



CVS/pharmacy - Subtenant
Capview Exchange, LLC | Master Lease

212 Pottsville Street
Pottsville, PA 17901

**Representation only*

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EXECUTIVE SUMMARY

Colliers International is pleased to offer for sale to qualified investors the 100% fee simple interest in a true NNN CVS leased (sublease) pharmacy store located in Pottsville, PA.

This is an opportunity to acquire the dominant pharmacy in the market. CVS has operated at the site since 2010. The property sits at a lighted intersection with a specific address of 212 Pottsville street, Pottsville, PA, and contains 13,225 sf.

The Master Tenant and guarantor is Capview Exchange, LLC (CXL). CXL is the 12th net lease fund created by Capview Partners since 2010. CXL is providing a 20 year lease with zero Landlord responsibilities. For additional security, CXL will reserve approximately 1 year's rent throughout the term of the lease. A detailed explanation of the deal structure follows in the financial section of this offering.

The 20 year lease is offered at \$6,653,127 on which translates to a 5.50% cap rate. The lease contains 10 additional 5 year options to extend the lease.



OFFERING SUMMARY

ASKING PRICE:	\$6,653,127
	(includes 6% Initial Reserve Payment)
CAP RATE:	5.50%
LEASE TERM:	20 Years from COE
OPTIONS:	Ten, 5 year options
NOI:	\$365,922



*Representative Photo



CAPVIEW PARTNERS



PROPERTY INFORMATION

PROPERTY DESCRIPTION

PROPERTY ADDRESS:	212 Pottsville Street, Pottsville, PA 17901
OFFERING PRICE:	\$6,653,127 (includes 6% Initial Reserve Payment)
NOI:	\$365,922
CAP RATE:	5.50%
TENANT:	Capview Exchange, LLC
SUBTENANT:	CVS/pharmacy
LEASE TERM:	20 Years from COE
SUBTENANT LEASE TERM:	January 31st, 2036
RENEWAL OPTIONS:	Ten, 5 year options
YEAR BUILT:	2010
LAND SIZE:	2.94 Acres
BUILDING SIZE:	+/- 13,225 SF

FINANCIAL SUMMARY

CAPVIEW EXCHANGE, LLC

- › Master lease Structure insulates buyer from any and all market risk. CXL takes all responsibilities for all rent payments (even if vacant)
- › The goal of CXL is to create a platform with \$300M+ of properties
- › No Landlord responsibilities for re-tenanting
- › Fee simple ownership

STRONG INVESTMENT FUNDAMENTALS

- › Strong underlying credit with CVS
- › Significantly growing credit with CXL
- › Unique deal structure guaranteeing long term cashflow

FINANCIAL DETAIL

CXL Rent: \$365,922

CVS Rent: \$377,240

CXL Reserves: \$4,300,000
(the fund currently includes 5 properties)



RETAIL AERIAL MAP





SUBTENANT OVERVIEW

CVS Caremark Corporation (NYSE: CVS) is an integrated pharmacy services provider, combining a pharmaceutical service company with a U.S. pharmacy chain. CVS Caremark provides pharmacy services through its over 9,700 CVS/Pharmacy stores its pharmacy benefit management, mail order and specialty pharmacy division, (Caremark Pharmacy Services), its retail-based health clinic subsidiary (MinuteClinic) and its online pharmacy (CVS.com). CVS Caremark Corporation is chartered in Delaware and is headquartered in Woonsocket, Rhode Island. The pharmacy services business is headquartered in Nashville, Tennessee. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016.

CVS Caremark has two operating segments: CVS/Pharmacy and Caremark Pharmacy Services. CVS Pharmacy same store prescription volumes rose by 3.6 percent in 2016, with same store pharmacy sales up 3.2 percent. With front store same store sales declining by 1.5 percent, total same store sales increased by 1.9 percent. CVS Pharmacy locations now fill more than 1 billion prescriptions annually and have captured a 23.8 percent share of U.S. retail prescriptions. Size, scale, and expertise matter in health care.

CVS experienced strong organic prescription growth across the enterprise in 2016, augmented by the Omnicare and Target acquisitions. Nearly 1,700 pharmacies expanded their retail footprint by more than 20 percent. It also gave CVS a presence in new regions such as Seattle, Denver, Portland, and Salt Lake City. They have successfully completed the integration and are now focused on converting more of Target's 30 million weekly guests into CVS Pharmacy customers.

As of December 31, 2016, the Retail/LTC Segment included 9,709 retail locations (of which 7,980 were stores that operated a pharmacy and 1,674 were pharmacies located within Target Corporation Target's. The retail locations are in 49 states and the District of Columbia. With the addition of the Target pharmacies, they currently operate in all of the top 100 United States drugstore markets. During 2016, their Retail/LTC Segment filled approximately 1.2 billion prescriptions (counting 90-day prescriptions as three prescriptions) and held approximately 23.8% of the United States retail pharmacy market.





MASTER TENANT OVERVIEW

Capview Exchange, LLC (CXL) is the 12th single tenant net lease strategy developed by Capview Partners since their incorporation in 2010. Their history includes more than \$760M of transactional experience. The goal of CXL is to create a platform with \$300M+ of properties made up of all single tenant retail credits. Their exposure will be diversified across retail verticals including Pharmacy, Banks, Automotive, Gas stations, QSR and more.

