CVS pharmacy

4767 BROAD STREET
LORIS , SC

Low Price Point I Recent 15-Year Extension I Replaceable Rent

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PAPPAS CARDONE
NET LEASE GROUP

CVS pharmacy™

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Executive Summary

CVS/pharmacy

4767 Broad Street | Loris | SC

Offering Price

$2,362,205

Cap Rate	6.35%
Net Operating Income	$150,000
Gross Leaseable Area	10,104 SF
Lot Size	1.56 Acres
Year Built	2006
Guarantor	Corporate

Lease Summary

Lease Type	Absolute Net	Original Lease Term	20 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	12 Years
Lease Commencement	6/1/2006	Renewal Options	6, 5-Year
Lease Expiration	5/31/2037	Rent Increases	5% In Each Option

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 5/31/37	$150,000	-	6.35%
Option 1	6/1/37 - 5/31/42	$157,500	5%	6.67%
Option 2	6/1/42 - 5/31/47	$165,375	5%	7.00%
Option 3	6/1/47 - 5/31/52	$173,643	5%	7.35%
Option 4	6/1/52 - 5/31/57	$182,325	5%	7.72%
Option 5	6/1/57 - 5/31/62	$191,442	5%	8.10%
Option 6	6/1/62 - 5/31/67	$201,014	5%	8.51%

Investment Highlights

Passive Income
Absolute Net Leased (NNN) CVS Located at the Heavily Trafficked Signalized Intersection of Broad Street and Holly Street with more than 11,000 Vehicles Passing Daily

Recent Extension w/ Replaceable Rent
CVS Recently Extended Their Lease for 15-Years w/ Replaceable Rent Adding Elevated Asset Security along with Its Highly Desirable Signalized Corner Position

Lease Term
CVS has 12 Years Remaining on the Base Term of the Lease with Rent Increases in Each Option, as a Hedge Against Inflation Making This an Ideal Investment For Passive 1031 Exchange Buyers

Highly Active Retail Corridor
Subject Property is Surrounded by Many of the Nation's Most Successful Retailers Including McDonald's, Wendy's, KFC, Bojangles, O'Reilly Auto Parts, and Advance Auto, Among Others

Limited Competition
This Location Benefits from Being the Only Freestanding National Pharmacy Store within a 20-Mile Radius Providing Long Term Stability

Myrtle Beach Vicinity
Subject Property is Strategically Located within 30-Miles form Myrtle Beach a Popular Beach Destination with more than 17 Million Visitors Annually

