THOMASCOMPANY

NET LEASE CAPITAL MARKETS



NEW CONSTRUCTION BUILDINGS WITH LONG TERM LEASES

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NET LEASE CAPITAL MARKETS

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The Offering



Thomas Company is pleased to offer for sale a portfolio of 10 well-located CVS stores (5 Fee Simple Interest, 5 Leasehold Interest) across 8 states totaling over 125,000 square feet of retail space. These are all new CVS locations, each having opened in 2019 or 2020, and the portfolio offers a weighted average remaining lease term of over 23 years. The portfolio is offered free and clear of debt, allowing investors to purchase on an all-cash basis. All properties are structured with absolute triple-net bondable leases with no landlord responsibilities. These assets may be purchased individually, in pools or as a portfolio.

INVESTMENT HIGHLIGHTS

Strong Corporate Credit

CVS Health Corporation (S&P: BBB, NYSE: CVS), together with its subsidiaries, is 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.

Excellent Locations

The properties are situated in established and/or growth locations along high traffic roadways. In addition, the properties benefit from excellent demographics with strong household income and mature populations.

Passive Ownership

All properties are subject to absolute NNN leases where the tenant has responsibility for all repair and maintenance of the Property, and the Landlord has no responsibility.

New Construction

The buildings were all newly constructed for CVS in 2019 and 2020 and offer ample remaining lease terms, with 9 of the 10 having a remaining lease term of over 21 years and the 10th offering nearly 19 years remaining.







The Portfolio



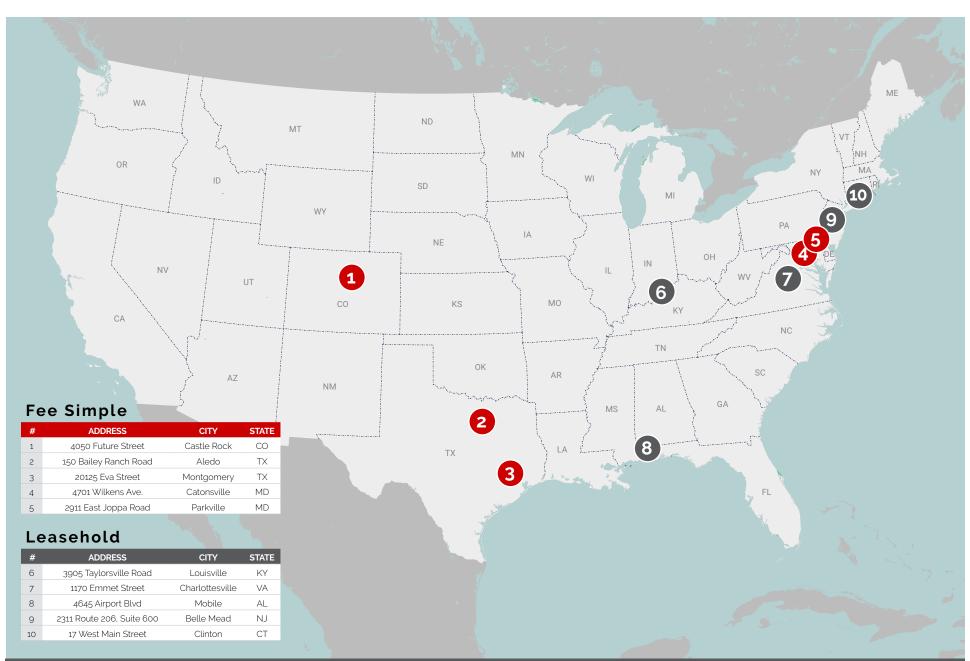
Fee Simple

ADDRESS	CITY	STATE	LEGAL INTEREST	OPEN DATE	LEASE TERM REMAINING (YRS)	SIZE (SF)	NOI	PRICE	CAPRATE
4050 Future Street	Castle Rock	CO	Fee Simple	1/26/19	23.8	13,240	\$329,705	\$7,945,000	4.15%
150 Bailey Ranch Road	Aledo	TX	Fee Simple	10/20/19	23.8	14,681	\$314,078	\$7,478,000	4.20%
20125 Eva Street	Montgomery	TX	Fee Simple	2/24/19	23.8	14,828	\$366,345	\$8,520,000	4.30%
4701 Wilkens Ave.	Catonsville	MD	Fee Simple	1/5/20	23.8	9,632	\$418,986	\$9,311,000	4.50%
2911 East Joppa Road	Parkville	MD	Fee Simple	6/7/20	23.8	13,282	\$671,870	\$14,930,000	4.50%

