



Actual Photo

MARKETING PACKAGE



1818 Philo Road - Urbana, IL 61802

EXCLUSIVELY LISTED BY:

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Jacob Korman - Roscoe Realty - Illinois Broker of Record

INVESTMENT SUMMARY

List Price:	\$1,395,000
Current NOI	\$112,160
Cap Rate	8.04%
Land Size:	0.90 Acres +/-
Building Size:	16,854 sq Ft. +/-
Price / Sq Ft	\$82.76
Rent: / Sq. Ft.	\$6.65
Year Built:	1998

FINANCING

**Favorable Financing Approved Through PNC.
Available to Qualified Buyer.**

Term:	10-Year Fixed
Interest:	+/- 4.75%
Down:	30%
Amort:	25 Year

*Please reach out to Matthew below for further details
Matthew R. Godwin | Vice President | Business Banking
(p): 586-825-0876 | (f): 877-373-6823 | (c): 586-610-0289

LEASE SUMMARY

Lease Type	Ground Lease
Ownership	Public
Roof / Structure	Tenant
Term Remaining	11.5 Years
Original Lease Term	20 Years
Commencement Date	01/29/1999
Current Term Expiration	01/31/2029
Options	(2) Five-Year Options
Increases	Yes, In Option Periods
Guarantor	Corporate Guarantee

RENT SCHEDULE

<u>RENT INCREASES</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
2/1/2014 - 1/31/2019	\$112,160	\$9,346
2/1/2019 - 1/31/2024	\$75,160	\$6,263
2/1/2024 - 1/31/2029	\$82,270	\$6,855
<u>OPTION PERIODS</u>		
2/1/2029 - 1/31/2034	\$90,395	\$7,532
2/1/2034 - 1/31/2039	\$99,535	\$8,294

NOI	YEARS REMAINING	TOTAL NOI	AVERAGE CAP RATE
\$112,160.00	1.33	\$149,547	8.06%
\$75,160.00	5	\$375,800	5.39%
\$82,270.00	5	\$411,350	5.90%
	11.33	\$936,697	
Averaged NOI		<u>\$82,674.03</u>	
Sell Cap on Average NOI	5.93%	\$1,395,000	
Sell Cap on Current NOI	8.04%	\$1,395,000	

INVESTMENT / LOCATION HIGHLIGHTS

- In 2006 CVS Exercised Two Five-Year Options, 13 Years Early
- Very Low Rent Structure and Price Point to Secure CVS Credit
- Corporate Guarantee: CVS Health Corporation (NYSE: CVS) S&P Rated BBB+/Stable
- Located at Intersection of Philo Road and East Colorado Avenue | Over 11,000 Cars Per Day
- Urbana is Home to BiG-10 University of Illinois with Over 44,000 Students
- Recent Alta Survey, Clean Environmental, and Title

INVESTMENT OVERVIEW

Encore REIS is pleased to present a ground lease CVS Pharmacy located in Urbana, Illinois. The property sits on a 0.9-acre lot and features a drive-through with multiple points of access. Strategically situated on the northeast corner of South Philo Road and East Colorado Avenue, this is the only CVS serving the immediate population and it is one of only four CVS locations within a five-mile radius. The average household income within a one-mile radius of the subject exceeds \$68,000.

The original tenant was Osco Drug, later acquired by CVS, and has the full CVS corporate guarantee. The lease is structured as a ground lease with zero landlord responsibilities. The initial ground lease for this property commenced in 1999 and in 2006, CVS exercised an early lease renewal picking up two of their four available five-year option periods, 13 years early. Currently, there are over 11 years of lease term plus two five-year options remaining. This asset was priced using a blended annual income over the next 11 years and four months, which includes a rental decrease that takes effect in 2019. There are subsequent rental increases in 2024 and in the remaining options.

This CVS is uniquely located in the Urbana Enterprise Zone, which makes this CVS property eligible for sales tax exemptions and property tax abatements if any future renovations are needed. The City of Urbana is located in East Central Illinois and is easily accessible by Interstates 74, 72, and 57. Urbana is approximately 140 miles southwest of Chicago and approximately 125 miles west of Indianapolis, Indiana. Urbana is home to the 44,000 student body population of the Big-Ten University of Illinois at Urbana-Champaign. Urbana boasts a diverse population, consistently low unemployment rates for the state and includes seven Fortune 500 companies with a strong presence. Urbana also boasts a strong technology base and was named top 10 high tech communities by Wired Magazine.

