



Representative Photograph

New NNN CVS Zero Cash-Flow Leasehold

1771 Pleasant Grove Boulevard, Roseville, CA

CVS



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
- ❖ 10% 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:

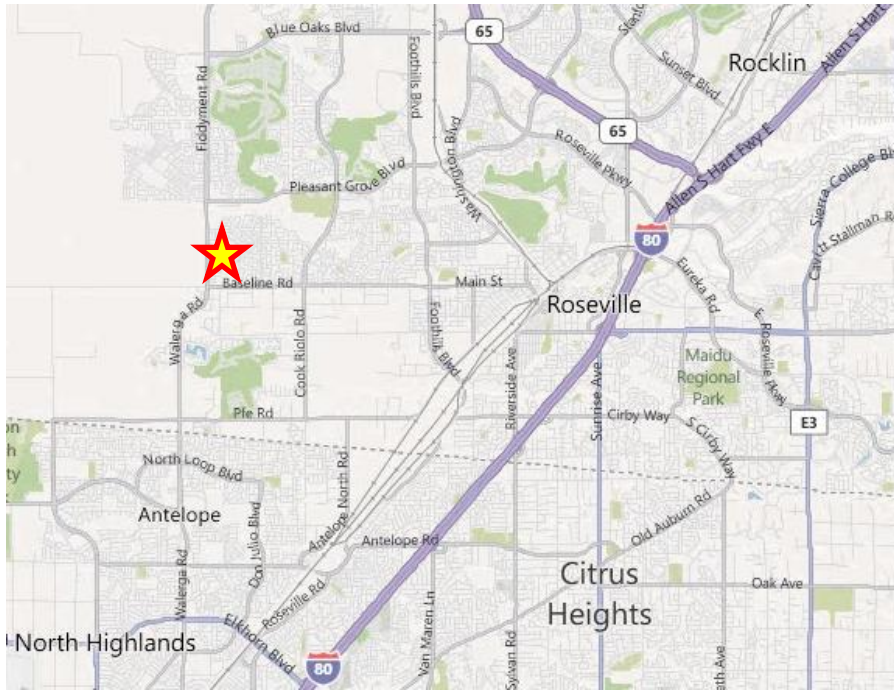
EXP Realty Advisors presents for sale a portfolio of 7 CVS zero cash flow leaseholds. All properties are located throughout California, Connecticut, Florida, Massachusetts, and Pennsylvania.

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	82,724	221,129	651,525
2010 Estimate	72,352	200,745	613,689
2000 Census	43,595	144,269	505,698
Growth 2010-2015	14.30%	10.20%	6.20%
Growth 2000-2010	66.00%	39.10%	21.40%
2010 Population By Hispanic Origin:	10,141	28,343	85,599
2010 Population by Race:			
White	57,393	151,959	471,923
Black or African American	1,924	8,324	26,990
American Indian and Alaska Native	422	1,725	6,152
Asian	5,963	17,115	40,236
Native Hawaiian and Pacific Islanders	182	795	2,644
Other Race	3,216	9,618	30,198
Two or More Races	3,253	11,210	35,546
2010 Households:			
2015 Projection	30,641	80,652	242,496
2010 Estimate	26,886	73,236	228,325
2000 Census	16,516	52,792	188,337
Growth 2010-2015	14.00%	10.10%	6.20%
Growth 2000-2010	62.80%	38.70%	21.20%
Owner Occupied	20,434	50,615	147,817
Renter Occupied	6,453	22,621	80,508
2010 Avg Household Income	\$95,754	\$86,867	\$81,480
2010 Med Household Income	\$81,112	\$73,111	\$65,086
2010 Per Capita Income	\$35,727	\$32,046	\$30,501
2010 Households by Household Inc:			
Income Less than \$15,000	919	3,501	14,900
Income \$15,000 - \$24,999	1,261	3,982	16,382
Income \$25,000 - \$34,999	1,244	4,226	17,400
Income \$35,000 - \$49,999	3,079	9,792	32,878
Income \$50,000 - \$74,999	5,500	16,103	50,766
Income \$75,000 - \$99,999	4,639	12,921	36,863
Income \$100,000 - \$149,999	6,959	15,595	38,034
Income \$150,000 - \$249,999	2,653	5,796	16,440
Income \$250,000 - \$499,999	517	1,112	3,825
Income \$500,000 or more	116	208	838