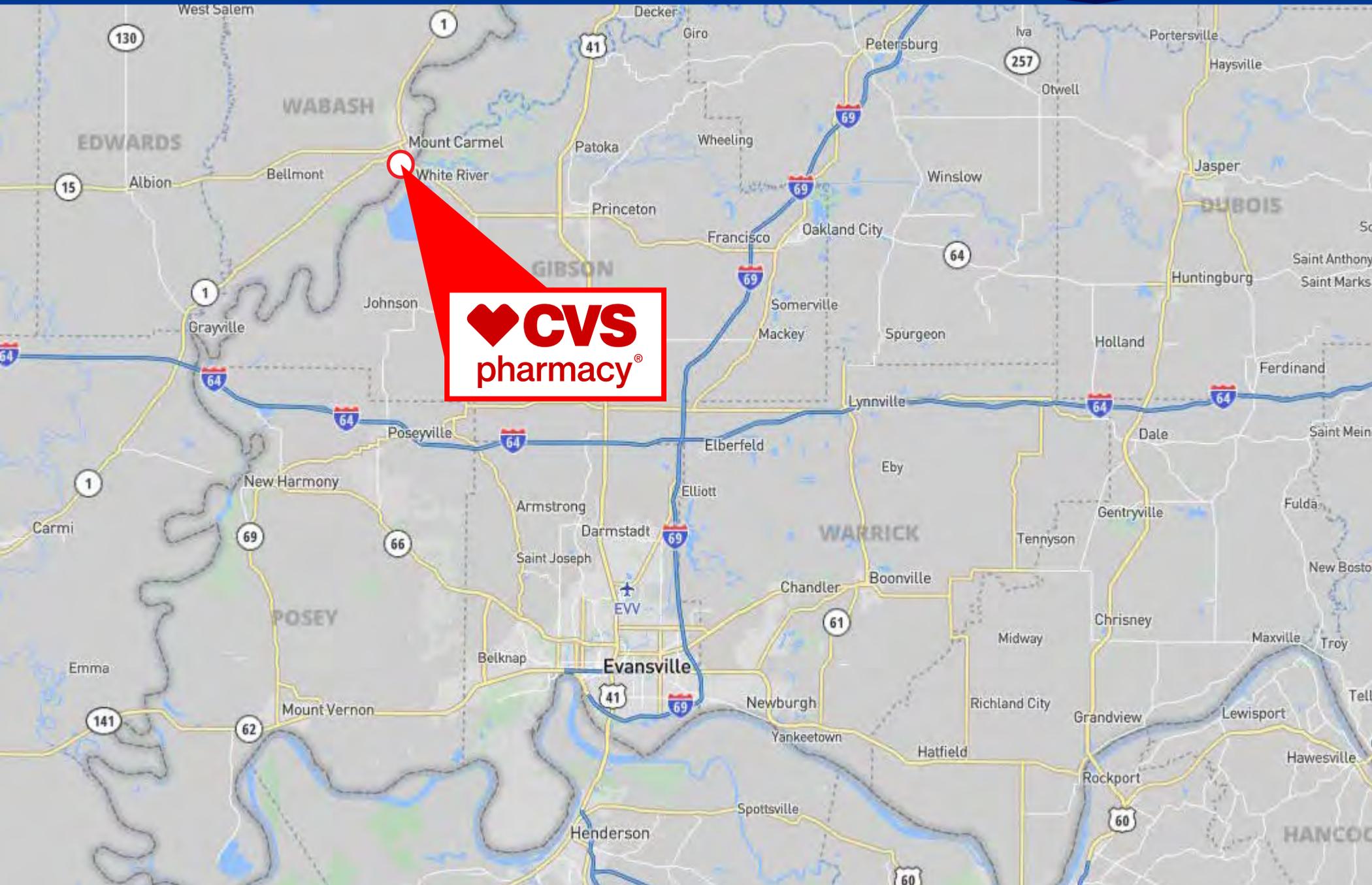
Price:	\$3,986,316
Cap Rate:	4.75%
Net Operating Income:	\$189,350
Term Remaining:	15 Years
Renewal Options:	Ten 5-year
Rental Escalations:	5% every option
Guarantor:	CVS Health Corporation
Credit Rating:	Investment Grade: BBB+ (S&P)
Lease Type:	NNN
Building Size:	9,855 SF
Lot Size:	1.45 AC











DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	7,569	8,331	9,089
Total Households:	3,366	3,668	3,979

INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$47,287	\$48,722	\$49,980
Average Household Income:	\$66,288	\$67,000	\$67,947



CITY OF MT. CARMEL, ILLINOIS

Mount Carmel is a city in and the county seat of Wabash County, Illinois, United States. At the time of the 2020 census, the population was 7,015, and it is the largest city in the county. The next largest town in Wabash County is Allendale, population 475.

Located at the confluence of the Wabash, Patoka, and White rivers, Mount Carmel borders both Gibson and Knox counties of Indiana. A small community known informally as East Mount Carmel sits near the mouth of the Patoka River on the opposite (Gibson County) side of the Wabash River from Mount Carmel. Mount Carmel is 5 miles (8.0 km) northeast of the Forest of the Wabash, a National Natural Landmark within Beall Woods State Park and about a mile north-northeast of one of its main employers, the Gibson Generating Station. Mount Carmel is also the home of Wabash Valley College, part of the Community College System of Eastern Illinois. Some know Mt. Carmel as Mountain Carmel.



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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