

CVS PHARMACY

3400 Lincoln Hwy, Olympia Fields, IL 60461



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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

LONG TERM LEASE (12.3 Years)

Primary Term expires October 31, 2034.

ABSOLUTE NET LEASE

No Landlord Responsibilities.

DRIVE THRU PHARMACY

This property features a Drive Thru lane that services the pharmacy.

ACTIVE RETAIL TRADE AREA

The property is positioned in a corridor between two active retail trade areas which include numerous other national credit tenants including Walmart, McDonalds, AutoZone, Chase Bank & more.

NEAR LOCAL HOSPITAL

The property is located less than two miles from Franciscan Health Olympia Fields. This hospital has 206 beds and nearly \$1.20B in annual revenue.

NEAR LOCAL ELEMENTARY SCHOOL

The property is located 1.3 miles from Indiana School.

HIGH TRAFFIC COUNTS


Current traffic counts are 34,984 Vehicles Per Day.

CORPORATE GUARANTEE

The lease is corporately guaranteed by CVS Health Corporation.





TENANT:	CVS PHARMACY
ADDRESS:	3400 Lincoln Hwy Olympia Fields, IL 60461
STORE #:	1768
YEAR BUILT:	2009
APPROX. SQUARE FOOTAGE:	13,225 SF
TOTAL LAND AREA:	1.56
BUILDING TYPE:	Free Standing
TRAFFIC COUNTS:	34,984 VPD

**NET PURCHASE PRICE**
\$6,646,753 *

BASE PRICE
\$8,032,330

RENT CREDIT to BUYER
(\$1,385,577)

**CAP RATE**
5.75%

**NOI**
\$461,859

DAY 1 YIELD
~7.00% *

*Base Price subtracted by Full Rent Credit to Buyer at closing

DEVELOPMENT & RENOVATION

VCA Animal Hospital:

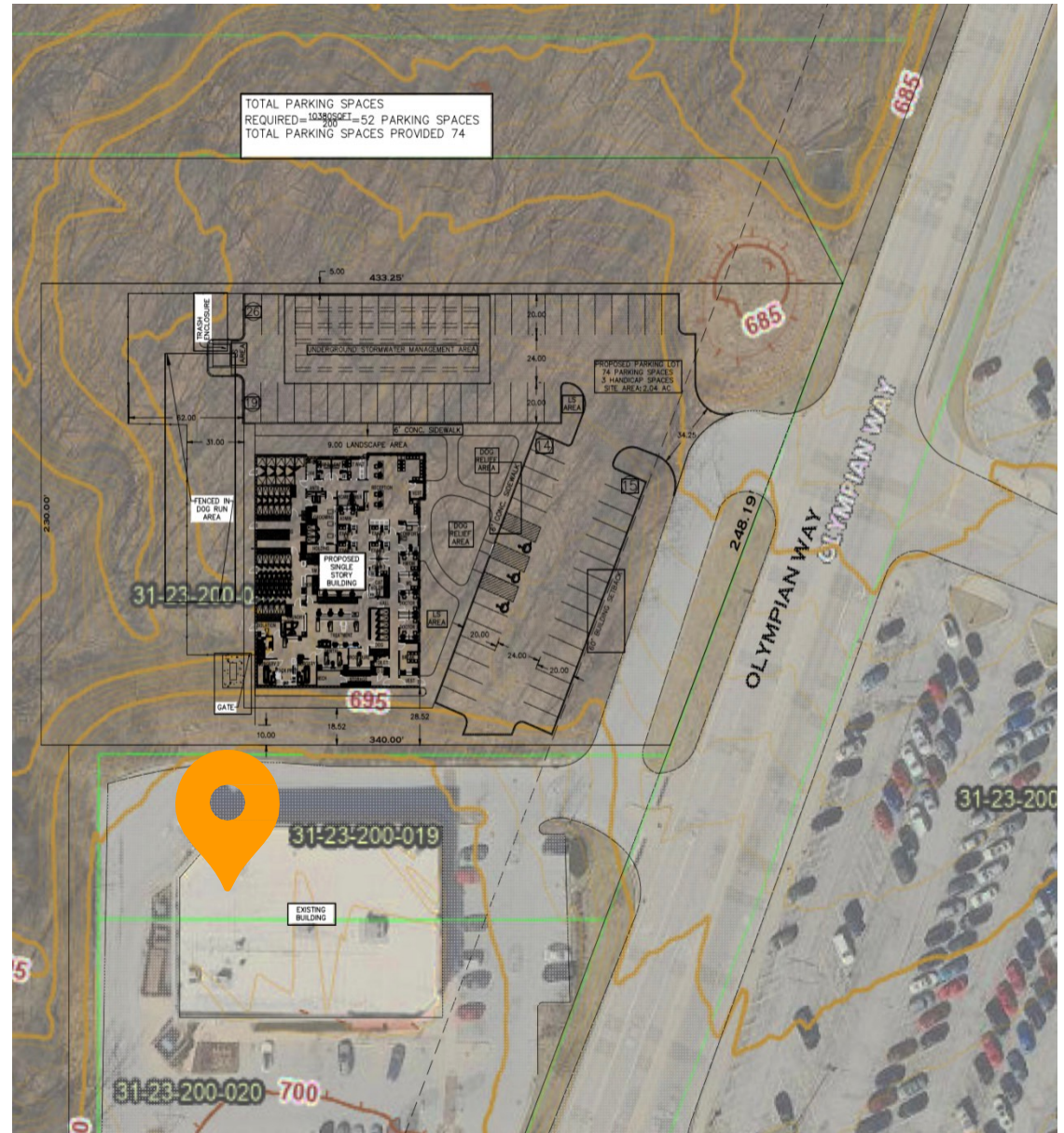
A new VCA Animal Hospital (Parent Company: Mars Inc.) is currently in development directly adjacent to the CVS Pharmacy. VCA Animal Hospitals (VCA, Inc.) operates more than 1,000 animal hospitals in the United States and Canada. VCA traded on the NASDAQ under the ticker “WOOF” until Mars Inc. acquired VCA, Inc. in 2017.

