



Representative Photograph

New NNN CVS Zero Cash-Flow Leasehold Broadway Road & Arlington Street, Dracut, MA



Rob James & Dan de Sa'
Phone: 212.972.7457
Fax: 212.686.0078
exp@exp1031.com
www.exp1031.com



- ❖ New construction with new 25 year absolute triple net lease
- ❖ 9% equity over the debt
- ❖ Zero cash flow with pay-down / re-advance debt feature
- ❖ New fully-amortizing, non-recourse loan term is 22 years, maturing 1/31/34
- ❖ Interest rate is 5.926%.
- ❖ Additional properties are located in California, Connecticut, Florida, Massachusetts, and Pennsylvania
- ❖ Proprieties can be purchased individually or in groups

PROPERTY OVERVIEW:

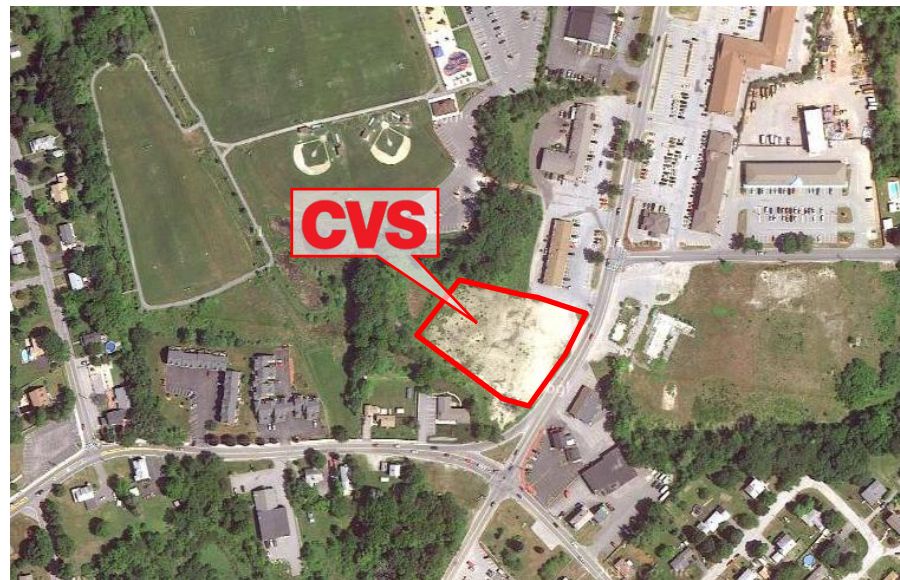
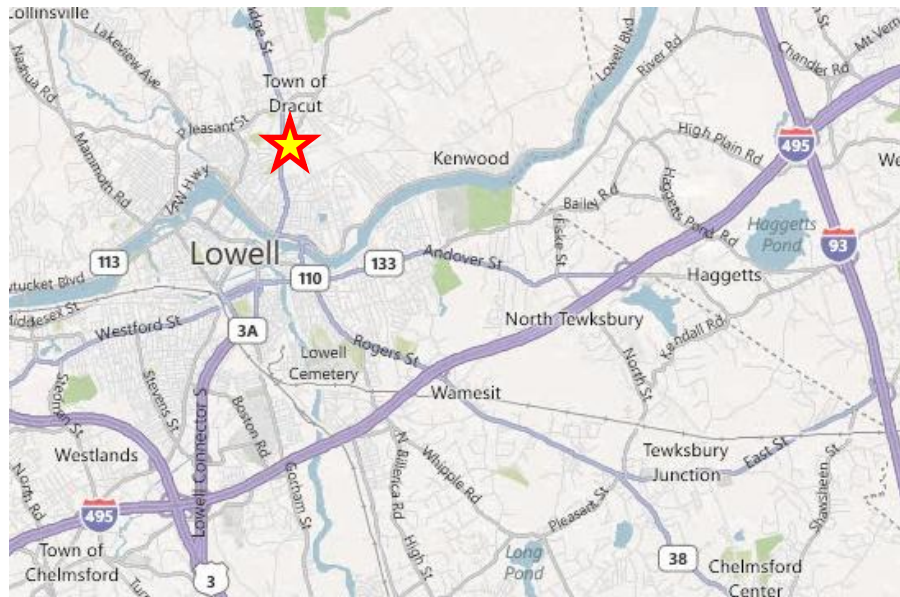
EXP Realty Advisors presents for sale a portfolio of 7 CVS zero cash flow leaseholds. All properties are located throughout California, Connecticut, Florida, Massachusetts, and Pennsylvania.