Leasehold

ADDRESS	CITY	STATE	LEGAL INTEREST	OPEN DATE	LEASE TERM REMAINING (YRS)	SIZE (SF)	NOI	PRICE	CAP RATE	REMAINING GROUND CONTROL (YRS)
3905 Taylorsville Road	Louisville	KY	Leasehold	11/17/19	22.8	9,702	\$197,585	\$3,161,000	6.25%	47.84
1170 Emmet Street	Charlottesville	VA	Leasehold	9/19/19	18.8	13,376	\$237,124	\$3,705,000	6.40%	43.84
4645 Airport Blvd	Mobile	AL	Leasehold	10/13/19	21.8	9,704	\$272,639	\$4,194,000	6.50%	46.84
2311 Route 206, Suite 600	Belle Mead	NJ	Leasehold	12/8/19	22.8	13,249	\$242,652	\$3,733,000	6.50%	42.84
17 West Main Street	Clinton	CT	Leasehold	5/12/19	-PSA /pending —	13,315	\$202, 6 48	\$3,002,000	6.75%	46.84





Lease Abstract - Fee Interest Properties



LOCATIONS		
Address	City	State
4050 Future Street	Castle Rock	CO
150 Bailey Ranch Road	Aledo	TX
20125 Eva Street	Montgomery	TX
4701 Wilkens Ave.	Catonsville	MD
2911 East Joppa Road	Parkville	MD





Tenant Name	Various Corporate CVS Subsidiaries
Guarantor	CVS Health Corporation (S&P: BBB)
Lease Type	Bondable Absolute Triple-Net (NNN)
Lease Commencement Date	12/17/20
Expiration Date	1/31/46
Lease Term	25.12 years
Remaining Lease Term	23.84 years
No. & Term of Options	10 x 5-year options
Fixed Rate Extension Periods	The first two 5-Year Options (100% of Primary term Rent)
FMV Extension Periods	The remaining eight 5-Year Options are at FMV
Lessee Operating Expenses/ Utilities	Tenant shall pay for all water, gas, electricity, telephone, sewer, sprinkler services, refuse and trash collection, and all other utilities services used or consumed in or serving the Premises during the Lease Term.
Property Tax Expense	Tenant shall pay, before any interest or penalties are due thereon, all Taxes.
Property Insurance	Tenant shall maintain a policy of all risk insurance property insurance, workers compensation insurance, commercial general liability insurance, and builder's risk insurance when any construction is in progress.
Maintenance & Repairs	Tenant shall, at its own cost and expense, maintain in good condition and repair and replace as necessary, the Building and the other improvements situated on the Land.
Estoppel	Tenant and Landlord must deliver to one another within thirty (30) calendar days after receipt of written request.
ROFR	During extension periods only (20 days)

Lease Abstract - Leasehold Interest



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LOCATION	3905 TAYLORSVILLE ROAD, LOUISVILLE, KY	1170 EMMET STREET, CHARLOTTESVILLE, VA	4645 AIRPORT BLVD, MOBILE, AL	2311 ROUTE 206, SUITE 600, BELLE MEAD, NJ	17 WEST MAIN STREET, CLINTON, CT
Tenant Name	Kentucky CVS Pharmacy, L.L.C.	Virginia CVS Pharmacy, L.L.C.	Alabama CVS Pharmacy, L.L.C.	New Jersey CVS Pharmacy, L.L.C.	Connecticut CVS Pharmacy, L.L.C.
Guarantor	CVS Health Corporation (S&P: E	BBB)			
Lease Type	Absolute Triple-Net (NNN)				
Occupancy	100%				
Lease Commencement Date	12/17/20	12/17/20	12/17/20	12/17/20	12/17/20
Expiration Date	1/31/45	1/31/41	1/31/44	1/31/45	1/31/44
Lease Term	24.17 years	20.17 years	23.17 years	24.17 years	23.17 years
Remaining Lease Term	22.82 years	18.82 years	21.82 years	22.82 years	21.82 years
Contractual Annual Rental Rate (NOI)	\$197.585	\$237,124	\$272,639	\$242,652	\$202,648
No. & Term of Options	Five 5-year options	Five 5-year options	Five 5-year options	Four 5-year options	Five 5-year options
Fixed Rate Extension Periods	The first two 5-year Options (10	0% of Primary term Rent)			
FMV Extension Periods	3 x 5-year Options	3 x 5-year Options	3 x 5-year Options	2 x 5-year Options	3 x 5-year Options
Lesee Operating Expenses/ Utilities	Tenant shall pay for all water, gas, electricity, telephone, sewer, sprinkler services, refuse amd trash collection, and all other utilities services used or consumed in or serving the Premises during the Lease Term.				
Property Tax Expense	Tenant shall pay, before any interest or penalties are due thereon, all Taxes.				
Property Insurance	Tenant shall maintain a policy of all risk insurance property insurance, workers compensation insurance, commercial general liability insurance, and builder's risk insurance when any construction is in progress.				
Maintenance & Repairs	Tenant shall, at its own cost and	d expense, maintain in good condit	ion and repair and replace as nece	ssary, the Building and the other in	nprovements situated on the Land.
Estoppel	Tenant and Landlord must deliv	ver to one another within thirty (30)	calendar days after receipt of writte	en request.	