Website:

<https://vcahospitals.com/>

CVS Interior Renovation:

CVS is currently renovating the interior of the store at its own expense. The renovation includes new interior carpeting and signage as part of a national CVS renovation program.



211th Street Metra Station

This CVS Pharmacy is located directly across the street from the 211th Street Metra Station. This is a commuter rail station along the Main Branch of the Metra Electric line in Olympia Fields, IL. The station is located 27.6 miles away from the northern terminus at Millennium Station between Olympian Way and Olympian Circle. As of 2018, this station is the 95th busiest of Metra's 236 non-downtown stations, with an average of 527 weekday boardings. Straddling three cities, the northern part of the station's platform and parking lot lies in Olympia Fields while the eastern parking lot lies in Park Forest and the western parking lot and bus station lies in Matteson.

The 211th Street Metra Station is built on elevated tracks near the embankment of a bridge over US 30. This bridge also carries the Amtrak line that runs parallel, carrying the City Of New Orleans, Illini and Saluki trains.

Address:

211th Street Metra Station
211th Street
Olympia Fields, IL 60461



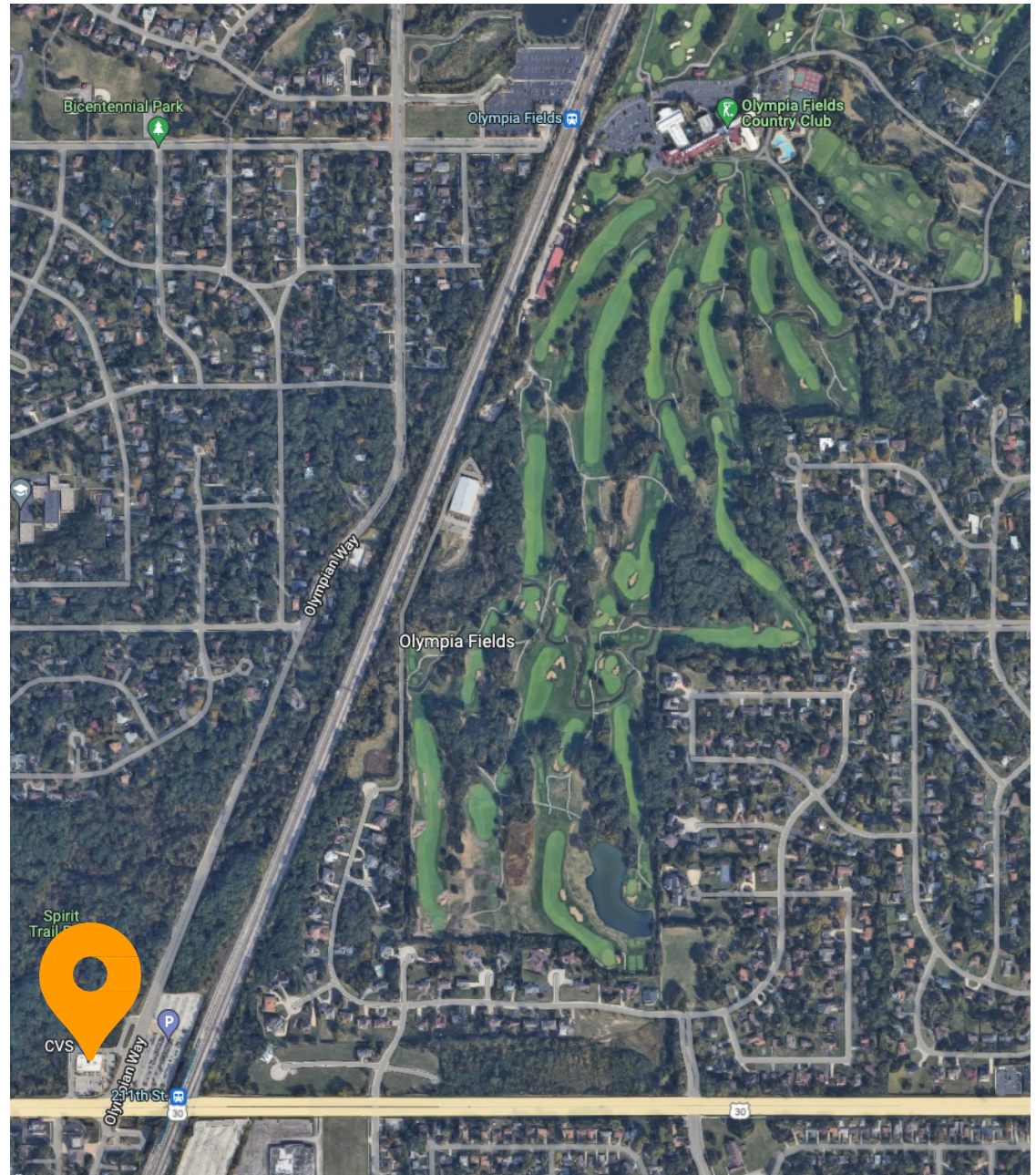
Olympia Fields Country Club

This CVS Pharmacy is adjacent to the southern portion of Olympia Fields Country Club, which features two 18-hole courses. Olympia Fields Country Club was founded in 1915 and is currently on the National Register of Historic Places. The North Course is ranked in the top 50 golf courses in the United States and top 3 in the Chicago area. This country club has hosted numerous high-profile PGA tournaments including:

- U.S. Open (1928, 2003)
- PGA Championship (1925, 1961)
- U.S. Senior Open (1997)
- U.S. Amateur (2015)
- Women's PGA Championship (2017)
- Western Open & BMW Championship (2020)

Address:

