


442 S NC-27 Hwy, Stanley, NC 28164

NNN



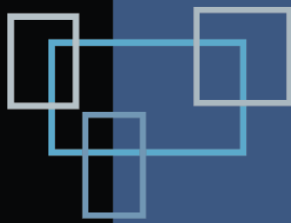
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### Pricing Summary

Purchase Price	\$3,900,000
Cap Rate	5.00%
Total NOI	\$195,000

### Tenant Summary

Tenant	CVS
Revenue	\$117.5B
Market CAP	79.272B
Lease Guarantor	CVS Health Corporation
Headquaranters	Woonsocket, RI
Stock Symbol	CVS
Locations	nationwide
Website	www.cvs.com

### Investment Summary

Type Of Ownership	Fee-simple
Year Built	1997
Building Size/Lot Size	10,125 / 51,400.8
Price per SF	\$385.19
Price per Lot SF	\$75.87
Lease Type	NNN

Lease Term	NOI	Monthly Rent	Monthly (\$/SF)	CAP Rate
Current - 05/01/2037	\$195,000	\$16,250.00	\$1.60	5.00%
05/01/2037 - 05/01/2042	\$204,750	\$17,062.50	\$1.69	5.25%
05/01/2042 - 05/01/2047	\$214,988	\$17,915.67	\$1.77	5.51%
05/01/2047 - 05/01/2052	\$225,737	\$18,811.42	\$1.86	5.79%
05/01/2052 - 05/01/2057	\$237,024	\$19,752.00	\$1.95	6.08%
05/01/2057 - 05/01/2067	\$248,875	\$20,739.58	\$2.05	6.38%
		Average	\$1.82	5.67%

Lease Abstract

Tenant	CVS
Lease Commencement	05/01/2017
Lease Expiration	05/01/2037

Property Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
CAM	Tenant
Roof and Structure Maintenance	Owner
Parking	Tenant

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		Average	\$1.82	5.67%

Renewal Options                      Newly executed 20 year lease.  
5% increase per option, five - five year options

Loan must be assumed: 2.4M with a  
3.92% interest rate, amortized over 25,  
due in 5 years.

### Consumer Spending Report

2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$27,472</b>	<b>\$110,870</b>	<b>\$320,482</b>
<b>Total Apparel</b>	<b>\$1,634</b>	<b>\$6,349</b>	<b>\$18,424</b>
Women's Apparel	638	2,501	7,233
Men's Apparel	332	1,333	3,877
Girl's Apparel	134	495	1,445
Boy's Apparel	89	338	990
Infant Apparel	75	279	824
Footwear	365	1,403	4,055
<b>Total Entertainment &amp; Hobbies</b>	<b>\$2,317</b>	<b>\$9,132</b>	<b>\$26,481</b>
Entertainment	371	1,465	4,285
Audio & Visual Equipment/Service	1,114	4,332	12,580
Reading Materials	88	366	1,052
Pets, Toys, & Hobbies	744	2,970	8,564
Personal Items	2,287	9,128	26,313
<b>Total Food and Alcohol</b>	<b>\$7,452</b>	<b>\$29,291</b>	<b>\$85,033</b>
Food At Home	4,329	16,863	48,606
Food Away From Home	2,688	10,693	31,321
Alcoholic Beverages	435	1,735	5,106
<b>Total Household</b>	<b>\$3,653</b>	<b>\$14,985</b>	<b>\$43,679</b>
House Maintenance & Repair	848	3,542	10,151
Household Equip & Furnishings	1,503	6,117	17,876
Household Operations	1,034	4,175	12,208
Housing Costs	268	1,151	3,444