GROUND LEASE ABSTRACT

Lease Type	Absolute Triple-Net (NNN). Al	Absolute Triple-Net (NNN). All obligations and expenses passed through to CVS				
Commencement	9/17/18	12/30/15	10/31/17	12/12/17	2/28/17	
Expiration	1/31/45	1/31/41	1/31/44	1/31/45	1/31/44	
Term Remaining (years)	22.82	18.82	21.82	22.82	21.82	
Renewal Options Remaining	Five 5-year options	Five 5-year options	Five 5-year options	Four 5-year options	Five 5-year options	
Remaining Ground Control (years)	47.82	43.82	46.82	42.82	46.82	



CVS HEALTH (NYSE: CVS; S&P: BBB)

BUSINESS OVERVIEW

CVS Health Corporation (formerly CVS Caremark Corp.), together with its subsidiaries, is one of the largest pharmacy health care providers in the United States, with integrated offerings across the entire spectrum of pharmacy care. CVS is unique among the "big three" retail drugstore chains (Walgreens, Rite Aid, CVS) in that it operates its own pharmacy benefit management ("PBM"), making it an integrated pharmacy health care provider. With 105 million PBM members, CVS's offerings include pharmacy benefit management services; mail order, retail, and specialty pharmacy; disease management programs, and retail clinics. Additionally, CVS is ranked #4 on the Fortune 500.

As of March 2022, CVS operated over 9,900 retail locations in the United States, Puerto Rico, and Brazil. Its stores sell prescription drugs and frontend products such as non-prescription medications, health and beauty aids, and cosmetics. The company also operates the nation's largest chain of health care clinics, with 1,100 MinuteClinic outlets throughout the country. MinuteClinics are staffed by nurse practitioners and physician assistants who utilize nationally recognized protocols to diagnose and treat minor health conditions, perform health screenings, monitor chronic conditions, and deliver vaccinations.

GROWTH

The company has implemented assertive growth plans in recent quarters. In April 2019, the company announced that it would be collaborating with teeth-straightening company SmileDirectClub to open 1,000 store-within-a-store locations. Customers can take advantage of specialized equipment to create a 3-D scan of their teeth, which is then used to create custom invisible braces.

In November 2018, CVS completed a \$69 billion merger with Aetna, creating a healthcare giant with \$240 billion in annual revenue. CVS is using the merger as an opportunity to increase its in-store healthcare offerings, including adding primary care and complex condition management to its MinuteClinic locations.

In August 2015, the company completed a \$12.9 billion acquisition of pharmacy services firm Omnicare, which helps manage specialty pharmaceutical distribution to long-term care facilities and other medical environments.

In June 2015, it announced the \$1.9 billion purchase of Target's pharmacy business. That deal extended its reach in the Western U.S.—including the metro areas of Seattle, Portland, Denver, and Salt Lake City.



Tenant Overview (continued)



STRATEGY

Formerly known as CVS Caremark, the company rebranded as CVS Health in 2014. As part of their rebranding, the company announced it was eliminating the sale of tobacco products across its network of stores, in keeping with the "health" side of its corporate mission.

CVS has four divisions—pharmacy, Caremark (pharmacy benefits management and mail service pharmacy), MinuteClinic walk-in clinics, and specialty pharmacy management. The company acquired Caremark in 2007, and now serves 75 million plan members via that division.

STORE PROFILE

Typical retail stores range in size from approximately 5,000 to 25,000 square feet, although most new stores range in size from approximately 8,000 to 13,000 square feet. Most stores include a drive-thru pharmacy. In 2020, CVS filled or managed over 2.6 billion prescriptions—outpacing all other pharmacy chains.

FINANCIAL SUMMARY

Total revenue for 2021 was \$292 billion up 10% from the previous year. Adjusted earnings per share was \$8.40, an increase of 8.7% versus 2020. The company reported a 2021 operating income of \$13.2 billion. CVS generated \$18.26 billion in free cash flow in 2021. Annual cash dividends per share increased to \$2.10, after nearly doubling since 2014. CVS Health showed a net increase in cash, cash equivalents, and restricted cash of \$1.6 billion, up from a net decrease in 2017.