Olympia Fields Country Club
2800 Country Club Drive
Olympia Fields, IL 60461





LEASE ABSTRACT



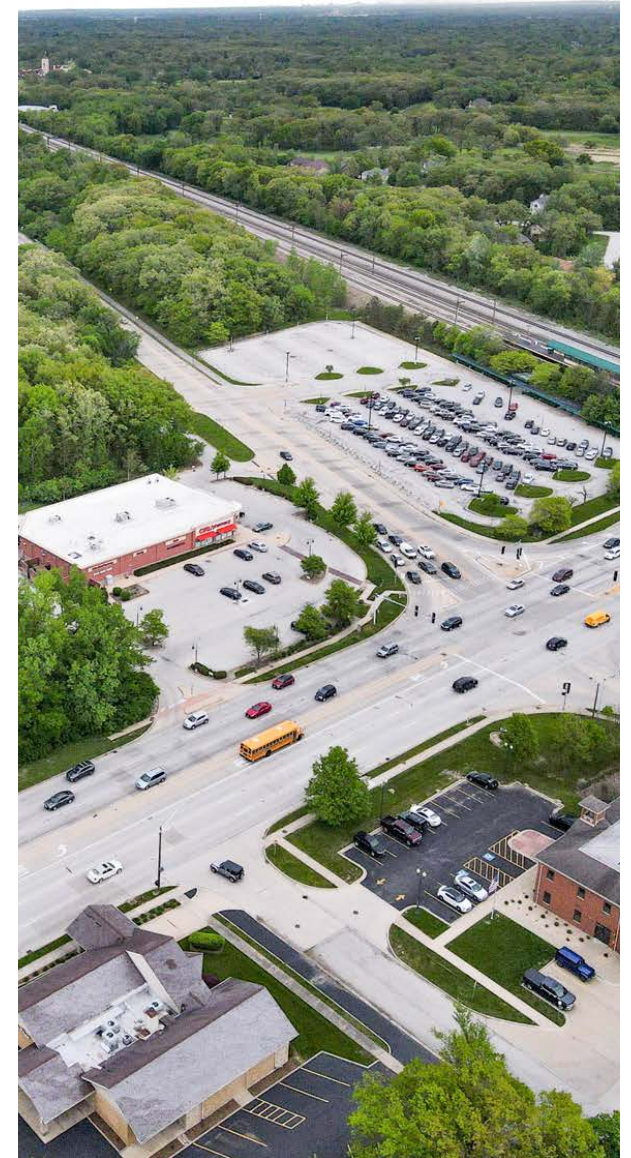
LEASE ABSTRACT

Tenant:	CVS Pharmacy
Ownership Type:	Fee Simple
Store Number:	1768
Term Remaining:	12.5 Years
Annual Rent:	\$461,859
Rent Increases:	None
Renewal Options:	(10) 5-Year
Renewal Option Rent:	\$415,674 (Options 1-2), FMV (Options 3-10)
Landlord Responsibilities:	None (Absolute Net)
Lease Expiration Date:	10/31/2034
Rent Holiday	Yes (3 Years) – Full Rent Credit to Buyer at Closing
24-Hour Store:	No
Drive-Thru:	Yes