CVS LEASEHOLD PROPERTIES

Address	Township	Metro Area	State	Square Footage	Open Date	GL End Date	GL Options	NOI & Debt Svc.	Loan	Required Equity	Sale Price	Equity over Debt	Equity over Price
1771 Pleasant Grove Blvd.	Roseville	Sacramento	CA	14,575	5/15/2011	3/28/2036	8 @ 5 years	386,823	4,749,498	474,950	5,224,448	10.00%	9.09%
6510 South Street	Lakewood	Long Beach	CA	13,013	4/3/2011	1/31/2037	8 @ 5 years	256,035	3,143,656	314,366	3,458,021	10.00%	9.09%
1057 Boston Post Road	Guilford	New Haven	CT	12,865	3/20/2011	1/31/2036	4 @ 5 years	251,115	3,083,242	277,492	3,360,733	9.00%	8.26%
8275 Bay Pines Blvd	Seminole	St Petersburg	FL	12,900	4/23/2011	1/31/2036	6 @ 5 years	210,759	2,587,743	232,897	2,820,640	9.00%	8.26%
Broadway Road & Arlington Street	Dracut	Lowell	MA	12,900	1/30/2011	1/31/2036	4 @ 5 years	301,661	3,703,863	333,348	4,037,211	9.00%	8.26%
Main Street & Route 79	Lakeville	Plymouth N	MA	12,900	5/29/2011	1/31/2037	6 @ 5 years	320,364	3,933,495	354,015	4,287,510	9.00%	8.26%
4950 Freemansburg Avenue	Freemansburg	Bethlehem	PA	13,013	5/30/2011	1/31/2037	5 @ 5 years	225,549	2,769,345	249,241	3,018,587	9.00%	8.26%
									23,970,842	2,236,307	26,207,150	9.33%	8.53%

TENANT OVERVIEW: CVS Caremark Corporation (NYSE: CVS | S&P: BBB+)

CVS Caremark Corporation, a pharmacy services company, provides prescriptions and related healthcare services in the United States. CVS holds a BBB+ investment grade ranking with S&P. As of September 2010, the company had total revenue of more than \$97 billion, a net income of \$3.59 billion and a net worth of \$35.6 billion.



Radius	3 Mile	5 Mile	10 Mile
Population:			
2015 Projection	115,407	179,685	534,757
2010 Estimate	113,323	176,480	527,264
2000 Census	109,966	171,050	507,317
Growth 2010-2015	1.80%	1.80%	1.40%
Growth 2000-2010	3.10%	3.20%	3.90%
2010 Population By Hispanic Origin:	17,689	21,082	91,815
2010 Population by Race:			
White	75,763	127,801	400,483
Black or African American	4,595	5,916	14,178
American Indian and Alaska Native	304	388	1,525
Asian	19,654	26,769	43,495
Native Hawaiian and Pacific Islanders	50	66	243
Other Race	8,243	9,599	51,585
Two or More Races	4,715	5,941	15,755
2010 Households:			
2015 Projection	41,541	64,816	191,750
2010 Estimate	40,730	63,572	188,989
2000 Census	39,450	61,346	181,657
Growth 2010-2015	2.00%	2.00%	1.50%
Growth 2000-2010	3.20%	3.60%	4.00%
Owner Occupied	20,446	36,653	120,651
Renter Occupied	20,284	26,919	68,338
2010 Avg Household Income	\$69,390	\$79,422	\$88,922
2010 Med Household Income	\$56,187	\$64,640	\$71,796
2010 Per Capita Income	\$25,345	\$28,966	\$32,166
2010 Households by Household Inc:			
Income Less than \$15,000	5,357	6,651	16,895
Income \$15,000 - \$24,999	3,785	5,025	13,113
Income \$25,000 - \$34,999	3,318	4,423	12,649
Income \$35,000 - \$49,999	5,165	7,279	19,707
Income \$50,000 - \$74,999	8,350	12,699	35,948
Income \$75,000 - \$99,999	5,941	10,326	29,225
Income \$100,000 - \$149,999	6,327	11,569	38,589
Income \$150,000 - \$249,999	2,113	4,580	17,920
Income \$250,000 - \$499,999	280	775	3,934
Income \$500,000 or more	95	247	1,009

This information has been obtained from sources deemed reliable, however EXP Realty Advisors, Inc. does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.