

Properties for Sale

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1650 Menoher Blvd, Johnstown, PA 15905



Price	\$3,784,650
Gross Leasable Area	13,627 SF
Cap Rate	6%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 and our website is <http://www.marabellafinance.com>

Sale Notes

Newmontis is proud to offer for sale a fee simple interest in the single-tenant CVS Pharmacy located in Johnstown, PA (the "Property"). CVS Pharmacy is operating under an absolute NNN lease expiring January 31, 2041. The annual rent is \$227,079 with ten (10), five (5) year renewal options. Starting with the third option, the rent may increase to "Fair Market Value"— a rare trait for a corporate drugstore lease. With monthly base rent of only \$1.39/SF and Fair Market Value options, this CVS presents current income stability and a long-term appreciation opportunity. The Property consists of over 1.8 acres and an architecturally distinct 13,627 square-foot CVS Pharmacy built in 2015. The property is about 60 miles from Pittsburgh and is prominently positioned on the signalized intersection of Goucher Street and Menoher Boulevard. The lease is absolute net; the landlord has zero responsibilities. CVS operates almost 10,000 locations in the US and employs approximately 260,000 employees, generating over \$170 billion in total revenue. CVS Health has an investment grade credit rating by all major rating agencies including a BBB+ rating with a stable outlook from Standard & Poor's Rating Services. The lease has no "rent holidays".

INVESTMENT HIGHLIGHTS:

- Fair Market Value Options: Many CVS investments have minimal rent increases, and if market rent in an area outpaces the rent increases, the CVS owner's cash flow doesn't keep up. Assuming 2.0% annual inflation over the current rent, this CVS's first fair market value option could be over \$430,000 per year, a 92% increase in rental income to the Owner.
- Build to Suit: This store was purpose-built for CVS, and they specifically selected this intersection for their location.
- Investment Grade Tenant: The lease is fully guaranteed by CVS Health Corporation, one of the world's most valuable brands and ranked #4 on the Fortune 500 list. CVS Health has an investment grade credit rating by all major rating agencies including a BBB+ rating with stable outlook from Standard & Poor's.
- Long-Term Operator: The Property has housed CVS since 2015, and with options their tenancy can extend to 2091
- Major Retail Corridor: CVS is operating at the intersection of Goucher St. and Menoher Blvd., which sees traffic counts of over 16,000 vehicles per day.



Price	\$3,958,400
Gross Leasable Area	13,348 SF
Cap Rate	6%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 and our website is <http://www.marabellafinance.com>

Sale Notes

For sale is a fee simple interest in the single-tenant CVS Pharmacy located in Jennings, LA (the "Property"). CVS Pharmacy is operating under an absolute NNN lease expiring January 31, 2041. The annual rent is \$237,506 with ten (10), five (5) year renewal options. Jennings is 40 minutes from Lafayette and 90 minutes from Baton Rouge, LA.

Traffic counts at this intersection are over 34,500 cars per day, and it is on the dominant commercial corridor in Jennings.

The Property consists of over 1.5 acres, outparcel to a Dollar General anchored retail center. The 13,348 square-foot CVS Pharmacy was built in 2015. The property is synergistically located less than 1-mile from the Jennings American Legion Hospital.

The lease is absolute net; the landlord has zero responsibilities. CVS operates almost 10,000 locations in the US and employs approximately 260,000 employees, generating over \$170 billion in total revenue. CVS Health has an investment grade credit rating by all major rating agencies including a BBB+ rating with a stable outlook from Standard & Poor's Rating Services. The lease has no "rent holidays".

INVESTMENT HIGHLIGHTS:

-Fair Market Value Options: Many CVS investments have minimal rent increases, and if market rent in an area outpaces the rent increases, the CVS owner's cash flow doesn't keep up. Assuming 2.0% annual inflation over the current rent, this CVS's first fair market value option could be over \$456,000 per year, a 92% increase in rental income to the Owner.

-Drive-Thru: This store features a convenient Drive-Thru pharmacy window, offering convenient pick up for customer prescriptions.