**Consumer Spending Report**

**CVS**

442 S NC-27 Hwy, Stanley, NC 28164

2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$7,074</b>	<b>\$29,563</b>	<b>\$84,517</b>
Vehicle Purchases	3,259	14,298	40,074
Gasoline	2,534	10,037	29,082
Vehicle Expenses	133	544	1,637
Transportation	296	1,258	3,796
Automotive Repair & Maintenance	851	3,427	9,929
<b>Total Health Care</b>	<b>\$1,698</b>	<b>\$6,872</b>	<b>\$19,549</b>
Medical Services	853	3,466	9,919
Prescription Drugs	699	2,819	7,946
Medical Supplies	145	587	1,684
<b>Total Education/Day Care</b>	<b>\$1,356</b>	<b>\$5,550</b>	<b>\$16,486</b>
Education	905	3,677	10,923
Fees & Admissions	451	1,873	5,563

### Demographic Detail Report

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	3,204		12,216		35,308	
2017 Estimate	3,087		11,779		34,030	
2010 Census	2,960		11,331		32,673	
Growth 2017 - 2022	3.79%		3.71%		3.76%	
Growth 2010 - 2017	4.29%		3.95%		4.15%	
<b>2017 Population by Age</b>						
	3,087		11,779		34,030	
Age 0 - 4	187	6.06%	671	5.70%	2,002	5.88%
Age 5 - 9	196	6.35%	705	5.99%	2,107	6.19%
Age 10 - 14	210	6.80%	761	6.46%	2,217	6.51%
Age 15 - 19	206	6.67%	759	6.44%	2,173	6.39%
Age 20 - 24	190	6.15%	713	6.05%	2,075	6.10%
Age 25 - 29	177	5.73%	663	5.63%	1,995	5.86%
Age 30 - 34	178	5.77%	649	5.51%	1,942	5.71%
Age 35 - 39	194	6.28%	705	5.99%	2,065	6.07%
Age 40 - 44	219	7.09%	817	6.94%	2,399	7.05%
Age 45 - 49	222	7.19%	859	7.29%	2,514	7.39%
Age 50 - 54	225	7.29%	886	7.52%	2,536	7.45%
Age 55 - 59	213	6.90%	863	7.33%	2,421	7.11%
Age 60 - 64	190	6.15%	781	6.63%	2,177	6.40%
Age 65 - 69	170	5.51%	695	5.90%	1,916	5.63%
Age 70 - 74	123	3.98%	505	4.29%	1,387	4.08%
Age 75 - 79	82	2.66%	337	2.86%	933	2.74%
Age 80 - 84	56	1.81%	223	1.89%	631	1.85%
Age 85+	49	1.59%	187	1.59%	540	1.59%
Age 65+	480	15.55%	1,947	16.53%	5,407	15.89%
Median Age	40.10		41.60		40.90	
Average Age	39.00		40.00		39.50	

Demographic Detail Report					
CVS					
442 S NC-27 Hwy, Stanley, NC 28164					
Radius	1 Mile		3 Mile		5 Mile
<b>2017 Population By Race</b>	<b>3,087</b>		<b>11,779</b>		<b>34,030</b>
White	2,636	85.39%	10,457	88.78%	29,952 88.02%
Black	350	11.34%	1,016	8.63%	3,062 9.00%
Am. Indian & Alaskan	20	0.65%	65	0.55%	170 0.50%
Asian	29	0.94%	77	0.65%	326 0.96%
Hawaiian & Pacific Island	0	0.00%	2	0.02%	8 0.02%
Other	52	1.68%	162	1.38%	511 1.50%
<b>Population by Hispanic Origin</b>	<b>3,087</b>		<b>11,779</b>		<b>34,030</b>
Non-Hispanic Origin	3,004	97.31%	11,472	97.39%	32,693 96.07%
Hispanic Origin	84	2.72%	307	2.61%	1,337 3.93%
<b>2017 Median Age, Male</b>	<b>38.80</b>		<b>40.40</b>		<b>39.70</b>
<b>2017 Average Age, Male</b>	<b>37.80</b>		<b>39.00</b>		<b>38.40</b>
<b>2017 Median Age, Female</b>	<b>41.20</b>		<b>42.70</b>		<b>42.00</b>
<b>2017 Average Age, Female</b>	<b>40.20</b>		<b>41.00</b>		<b>40.60</b>
<b>2017 Population by Occupation Classification</b>	<b>2,453</b>		<b>9,493</b>		<b>27,271</b>
Civilian Employed	1,451	59.15%	5,623	59.23%	16,466 60.38%
Civilian Unemployed	79	3.22%	294	3.10%	832 3.05%
Civilian Non-Labor Force	922	37.59%	3,573	37.64%	9,961 36.53%
Armed Forces	1	0.04%	3	0.03%	12 0.04%
<b>Households by Marital Status</b>					
Married	626		2,596		7,265
Married No Children	371		1,610		4,467
Married w/Children	255		986		2,799
<b>2017 Population by Education</b>	<b>2,215</b>		<b>8,612</b>		<b>24,655</b>
Some High School, No Diploma	471	21.26%	1,573	18.27%	4,362 17.69%
High School Grad (Incl Equivalency)	583	26.32%	2,403	27.90%	6,904 28.00%
Some College, No Degree	785	35.44%	3,106	36.07%	8,500 34.48%
Associate Degree	117	5.28%	442	5.13%	1,199 4.86%
Bachelor Degree	196	8.85%	819	9.51%	2,839 11.51%
Advanced Degree	63	2.84%	269	3.12%	851 3.45%