4.15% **CAP RATE**



\$7,945,000 **PRICE**

PROPERTY TYPE	Fee Simple
ADDRESS	4050 Future Street Castle Rock, CO
GUARANTOR	CVS Health Corporation
TENANT	CVS Pharmacy, Inc.
BUILDING SIZE (SF)	13,240
PARCEL SIZE (acres)	1.88
PARKING SPACES	71
OPEN DATE	1/26/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,108	44,218	75,744
AVERAGE HOUSEHOLD INCOME	\$119,299	\$143,135	\$150,856









4.20% **CAP RATE**



\$7,478,000 **PRICE**

PROPERTY TYPE	Fee Simple
ADDRESS	150 Bailey Ranch Road Aledo, TX
GUARANTOR	CVS Health Corporation
TENANT	CVS Pharmacy, Inc.
BUILDING SIZE (SF)	14,681
PARCEL SIZE (acres)	2.24
PARKING SPACES	66
OPEN DATE	10/20/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,631	11,344	24,428
AVERAGE HOUSEHOLD INCOME	\$117,247	\$137,439	\$144,273









4.30% **CAP RATE**



\$8,520,000 **PRICE**

PROPERTY TYPE	Fee Simple
ADDRESS	20125 Eva Street Montgomery, TX
GUARANTOR	CVS Health Corporation
TENANT	CVS Pharmacy, Inc.
BUILDING SIZE (SF)	14,828
PARCEL SIZE (acres)	2.08
PARKING SPACES	58
OPEN DATE	2/24/19

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	11,181	36,537	80,894
AVERAGE HOUSEHOLD INCOME	\$126,593	\$126,249	\$123,056









4.50% **CAP RATE**



\$9,311,000 **PRICE**

PROPERTY TYPE	Fee Simple
ADDRESS	4701 Wilkens Ave Catonsville, MD
GUARANTOR	CVS Health Corporation
TENANT	Maryland CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	9,632
PARCEL SIZE (acres)	2.19
PARKING SPACES	49
OPEN DATE	1/5/20

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	21,571	123,450	343,835
AVERAGE HOUSEHOLD INCOME	\$73,110	\$79,162	\$81,131











4.50% **CAP RATE**



PROPERTY TYPE	Fee Simple
ADDRESS	2911 East Joppa Road Parkville, MD
GUARANTOR	CVS Health Corporation
TENANT	Maryland CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	13,282
PARCEL SIZE (acres)	2.68
PARKING SPACES	63
OPEN DATE	6/7/20

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	17,290	115,735	280,871
AVERAGE HOUSEHOLD INCOME	\$82,560	\$92,592	\$91,874









6.25% **CAP RATE**



\$3,161,000 **PRICE**

PROPERTY TYPE	Leasehold
ADDRESS	3905 Taylorsville Road Louisville, KY
GUARANTOR	CVS Health Corporation
TENANT	Kentucky CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	9,702
PARCEL SIZE (acres)	1.47
PARKING SPACES	46
OPEN DATE	11/17/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,106	99,822	248,349
AVERAGE HOUSEHOLD INCOME	\$78,074	\$86,490	\$91,790









6.40% **CAP RATE**



\$3,705,000 **PRICE**

PROPERTY TYPE	Leasehold
ADDRESS	1170 Emmet Street Charlottesville, VA
GUARANTOR	CVS Health Corporation
TENANT	Virginia CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	13,376
PARCEL SIZE (acres)	1.19
PARKING SPACES	57
OPEN DATE	9/19/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,913	80,740	102,440
AVERAGE HOUSEHOLD INCOME	\$96,422	\$96,873	\$103,601









6.50% **CAP RATE**



\$4,194,000 **PRICE**

PROPERTY TYPE	Leasehold
ADDRESS	4645 Airport Blvd Mobile, AL
GUARANTOR	CVS Health Corporation
TENANT	Alabama CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	9.704
PARCEL SIZE (acres)	2.34
PARKING SPACES	40
OPEN DATE	10/13/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,006	73,447	152,087
AVERAGE HOUSEHOLD INCOME	\$82,944	\$70,879	\$69,450





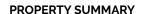




6.50% **CAP RATE**



\$3,733,000 **PRICE**



PROPERTY TYPE	Leasehold
ADDRESS	2311 Route 206, Suite 600 Belle Mead, NJ
GUARANTOR	CVS Health Corporation
TENANT	New Jersey CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	13,249
PARCEL SIZE (acres)	0.45
PARKING SPACES	74
OPEN DATE	12/8/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4.737	24,256	60,568
AVERAGE HOUSEHOLD INCOME	\$198,822	\$204,364	\$189,716











6.75% **CAP RATE**



\$3,002,000 **PRICE**

PROPERTY TYPE	Leasehold
ADDRESS	17 West Main Street Clinton, CT
GUARANTOR	CVS Health Corporation
TENANT	Connecticut CVS Pharmacy, L.L.C.
BUILDING SIZE (SF)	13.315
PARCEL SIZE (acres)	1.43
PARKING SPACES	57
OPEN DATE	5/12/19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,616	15,505	28,786
AVERAGE HOUSEHOLD INCOME	\$84,280	\$106,671	\$121,175





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