-Investment Grade Tenant: The lease is fully guaranteed by CVS Health Corporation, one of the world's most valuable brands and ranked #4 on the Fortune 500 list. CVS Health has an investment grade credit rating by all major rating agencies including a BBB+ rating with stable outlook from Standard & Poor's.

-Long-Term Operator: The Property has housed CVS since 2015, and with options their tenancy can extend to 2091.

-Major Retail Corridor: CVS is operating at one the busiest commercial intersections in Jennings, with traffic counts over 26,000 cars per day.



Price	\$4,923,000
Gross Leasable Area	13,377 SF
Cap Rate	7.39%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 and our website is <http://www.marabellafinance.com>

Sale Notes

SRS Capital Markets is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, drive-thru equipped, CVS Pharmacy located in Mount Pocono, Pennsylvania. The tenant has approximately 13 years remaining with 10 (5-year) options to extend. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. CVS Pharmacy is America's leading retail pharmacy with nearly 10,000 locations across 49 states, District of Columbia and Puerto Rico. The site ranks in the top 74th percentile of CVS sites located in all of Pennsylvania, per Placer.ai.

4 302 State Rt 94, Vernon, NJ 07462



Price	\$7,879,920
Gross Leasable Area	13,225 SF
Cap Rate	6.25%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 and our website is <http://www.marabellafinance.com>

Sale Notes

We are pleased to market for sale the CVS property located at 302 Route 94 in Vernon, New Jersey ("The Property"). CVS has been successfully operating at this location for 9 years and has over 16 years of firm term remaining on an absolute net lease with no landlord obligations whatsoever. CVS has 6 (5-year) options to renew with 10% increases every 5 years and no rent holiday.

The Property is less than 1.3 miles from Mountain Creek Resort and the base runs of Vernon Peak, Granite Peak and South Peak, the Property benefits from the resort's 2,000 full-time employees and more than 700,000 annual visitors. During the winter months, it attracts skiers and snowboarders; and in the summer, hikers, golfers, mountain bikers, and campers. In 2020 alone, Sussex County had 2.2 million tourists, spending more than \$340 million on lodging, food, retail, and recreation.

Located less than a quarter mile from Vernon Valley Plaza, the Property is situated in one of the major retail corridors in the market. Anchored by ACME Markets, the Vernon Valley Plaza is the only grocery-anchored center for over 7 miles. Additionally, the Property benefits from limited drugstore competition. The next closest CVS store is over 7.5 miles away, across state lines in New York.

Listed in association with Brian Brockman, Bang Realty, 513-898-1551, wg@bangrealty.com, NJ DRE 1970382

5 604 Corner Ketch Rd, Newark, DE 19711



Price	\$7,886,673
Gross Leasable Area	13,225 SF
Cap Rate	6.21%
Status	Active

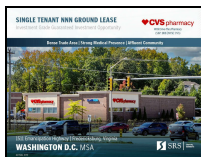
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Sale Notes

Thomas Company is pleased to offer for sale a Zero Cash Flow CVS store located in Newark, DE. This Fee Simple property totals 13,225 square feet of retail space with 20.5 years of term remaining. This property is offered with a zero cash flow structure and paydown re-advance available, with an absolute triple-net lease and no landlord responsibilities.

- Zero Cash Flow Structure with Paydown/Re-advance
- Single Tenant Absolute Triple Net Lease (No Landlord Responsibilities)
- 20.5 Years Remaining with 10 x 5-Year Renewal Options
- Low Equity Requirement with Fully Amortizing Loan
- Investment Grade Guarantor (NYSE: CVS, S&P: BBB)



Price	\$4,400,000
Gross Leasable Area	13,291 SF
Cap Rate	6.25%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 and our website is <http://www.marabellafinance.com>

Sale Notes

- CVS with Pharmacy Drive Thru Lane
 - Very busy CVS at a major signalized intersection and commuter route (51,000 VPD)
 - 10 years remain on initial term
 - 10% rental increases in 10 Years and at the start of each option period
 - CVS carries an S&P BBB Investment Grade rating (NYSE: CVS)
 - More than 123,000 residents and 75,500 employees support the trade area
 - Affluent average household income of \$138,385
 - Close to Mary Washington University and dense residential and retail trade areas
 - Minutes from Interstate 95 (149,000 VPD)
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