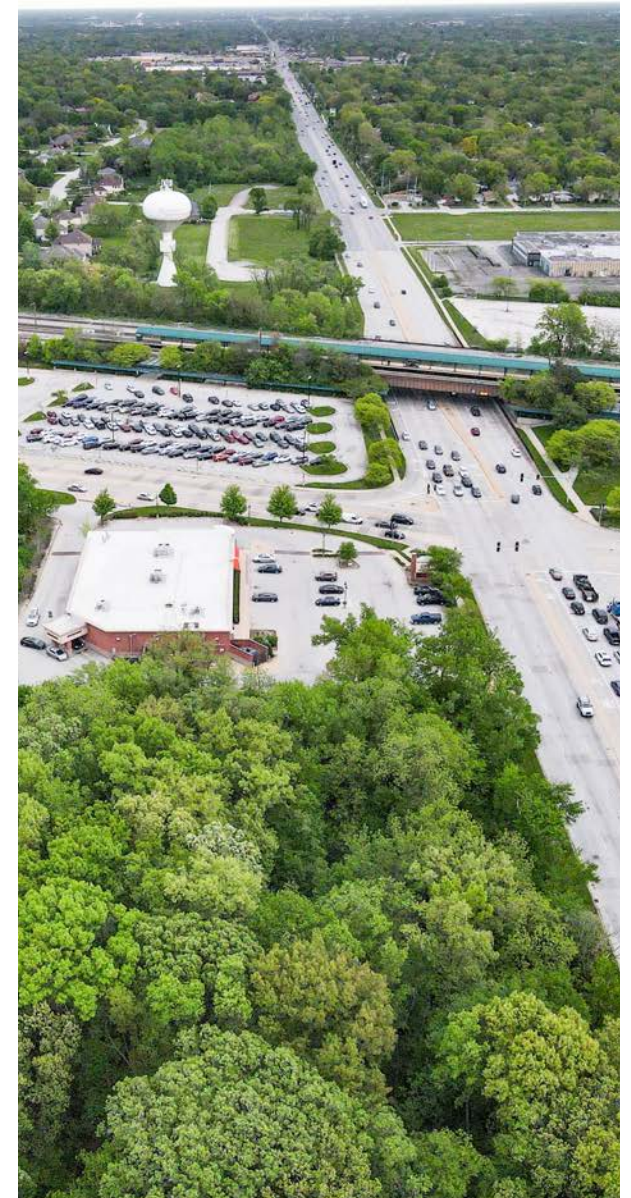


PROPERTY PHOTOS

PHOTOS



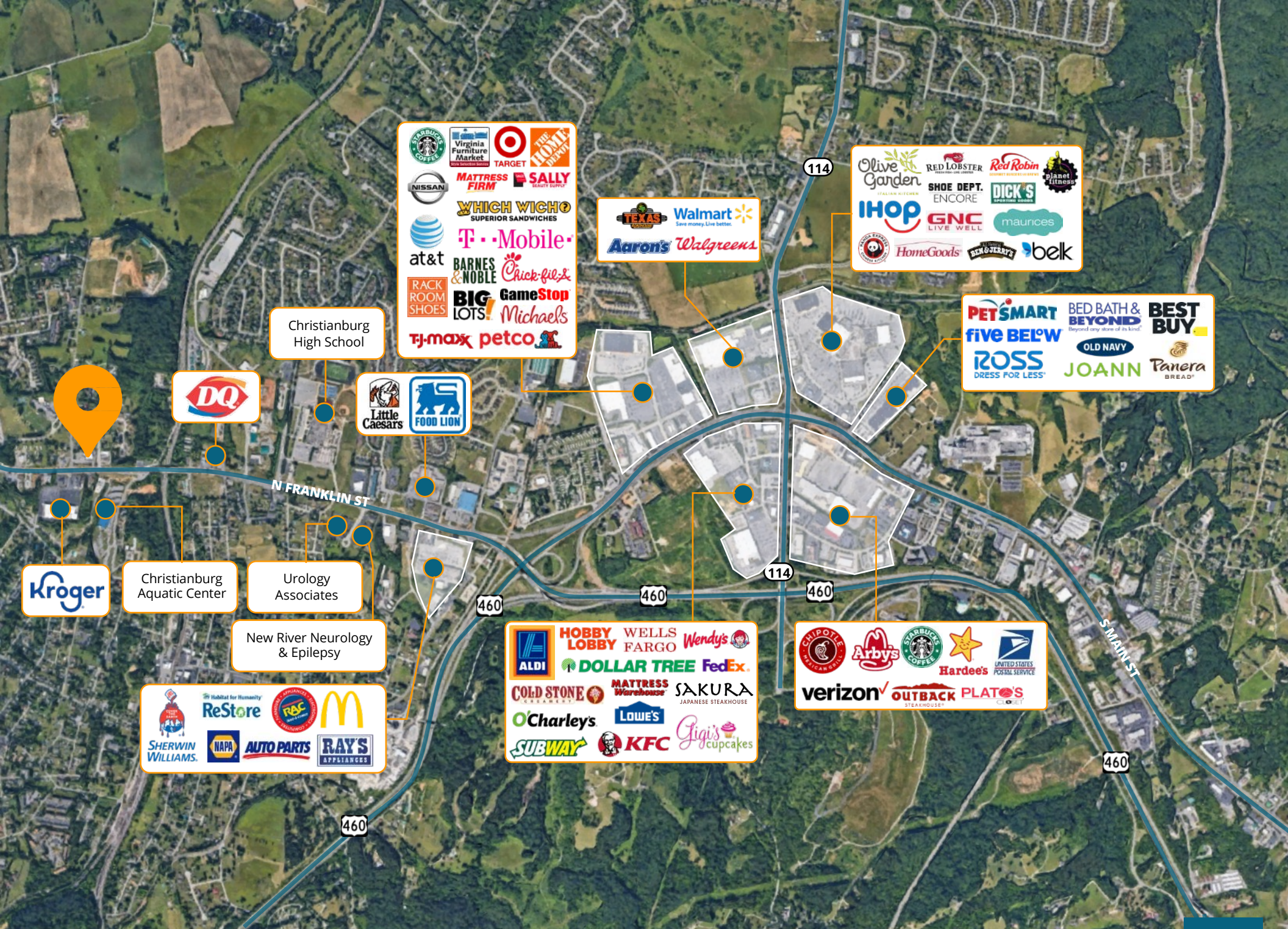
PHOTOS







AERIALS



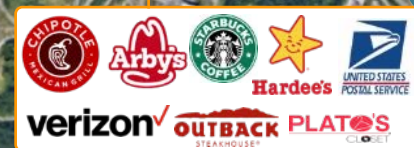
Christianburg
High School



Christianburg
Aquatic Center

Urology
Associates

New River Neurology
& Epilepsy