**Demographic Detail Report**

CVS						
442 S NC-27 Hwy, Stanley, NC 28164						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	2,734		10,443		30,591	
Real Estate & Finance	64	2.34%	330	3.16%	883	2.89%
Professional & Management	499	18.25%	2,064	19.76%	6,125	20.02%
Public Administration	30	1.10%	177	1.69%	651	2.13%
Education & Health	331	12.11%	1,110	10.63%	3,057	9.99%
Services	289	10.57%	932	8.92%	2,716	8.88%
Information	45	1.65%	89	0.85%	298	0.97%
Sales	369	13.50%	1,504	14.40%	4,396	14.37%
Transportation	1	0.04%	11	0.11%	80	0.26%
Retail	205	7.50%	767	7.34%	2,212	7.23%
Wholesale	57	2.08%	230	2.20%	606	1.98%
Manufacturing	207	7.57%	860	8.24%	2,735	8.94%
Production	284	10.39%	958	9.17%	2,691	8.80%
Construction	113	4.13%	584	5.59%	1,864	6.09%
Utilities	149	5.45%	491	4.70%	1,254	4.10%
Agriculture & Mining	5	0.18%	25	0.24%	76	0.25%
Farming, Fishing, Forestry	2	0.07%	10	0.10%	19	0.06%
Other Services	84	3.07%	301	2.88%	928	3.03%
<b>2017 Worker Travel Time to Job</b>	1,431		5,524		16,040	
<30 Minutes	847	59.19%	3,258	58.98%	9,831	61.29%
30-60 Minutes	546	38.16%	2,052	37.15%	5,662	35.30%
60+ Minutes	38	2.66%	214	3.87%	547	3.41%
<b>2010 Households by HH Size</b>	1,147		4,315		12,429	
1-Person Households	262	22.84%	856	19.84%	2,596	20.89%
2-Person Households	403	35.14%	1,600	37.08%	4,460	35.88%
3-Person Households	207	18.05%	816	18.91%	2,345	18.87%
4-Person Households	163	14.21%	627	14.53%	1,839	14.80%
5-Person Households	80	6.97%	288	6.67%	796	6.40%
6-Person Households	23	2.01%	92	2.13%	265	2.13%
7 or more Person Households	9	0.78%	36	0.83%	128	1.03%
<b>2017 Average Household Size</b>	2.60		2.60		2.60	
<b>Households</b>						
2022 Projection	1,229		4,624		13,381	
2017 Estimate	1,186		4,464		12,909	
2010 Census	1,146		4,315		12,429	
Growth 2017 - 2022	3.63%		3.58%		3.66%	
Growth 2010 - 2017	3.49%		3.45%		3.86%	