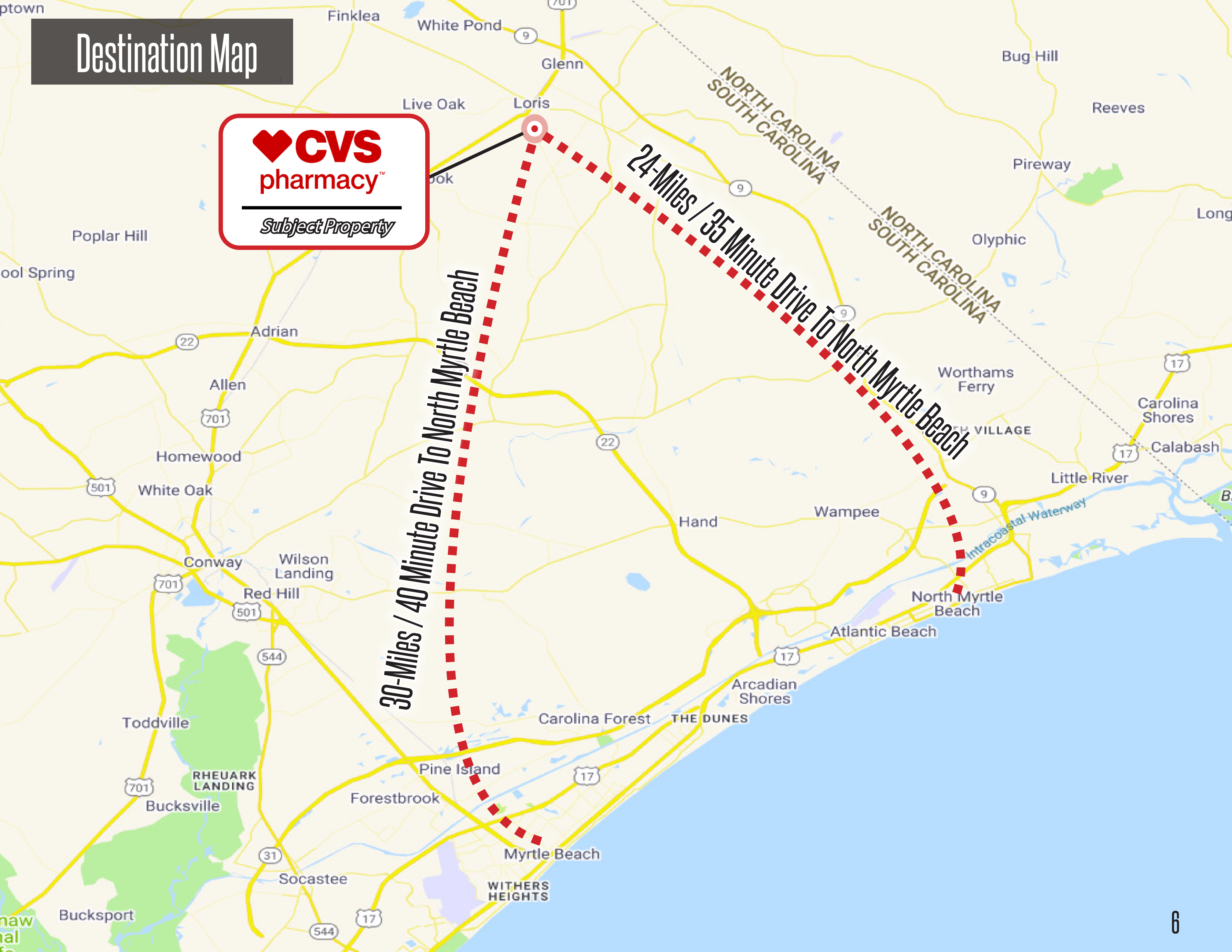
Corporate Guarantee
Lease Corporately Guaranteed by CVS, The Second Largest Pharmacy Chain in the United States, with over 9,500 locations Nation-Wide and an S&P credit rating of BBB and a Moody's Rating of Baa3

Rapidly Growing Population
Subject Property is Estimated to Experience Strong Population Growth Projected at Over 6.5 Percent Between 2024 and 2029 Within a 1, 3 and 5-Mile Radius