This CVS is a unique offering as it is priced under \$90 Per Square Foot with over 11 years of lease term remaining. CVS demonstrated their commitment to this location by exercising two of their options early. Note that the Walgreens across the street is paying over \$18 PSF in Rent compared to the subject property's \$6.65 PSF Rent. The low rent structure offers a future investor a sustainable and safe long term income stream with the market leading Drug Store.

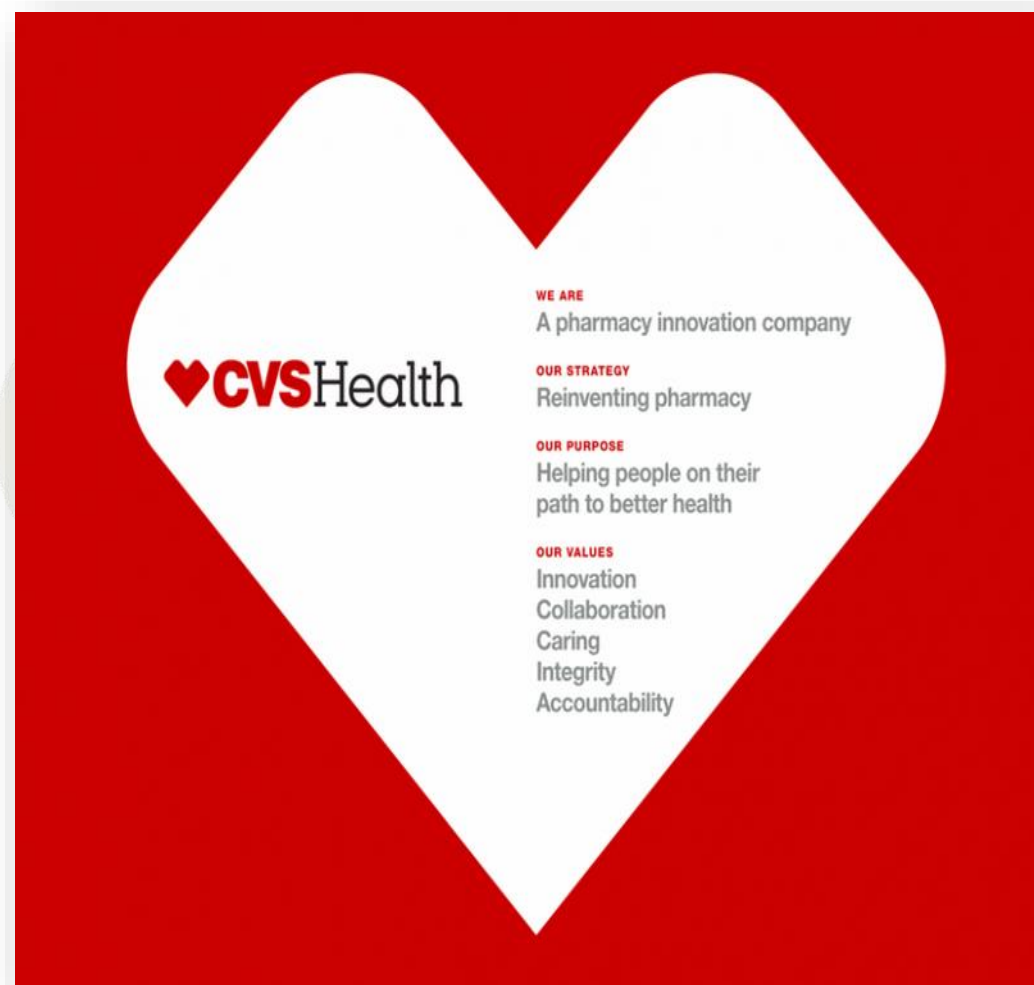


TENANT SUMMARY

CVS Pharmacy (styled as CVS/pharmacy or simply CVS) is an American pharmacy retailer and currently stands as the second largest pharmacy chain, after Walgreens, in the United States, with more than 7,600 stores, and is the second largest US pharmacy based on total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 12th largest company in the world according to Fortune 500 in 2014. CVS Pharmacy's leading competitor Walgreens ranked 37th.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, Film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1000 Minute Clinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.

