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Current Cap Rate Average CVS, From NNEX.com Analyses Conducted on January 15, 2012

Location	Lease Type	Lease Term	Listed Cap Rate
Cornwall NY	NN	15	6.90%
Chattanooga TN	NNN	N/A	7.25%
Mogadore OH	NNN	11	6.50%
Dayton OH	NN	N/A	8.00%
Largo FL	NNN	11	7.50%
St Petersburg FL	NNN	11	7.50%
Cleveland TN	NN	5	8.00%
Flowood MS	NNN	12	7.75%
Canton IL	NNN	2	8.50%
Cornwall NY	NN	15	6.90%
Fairborn OH	NN	4	7.91%
Chattanooga TN	NN	11	7.75%
Naugatuck CT	NNN	22	7.50%
Jupiter FL	NNN	11	6.52%
Wildwood FL	NN	7	6.96%
Freemont CA	NNN	N/A	5.70%
Dallas TX	NNN	N/A	7.25%
Trotwood OH	NNN	25	7.00%
Murfreesboro TN	NNN	N/A	7.75%
Murfreesboro TN	NNN	N/A	8.25%
Deland FL	NNN	7	7.02%
Grand Prairie TX	NNN	8	8.00%
Phoenix AZ	NNN	18	6.25%
Anitoch CA	NNN	N/A	5.50%
Jacksonville FL	NNN	12	7.00%
Missouri City TX	NNN	19	5.00%
Demotte IN	NNN	8	7.75%
Baltimore MD	NN	N/A	8.00%
Baltimore MD	NN	3	8.00%
Lancaster TX	NNN	5	6.75%
Jackson MS	NNN	5	10.3%
Miami, FL	NNN	17	7.90%
Port Charlotte FL	NNN	8	7.00%
Bushnell FL	NNN	8	7.00%
Bradenton FL	NNN	8	7.00%
Akron OH	NNN	7	7.50%
Baltimore MD	NN	7	7.50%
Nashville IN	NNN	14	6.26%

College Park GA	NN	3	7.75%
CVS Huntington Station NY	NN	14	6.44%
Roanoke VA	NN	6	8.25%
Bayou La Batre AL	NNN	18	7.38%
La Puente CA	NNN	18	7.29%
Pittsfield MA	NNN	18	7.48%
Danbury CT	NNN	18	7.51%
Westland MI	NNN	18	7.43%
Arlington TX	NNN	18	7.52%
Cambridge City IN	NN	4	9.41%
Azle TX	NNN	17	7.25%
Chicago IL	NN	10	6.70%
Average Cap Rate CVS			7.35%
Median Cap Rate CVS			7.46%
Max Cap Rate CVS			10.25%
Min Cap Rate CVS			5.00%

Not guaranteed expressed or implied.