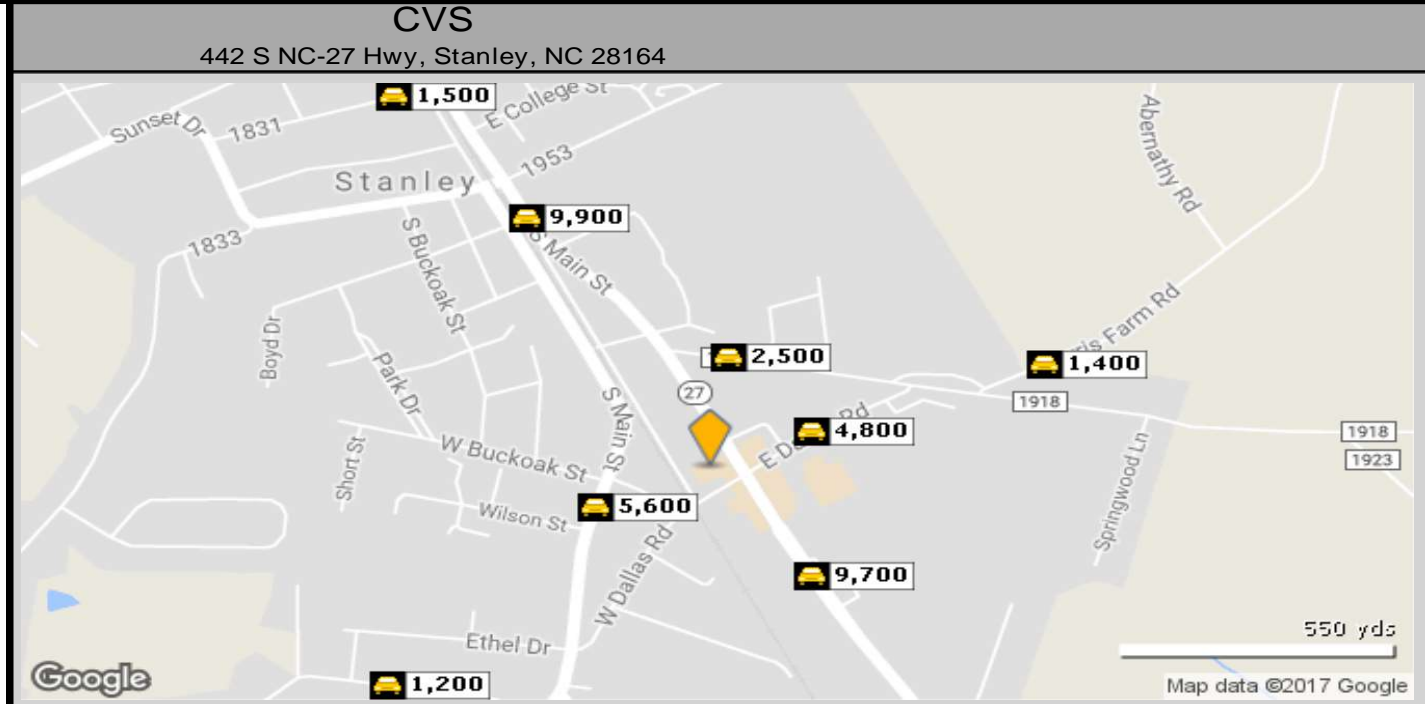
**Demographic Detail Report**

<b>CVS</b>						
442 S NC-27 Hwy, Stanley, NC 28164						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>1,185</b>		<b>4,461</b>		<b>12,909</b>	
<\$25,000	337	28.44%	1,101	24.68%	2,967	22.98%
\$25,000 - \$50,000	287	24.22%	1,149	25.76%	3,545	27.46%
\$50,000 - \$75,000	273	23.04%	964	21.61%	2,655	20.57%
\$75,000 - \$100,000	116	9.79%	483	10.83%	1,560	12.08%
\$100,000 - \$125,000	77	6.50%	311	6.97%	855	6.62%
\$125,000 - \$150,000	32	2.70%	217	4.86%	669	5.18%
\$150,000 - \$200,000	51	4.30%	168	3.77%	419	3.25%
\$200,000+	12	1.01%	68	1.52%	239	1.85%
<b>2017 Avg Household Income</b>	<b>\$57,213</b>		<b>\$61,566</b>		<b>\$62,844</b>	
<b>2017 Med Household Income</b>	<b>\$46,971</b>		<b>\$49,623</b>		<b>\$49,641</b>	
<b>2017 Occupied Housing</b>	<b>1,186</b>		<b>4,464</b>		<b>12,909</b>	
Owner Occupied	855	72.09%	3,542	79.35%	10,146	78.60%
Renter Occupied	331	27.91%	922	20.65%	2,763	21.40%
<b>2010 Housing Units</b>	<b>1,196</b>		<b>4,154</b>		<b>11,403</b>	
1 Unit	1,094	91.47%	3,977	95.74%	10,934	95.89%
2 - 4 Units	65	5.43%	104	2.50%	214	1.88%
5 - 19 Units	37	3.09%	73	1.76%	239	2.10%
20+ Units	0	0.00%	0	0.00%	16	0.14%
<b>2017 Housing Value</b>	<b>855</b>		<b>3,542</b>		<b>10,146</b>	
<\$100,000	361	42.22%	1,239	34.98%	3,452	34.02%
\$100,000 - \$200,000	388	45.38%	1,561	44.07%	4,517	44.52%
\$200,000 - \$300,000	54	6.32%	456	12.87%	1,351	13.32%
\$300,000 - \$400,000	45	5.26%	187	5.28%	470	4.63%
\$400,000 - \$500,000	1	0.12%	23	0.65%	100	0.99%
\$500,000 - \$1,000,000	6	0.70%	75	2.12%	161	1.59%
\$1,000,000+	0	0.00%	1	0.03%	95	0.94%
<b>2017 Median Home Value</b>	<b>\$117,139</b>		<b>\$134,080</b>		<b>\$135,886</b>	
<b>2017 Housing Units by Yr Built</b>	<b>1,292</b>		<b>4,811</b>		<b>13,899</b>	
Built 2010+	38	2.94%	178	3.70%	524	3.77%
Built 2000 - 2010	175	13.54%	677	14.07%	2,256	16.23%
