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Current Cap Rate Average CVS, From NNEX.com Analyses Conducted on 11/18/10

Location	Lease Type	Lease Term	Listed Cap Rate
Taylors SC	NNN	9	12.60%
Columbus NC	NNN	18	8.93%
Nashville TN	NNN	18	8.94%
Deland FL	NNN	9	7.00%
Fall River MA	NNN	18	8.85%
Charlotte NC	NNN	N/A	6.45%
Flint MI	NNN	7	10.50%
Farragut TN	NN	10	9.30%
Jonesboro GA	NN	7	9.40%
Las Vegas NV	NNN	N/A	8.00%
Antioch IL	Ground Lease	N/A	6.50%
Richmond VA	NNN	9	8.00%
Cambridge City IN	NN	6	9.41%
Richmond VA	NNN	9	8.00%
Katy TX	NNN	23	7.25%
Cleveland TN	NN	7	8.00%
Lakeland FL	NNN	11	9.27%
Roanoke VA	NN	8	8.00%
Chester NY	NNN	21	6.00%
Port Arthur TX	Ground Lease	19	6.25%
Azle TX	NNN	19	7.25%
Buford GA	Ground Lease	0	6.65%
Chicago IL	NN	12	6.70%
Seneca SC	NNN	24	8.72%
Stony Point NY	Ground Lease	N/A	7.15%
Average Cap Rate CVS			8.12%
Median Cap Rate CVS			8.00%
Max Cap Rate CVS			12.60%
Min Cap Rate CVS			6.00%

Not guaranteed expressed or implied.