Their management team will be providing 1031 exchange solutions, acquisition, asset management, property management and disposition services. The nature of CXL is to provide a superior solution to date for all investors seeking yield with preservation of capital through direct real estate ownership in the single tenant net lease retail asset class.

DEMOGRAPHICS



212 POTTSVILLE STREET, POTTSVILLE, PA 17901

POP FACTS: DEMOGRAPHIC REPORT 2019

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
POPULATION			
2000 Census	9,633	26,748	46,374
2010 Census	8,962	25,240	44,719
2019 Estimate	8,387	23,865	42,750
2024 Projection	8,188	23,365	42,018
Growth 2000 - 2010	-6.97%	-5.64%	-3.57%
Growth 2010 - 2019	-6.42%	-5.45%	-4.40%
Growth 2019 - 2024	-2.37%	-2.10%	-1.71%
HOUSEHOLDS			
2000 Census	3,903	11,122	19,191
2010 Census	3,642	10,746	18,890
2019 Estimate	3,422	10,237	18,188
2024 Projection	3,346	10,048	17,919
Growth 2000 - 2010	-6.69%	-3.38%	-1.57%
Growth 2010 - 2019	-6.04%	-4.74%	-3.72%
Growth 2019 - 2024	-2.22%	-1.85%	-1.48%

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2019 EST. POPULATION BY SINGLE CLASSIFICATION RACE						
White Alone	7,763	92.56%	22,472	94.16%	40,225	94.09%
Black or African American Alone	225	2.68%	435	1.82%	851	1.99%
American Indian and Alaska Native Alone	18	0.21%	37	0.15%	99	0.23%
Asian Alone	37	0.44%	180	0.75%	367	0.86%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	2	0.01%	8	0.02%
Some Other Race Alone	106	1.26%	207	0.87%	387	0.91%
Two or More Races	236	2.81%	533	2.23%	814	1.90%
2019 EST. POPULATION HISPANIC OR LATINO						
Hispanic or Latino	364	4.34%	765	3.21%	1,359	3.18%
Not Hispanic or Latino	8,023	95.66%	23,100	96.80%	41,392	96.82%
2019 TENURE OF OCCUPIED HOUSING UNITS						
Owner Occupied	2,003	58.53%	6,864	67.05%	12,490	68.67%
Renter Occupied	1,419	41.47%	3,373	32.95%	5,698	31.33%
AVERAGE HOUSEHOLD SIZE						
Total	2.27		2.27		2.29	

212 POTTSVILLE STREET, POTTSVILLE, PA 17901

POP FACTS: DEMOGRAPHIC REPORT 2019

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2018 EST. HOUSEHOLDS BY HOUSEHOLD INCOME						
CY HHs, Inc < \$15,000	511	14.93%	1,234	12.05%	2,120	11.66%
CY HHs, Inc \$15,000 - \$24,999	505	14.76%	1,358	13.27%	2,176	11.96%
CY HHs, Inc \$25,000 - \$34,999	379	11.07%	1,009	9.86%	1,647	9.05%
CY HHs, Inc \$35,000 - \$49,999	580	16.95%	1,628	15.90%	2,859	15.72%
CY HHs, Inc \$50,000 - \$74,999	629	18.38%	1,928	18.83%	3,496	19.22%
CY HHs, Inc \$75,000 - \$99,999	366	10.70%	1,211	11.83%	2,299	12.64%
CY HHs, Inc \$100,000 - \$124,999	198	5.79%	746	7.29%	1,473	8.10%
CY HHs, Inc \$125,000 - \$149,999	125	3.65%	542	5.29%	994	5.46%
CY HHs, Inc \$150,000 - \$199,999	101	2.95%	406	3.97%	729	4.01%
CY HHs, Inc \$200,000 - \$249,999	20	0.58%	105	1.03%	214	1.18%
CY HHs, Inc \$250,000 - \$499,999	7	0.20%	61	0.60%	142	0.78%
CY HHs, Inc \$500,000+	1	0.03%	9	0.09%	39	0.21%
2019 EST. AVERAGE HOUSEHOLD INCOME						
Total	\$54,310		\$62,698		\$65,958	
2019 EST. MEDIAN HOUSEHOLD INCOME						
Total	\$42,927		\$48,911		\$51,748	
2019 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY						
White Alone	\$43,833		\$49,600		\$52,472	
Black or African American Alone	\$22,048		\$23,832		\$25,822	
American Indian and Alaska Native Alone	\$6,375		\$8,532		\$10,598	
Asian Alone	\$31,484		\$48,654		\$52,093	
Native Hawaiian and Other Pacific Islander Alone	--		--		\$62,894	
Some Other Race Alone	\$23,192		\$23,893		\$30,498	
Two or More Races	\$63,672		\$66,231		\$68,360	
Hispanic or Latino	\$22,077		\$29,000		\$53,036	
Not Hispanic or Latino	\$43,548		\$49,364		\$51,731	

DEMOGRAPHICS





CVS/pharmacy

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 212 Pottsville Street, Pottsville, PA 17901. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 212 Pottsville Street, Pottsville, PA 17901 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.