



Representative Photograph

New NNN CVS Zero Cash-Flow Leasehold 8275 Bay Pines Boulevard, St Petersburg, FL



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- ❖ 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	85,002	221,764	606,566
2010 Estimate	86,932	226,847	618,882
2000 Census	88,620	230,686	623,386
Growth 2010-2015	-2.20%	-2.20%	-2.00%
Growth 2000-2010	-1.90%	-1.70%	-0.70%
2010 Population By Hispanic Origin:	6,331	17,394	44,898
2010 Population by Race:			
White	78,099	198,710	492,159
Black or African American	1,977	8,653	78,016
American Indian and Alaska Native	428	939	2,447
Asian	2,736	8,563	20,013
Native Hawaiian and Pacific Islanders	65	173	451
Other Race	1,657	4,324	10,589
Two or More Races	1,971	5,485	15,208
2010 Households:			
2015 Projection	38,637	98,356	273,046
2010 Estimate	39,531	100,736	278,719
2000 Census	40,610	103,508	283,062
Growth 2010-2015	-2.30%	-2.40%	-2.00%
Growth 2000-2010	-2.70%	-2.70%	-1.50%
Owner Occupied	30,073	75,557	190,903
Renter Occupied	9,457	25,178	87,816
2010 Avg Household Income	\$59,863	\$59,718	\$59,848
2010 Med Household Income	\$46,447	\$47,009	\$45,726
2010 Per Capita Income	\$27,391	\$26,817	\$27,387
2010 Households by Household Inc:			
Income Less than \$15,000	4,749	11,945	36,966
Income \$15,000 - \$24,999	4,304	10,537	30,937
Income \$25,000 - \$34,999	5,167	13,166	36,496
Income \$35,000 - \$49,999	7,097	17,839	47,368
Income \$50,000 - \$74,999	8,440	22,127	57,649
Income \$75,000 - \$99,999	4,937	13,209	34,761
Income \$100,000 - \$149,999	3,135	7,758	22,395
Income \$150,000 - \$249,999	1,270	3,117	8,527
Income \$250,000 - \$499,999	316	796	2,806
Income \$500,000 or more	114	238	812

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