DEMOGRAPHICS

DEMOGRAPHIC SUMMARY



161,622
POPULATION



39.7 MEDIAN
AGE



2.7
AVG.
HOUSEHOLD
SIZE

\$83,694

Avg Household Income



25%
High School
Graduate



35%
Some
College



33%
Bachelo/Grad
/ Prof
Degree

BUSINESS



3,997
TOTAL BUSINESSES

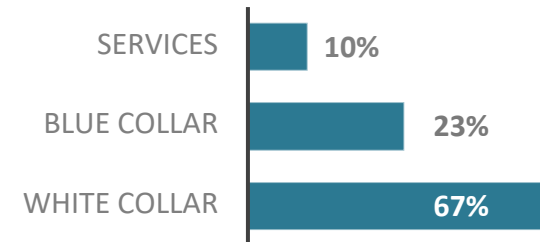


51,537
TOTAL EMPLOYEES

EMPLOYMENT



14.6%
UNEMPLOYMENT
RATE



INCOME



\$66,837
Median
Household
Income



\$30,901
Per Capita
Income



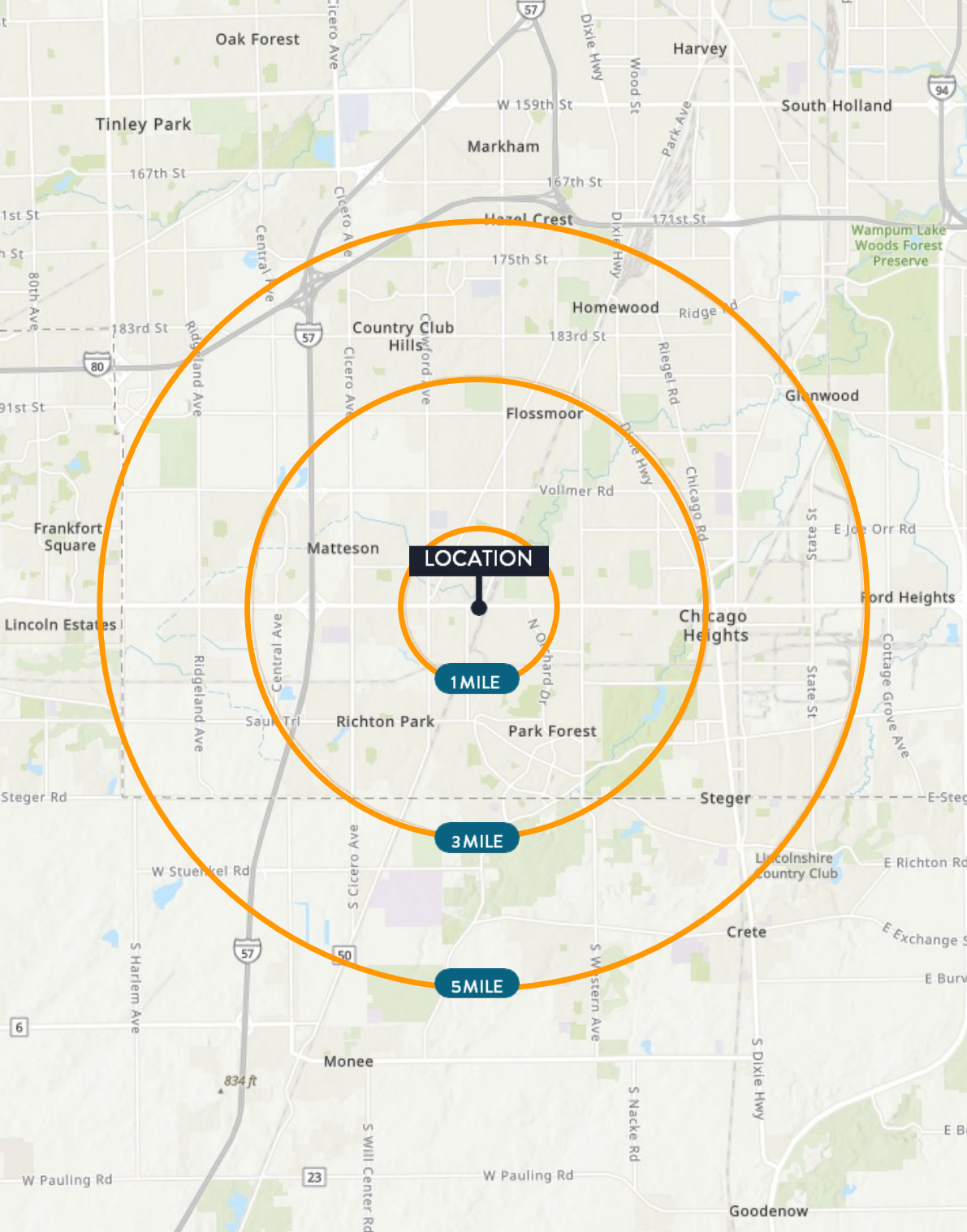
\$166,323
Median
Net Worth

Households by Income

The largest group: \$50,000 - \$74,999 (23%)

