TRIPLE NET INVESTMENT GROUP

CVS/pharmacy®

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1321 Allegheny | St. Jersey Shore, PA 17740

$4,575,000.00

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HIGHLIGHTS

- High Store sales
- 15 Years Remaining on the current lease
- CVS - Investment Grade Credit - (S&P Rated BBB+)
- Attractive Low Cost Drug Store - Under $5 Million
- 2-5 Year Renewal Options
- Shadow Anchored by Weis Supermarket
- Easy Access to Route 220, and I-180
- 3 Blocks From Jersey Shore Hospital (90 Beds)

PROPERTY SUMMARY

The subject investment is a corporate, triple net "CVS/Pharmacy" located at 1321 Allegheny Street, Jersey Shore, Lycoming County, Pennsylvania. The property is a 10,125 square foot freestanding CVS location with Drive-Thru sitting on 1.19 Acres of land. CVS (S&P Rated BBB+) has been operating at this location since 2004 and recently extended their lease and has roughly 15 years remaining. Additionally, they have 2-5 year renewal options after the initial base term of the lease. The property is located on Allegheny Street, a main thoroughfare in Jersey Shore, PA with several regional retailers located nearby including Weis Supermarkets, Jersey Shore State Bank, and Citizens and Northern Bank. Jersey Shore is located on the West Branch Susquehanna River, 15 miles southwest of Williamsport. An investor looking to acquire a passive investment with an investment grade credit tenant should consider adding this property to their portfolio.

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PROPERTY INFORMATION

Address	1321 Allegheny St. Jersey Shore, PA 17740	**Lease Commencement Date**	September 1, 2004
Tenant Trade Name	CVS/Pharmacy	**Lease Expiration Date**	August 31, 2035
Lot Size	1.19 Acres	**Term Remaining on Lease**	15 Years
Rentable Square Feet	10,125	**Options**	2- 5 Year
Lease Guarantor	Corporate Guarantee	**Option 1**	September 1, 2035 through August 31, 2039$20,015.63 per month
NOI	$240,187.56	**Option 2**	September 1, 2039 through August 31, 2042 $21,216.58 per month
Roof and Structure	Landlord Responsible	**Cap**	5.25%
Year Built	2004	**Price**	$4,575,000.00

About the Tenant

CVS Health Corporation is an American drug retailing company with a U.S. pharmacy chain. CVS Health provides pharmacy services through its more than 9,600 CVS/pharmacy and Longs Drugs retail pharmacies, more than 1,100 walk-in medical Clinics, leading pharmacy benefits manager with nearly 80 million plan members serving more than one million patients per year.

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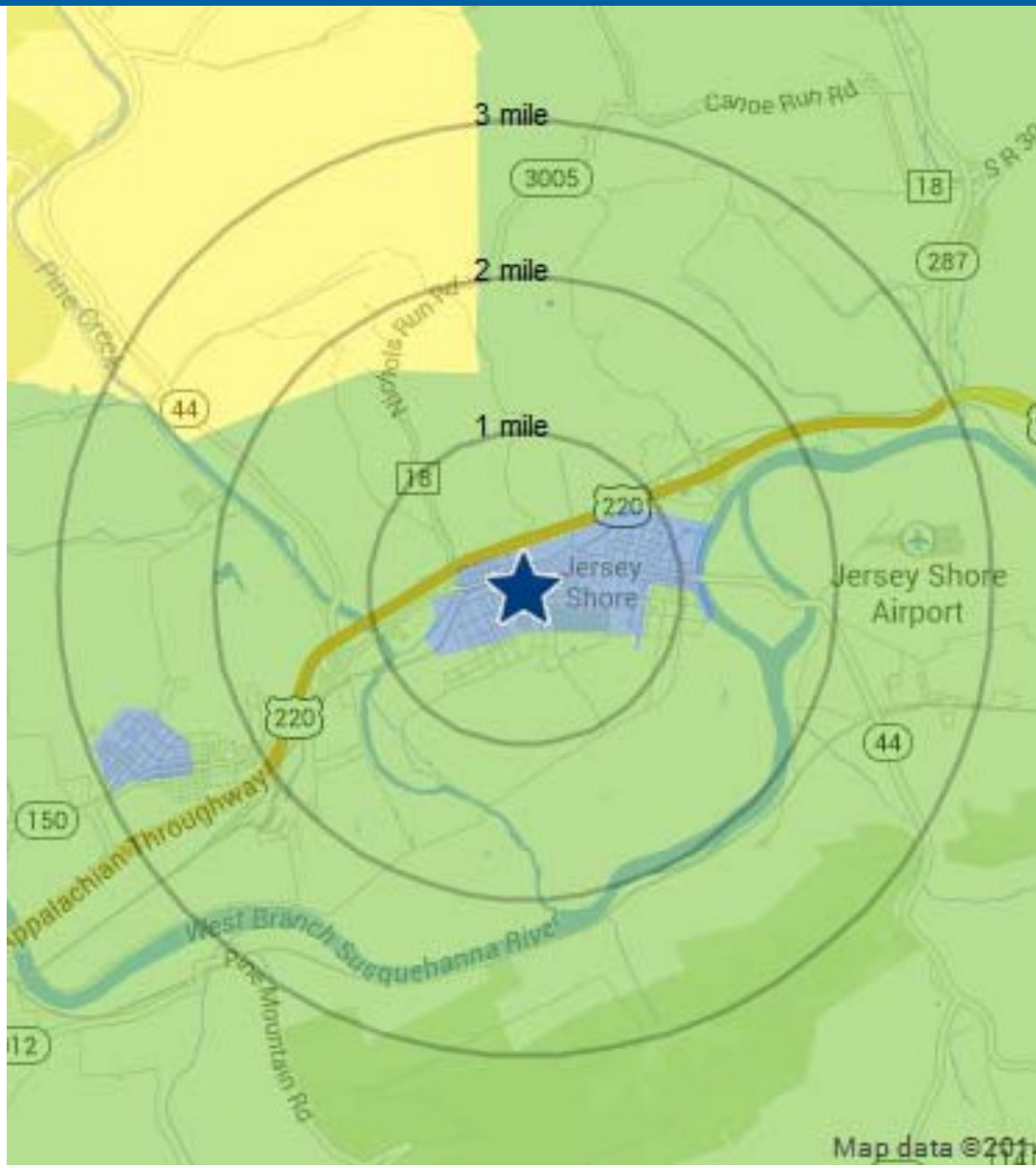
Demographics

	1 Mile	3 Mile	5 Mile
2018 Population	4782	9570	13828
2013 Population	4856	9633	13839
2018 Households	1928	3905	5471
2013 Households	1946	3902	5441
2018 Owner Occupied Housing Units	58.70%	66.72%	71.58%
2018 Renter Occupied Housing Units	41.30%	33.28%	28.42%
2018 Vacant	4.93%	6.16%	7.27%
2013 Owner Occupied Housing Units	58.81%	66.73%	71.57%
2013 Renter Occupied Housing Units	41.19%	33.27%	28.43%
2013 Vacant	5.10%	6.13%	7.21%

Assumable Loan

- Loan start and end date is 6/4/15-6/4/25
- Loan Balance $3,059,000 Monthly Payment : $16,658.00 P&1
- Interest Rate $4.6% Down payment: $1,516,000.00



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