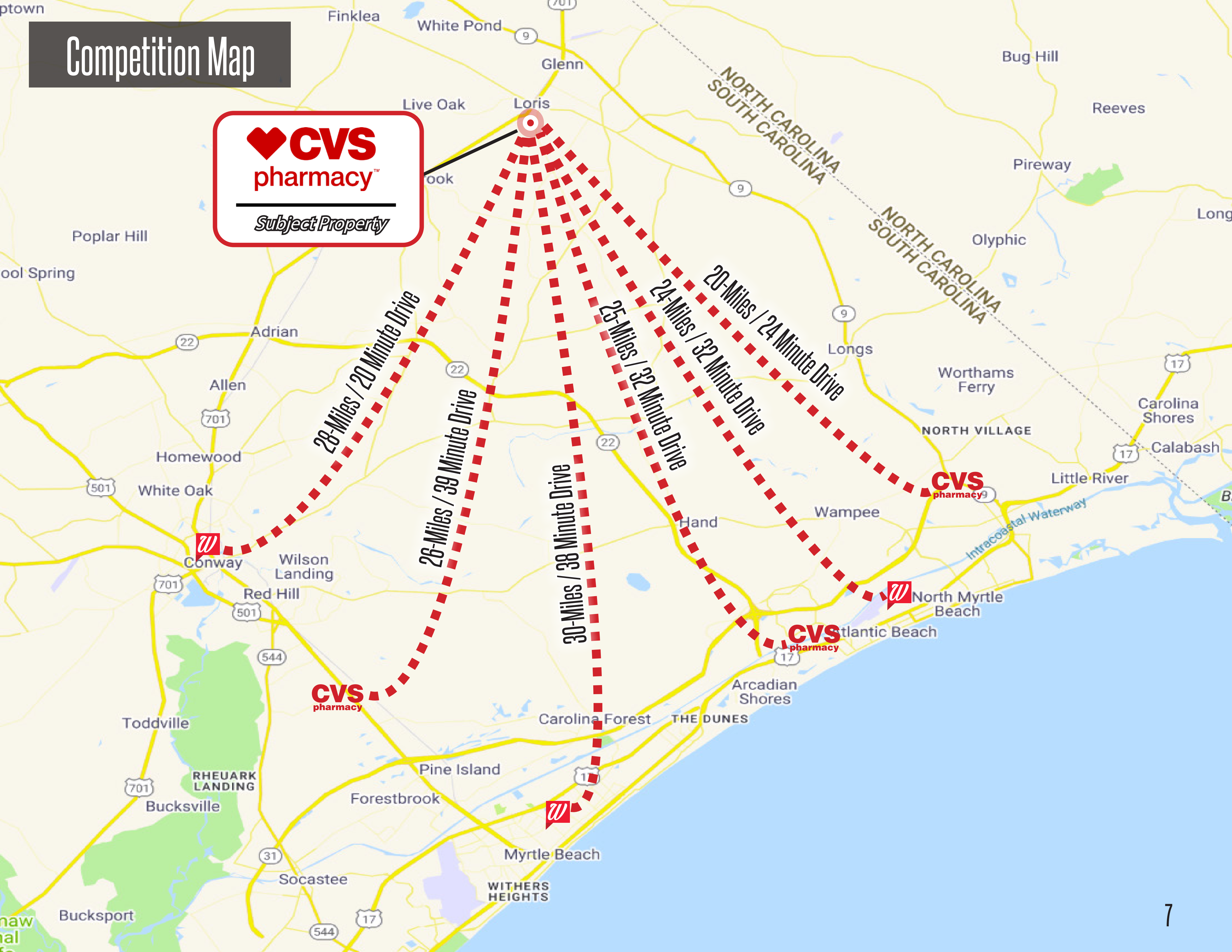
Sound Demographics
Situated in an Area with Over 11,800 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding $62,000


Retail Map
CHF Industries
Builders First Source
CVS pharmacy
Advance Auto Parts
O'Reilly AUTO PARTS
Wendy's
FOOD LION
Broad Street 11,000 VPD
Broad Street 11,000 VPD
Exxon
KFC
Speedway
DOLLAR GENERAL