Built 1990 - 1999	154	11.92%	741	15.40%	2,262	16.27%
Built 1980 - 1989	187	14.47%	852	17.71%	2,033	14.63%
Built 1970 - 1979	237	18.34%	816	16.96%	2,229	16.04%
Built 1960 - 1969	154	11.92%	628	13.05%	1,845	13.27%
Built 1950 - 1959	160	12.38%	474	9.85%	1,321	9.50%
Built <1949	187	14.47%	445	9.25%	1,429	10.28%
<b>2017 Median Year Built</b>	<b>1975</b>		<b>1979</b>		<b>1980</b>	

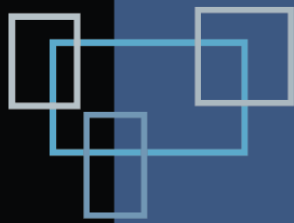
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Growth 2010 - 2017	4.29%		3.95%		4.15%	
2017 Population by Hispanic Origin	83		307		1,337	
2017 Population	3,087		11,779		34,030	
White	2,636	85.39%	10,457	88.78%	29,952	88.02%
Black	350	11.34%	1,016	8.63%	3,062	9.00%
Am. Indian & Alaskan	20	0.65%	65	0.55%	170	0.50%
Asian	29	0.94%	77	0.65%	326	0.96%
Hawaiian & Pacific Island	0	0.00%	2	0.02%	8	0.02%
Other	52	1.68%	162	1.38%	511	1.50%
U.S. Armed Forces	1		3		12	
<b>Households</b>						
2022 Projection	1,229		4,624		13,381	
2017 Estimate	1,186		4,464		12,909	
2010 Census	1,146		4,315		12,429	
Growth 2017 - 2022	3.63%		3.58%		3.66%	
Growth 2010 - 2017	3.49%		3.45%		3.86%	
Owner Occupied	855	72.09%	3,542	79.35%	10,146	78.60%
Renter Occupied	331	27.91%	922	20.65%	2,763	21.40%
2017 Households by HH Income	1,185		4,461		12,909	
Income: <\$25,000	337	28.44%	1,101	24.68%	2,967	22.98%
Income: \$25,000 - \$50,000	287	24.22%	1,149	25.76%	3,545	27.46%
Income: \$50,000 - \$75,000	273	23.04%	964	21.61%	2,655	20.57%
Income: \$75,000 - \$100,000	116	9.79%	483	10.83%	1,560	12.08%
Income: \$100,000 - \$125,000	77	6.50%	311	6.97%	855	6.62%
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Income: \$150,000 - \$200,000	51	4.30%	168	3.77%	419	3.25%
Income: \$200,000+	12	1.01%	68	1.52%	239	1.85%
2017 Avg Household Income	\$57,213		\$61,566		\$62,844	
2017 Med Household Income	\$46,971		\$49,623		\$49,641	

Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Dallas Rd	Charles Raper Jonas Hwy	0.10 SW	2016	4,800	MPSI	.13
2	S Main St	Wilson St	0.03 S	2016	5,600	MPSI	.14
3	Old Mount Holly Rd	Brevard Dr	0.05 E	2016	2,500	MPSI	.16
4	S State Road 27	Colonel Richard Rankin St	0.48 SE	2010	9,995	MPSI	.19
5	Charles Raper Jonas Hwy	E Dallas Rd	0.16 NW	2016	9,700	MPSI	.19
6	S Main St	W Plum St	0.02 SW	2016	9,900	MPSI	.41
7	Morris Farm Rd	Old Mount Holly Rd	0.09 SW	2016	1,400	MPSI	.42
8	Durham Rd	Ethel Dr	0.04 W	2016	1,200	MPSI	.48
9	1831	N Main St	0.04 E	2015	1,044	MPSI	.63
10	W Church St	N Main St	0.04 E	2016	1,500	MPSI	.63



Demographic Market Comparison Report				1 mile radius	
CVS					
442 S NC-27 Hwy, Stanley, NC 28164					
Type: Retail/Drug Store					
County: Gaston					
	1 Mile		County		
<b>Population Growth</b>					
Growth 2010 - 2017	4.29%		4.63%		
Growth 2017 - 2022	3.79%		3.84%		
Empl	1,451	94.84%	102,353	94.45%	
Unempl	79	5.16%	6,017	5.55%	
<b>2017 Population by Race</b>					
	3,087		215,637		
White	2,636	85.39%	171,820	79.68%	
Black	350	11.34%	35,347	16.39%	
Am. Indian & Alaskan	20	0.65%	1,190	0.55%	
Asian	29	0.94%	3,268	1.52%	
Hawaiian & Pacific Island	0	0.00%	119	0.06%	
Other	52	1.68%	3,893	1.81%	
<b>Household Growth</b>					
Growth 2010 - 2017	3.49%		4.61%		
Growth 2017 - 2022	3.63%		3.79%		
Renter Occupied	331	27.91%	27,075	32.41%	
Owner Occupied	855	72.09%	56,471	67.59%	
<b>2017 Households by Household Income</b>					
	1,185		83,546		
Income <\$25K	337	28.44%	23,763	28.44%	
Income \$25K - \$50K	287	24.22%	22,052	26.40%	
Income \$50K - \$75K	273	23.04%	15,646	18.73%	
Income \$75K - \$100K	116	9.79%	9,093	10.88%	
Income \$100K - \$125K	77	6.50%	4,750	5.69%	
Income \$125K - \$150K	32	2.70%	3,536	4.23%	
Income \$150K - \$200K	51	4.30%	2,780	3.33%	
Income \$200K+	12	1.01%	1,926	2.31%	
2017 Med Household Inc	\$46,971		\$44,983		
2017 Median Age	40.10		40.00		





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