The smallest group: \$150,000 - \$199,999 (6.2%)

Indicator	Value	Difference
<\$15,000	11.2%	+0.3%
\$25,000 - \$34,999	8.4%	+0.2%
\$50,000 - \$74,999	16.4%	+1.0%
\$100,000 - \$149,999	18.2%	+2.1%



DEMOGRAPHICS

2021 SUMMARY	1-MILE	3-MILE	5-MILE
Population	9,041	72,821	161,622
Households	3,155	26,746	59,341
Families	2,191	18,273	40,808
Average Household Size	2.77	2.67	2.69
Homes (Owner Occupied)	2,275	19,308	43,531
Homes (Renter Occupied)	880	7,438	15,810
Median Age	42.0	40.3	39.7
Household Income (Median)	\$80,044	\$68,873	\$66,837
Household Income (Average)	\$96,896	\$87,340	\$83,694
2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	8,837	71,263	158,811
Households	3,084	26,188	58,376
Families	2,137	17,871	40,083
Average Household Size	2.77	2.67	2.68
Homes (Owner Occupied)	2,248	19,192	43,469
Homes (Renter Occupied)	836	6,996	14,906
Median Age	42.5	41.0	40.3
Household Income (Median)	\$86,732	\$77,064	\$75,551
Household Income (Average)	\$107,789	\$97,701	\$93,868



TENANT PROFILE

TENANT OVERVIEW

TENANT PROFILE	
Company	CVS Health Corporation
Founded	May 8, 1963
Ticker Symbol	NYSE: CVS
Credit Rating	BBB
Headquarters	Woonsocket, RI
Website	cvshealth.com
OPERATION	
Employees	213,000 (2021)
Stores	9,967 (2021)
ANNUAL FIGURES	
Total Revenue	\$292 Billion (2021)
Net Income	\$7.91 Billion (2021)



CVS Health Corporation provides health services in the United States. The company's Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

Its Pharmacy Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, clinical, and disease and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans, Medicaid managed care plans, plans offered on public health insurance and private health insurance exchanges, other sponsors of health benefit plans, and individuals. This segment operates retail specialty pharmacy stores; and specialty mail-order, mail-order dispensing, and compounding pharmacies, as well as branches for infusion and enteral nutrition services.

The company's Retail/LTC segment sells prescription and over-the-counter drugs, consumer health and beauty products, and personal care products; and provides health care services through its MinuteClinic walk-in medical clinics. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to care facilities and other care settings. As of December 31, 2021, it operated approximately 9,900 retail locations and 1,200 MinuteClinic locations, as well as online retail pharmacy websites, LTC pharmacies, and onsite pharmacies. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. CVS Health Corporation was founded in 1963 and is headquartered in Woonsocket, Rhode Island.



COMPANY OVERVIEW



MATT RAGLAND

Principal



KYLE DARLING

Principal



JOHN STEVENS

Senior Associate



WALTER MONTAGUE

Senior Associate

Investment Sales

Our primary focus continues to be on the sale of single-tenant net lease investment properties. We work with all types of single-tenant assets with a particular emphasis on the retail sector.

Advisory

We advise and assist our clients by structuring detailed analysis to support buy, hold, and sell decisions and formulate real estate investment plans.

Valuation

Our comprehensive market knowledge and national platform enable us to provide up-to-date pricing and forecasting trends in real-time.

Marketing

Our marketing campaigns are uniquely tailored to the specific needs of each of our clients. NLA marketing packages are straightforward, content-rich, and attractive, incorporating the best features of top packages in the national market.

Negotiations

We are committed to getting the absolute best pricing for our clients and will fight for their investment goals at every turn.

Research

Our research department provides comprehensive coverage of the entire national single-tenant retail market. No single-tenant retail asset is outside of our reach.

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