Destination Map



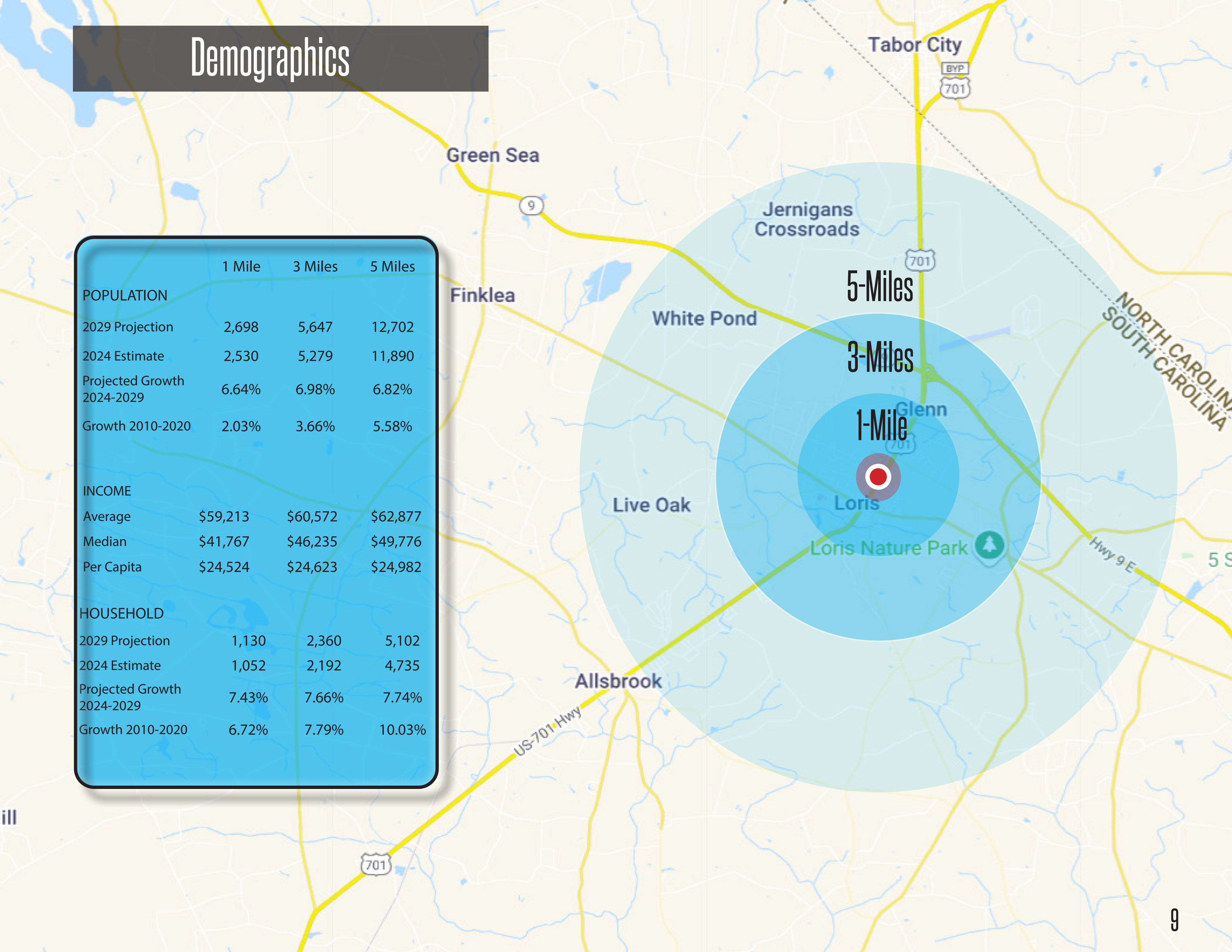
Competition Map



Regional Map

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	2,698	5,647	12,702
2024 Estimate	2,530	5,279	11,890
Projected Growth 2024-2029	6.64%	6.98%	6.82%
Growth 2010-2020	2.03%	3.66%	5.58%
INCOME			
Average	$59,213	$60,572	$62,877
Median	$41,767	$46,235	$49,776
Per Capita	$24,524	$24,623	$24,982
HOUSEHOLD			
2029 Projection	1,130	2,360	5,102
2024 Estimate	1,052	2,192	4,735
Projected Growth 2024-2029	7.43%	7.66%	7.74%
Growth 2010-2020	6.72%	7.79%	10.03%



Tenant Overview

CVS pharmacy™

CVS, short for Consumer Value Stores, is a prominent American healthcare and pharmacy company known for its chain of retail pharmacies. Founded in 1963, CVS has grown into one of the largest pharmacy chains in the United States. The company provides a wide range of products and services including prescription medications, over-the-counter drugs, health and beauty products, and general retail items. With thousands of locations nationwide, CVS also offers walk-in health clinics under the MinuteClinic brand, allowing patients to access basic medical care conveniently and affordably.

Beyond retail, CVS has expanded its influence in the healthcare industry through CVS Health, which encompasses pharmacy benefit management, health insurance via Aetna, and healthcare delivery services. This integration of services allows CVS to offer coordinated, patient-centered care aimed at improving health outcomes while reducing costs. By combining retail convenience with healthcare services, CVS is reshaping how people access and experience medical care in the United States.

Tenant	CVS/Pharmacy	Parent	CVS Health	Fortune 500 Rank	#5
Industry	Pharmacy	Public/Private	Public	Credit Rating	BBB (S&P)

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