CVS is incorporated in Delaware, and is based in Woonsocket, Rhode Island. As of 2008, CVS Caremark was the largest for-profit employer in Rhode Island. It was founded on Merrimack Street in Lowell, Massachusetts, in 1963, under the name Consumer Value Store. It was founded by Sid Goldstein, Stanley Goldstein, and Ralph Hoagland, as a discount health and beauty aid store.



TENANT HIGHLIGHTS

NYSE Ticker Symbol:	CVS
Stock Information:	Click HERE
2015 Revenue:	\$153.3 Billion
Number of Locations:	9600+
S&P Credit Rating:	BBB+
Company Website:	Click HERE

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL

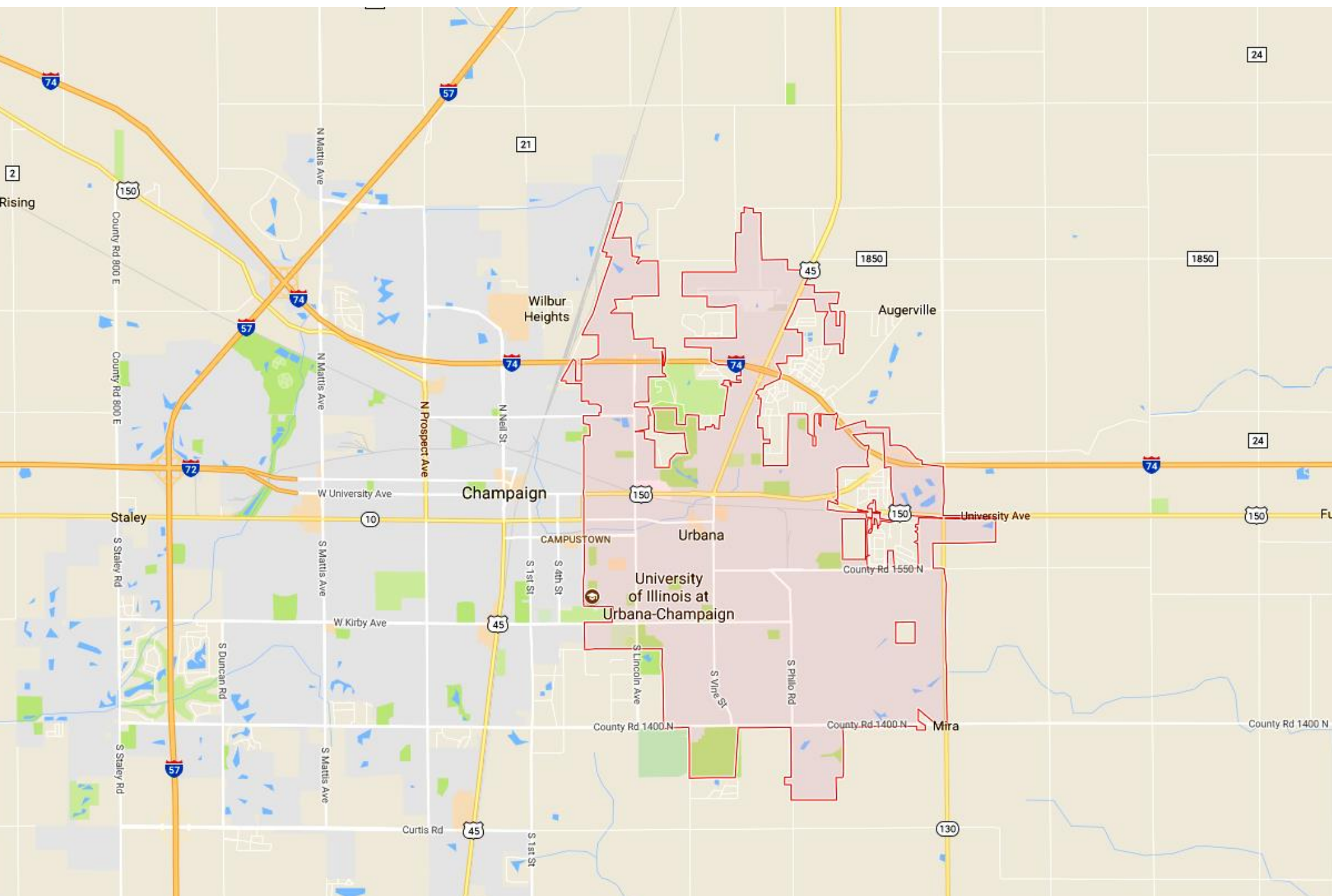


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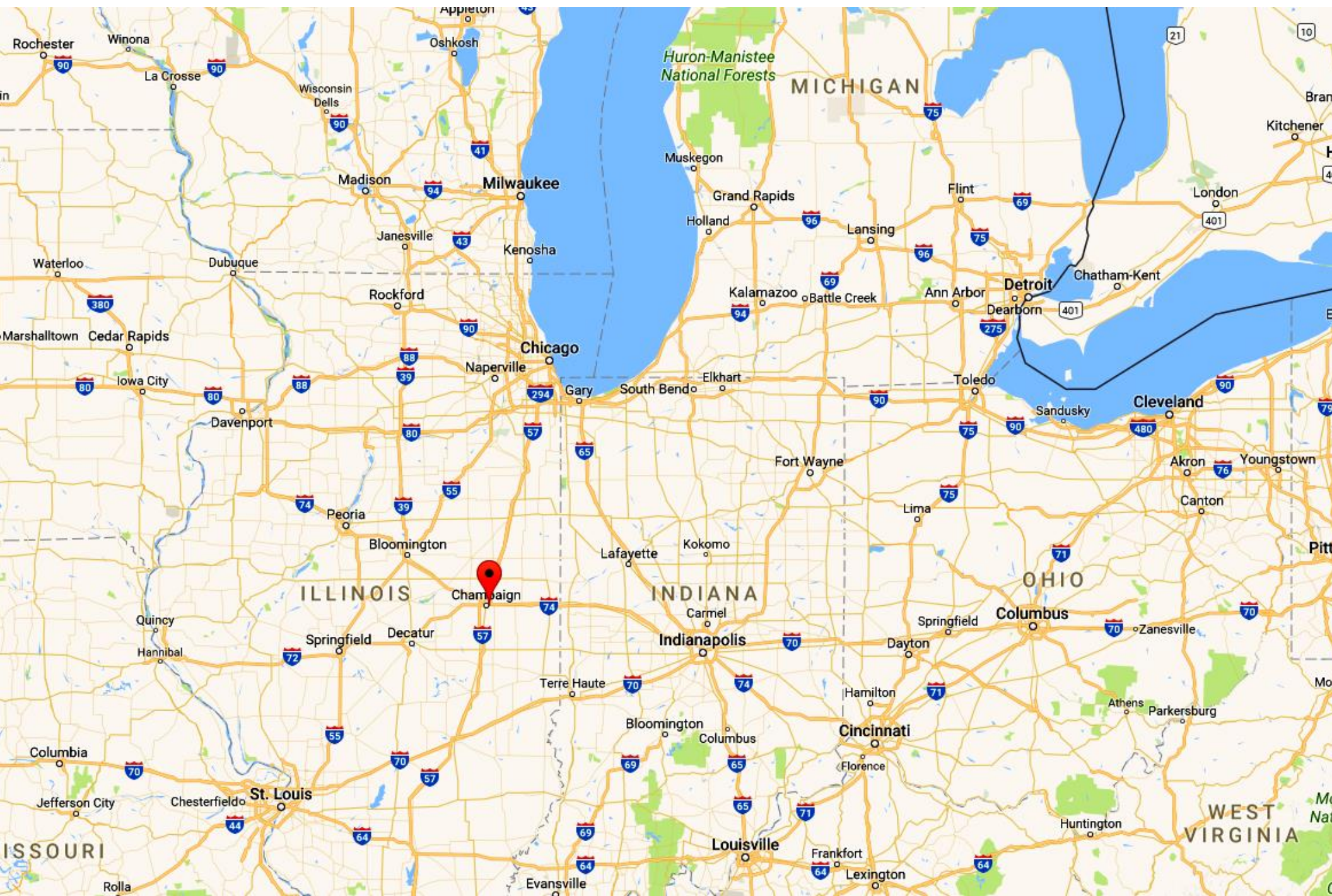
University of Illinois at
Urbana-Champaign



LOCAL MAP

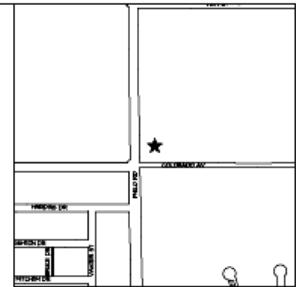
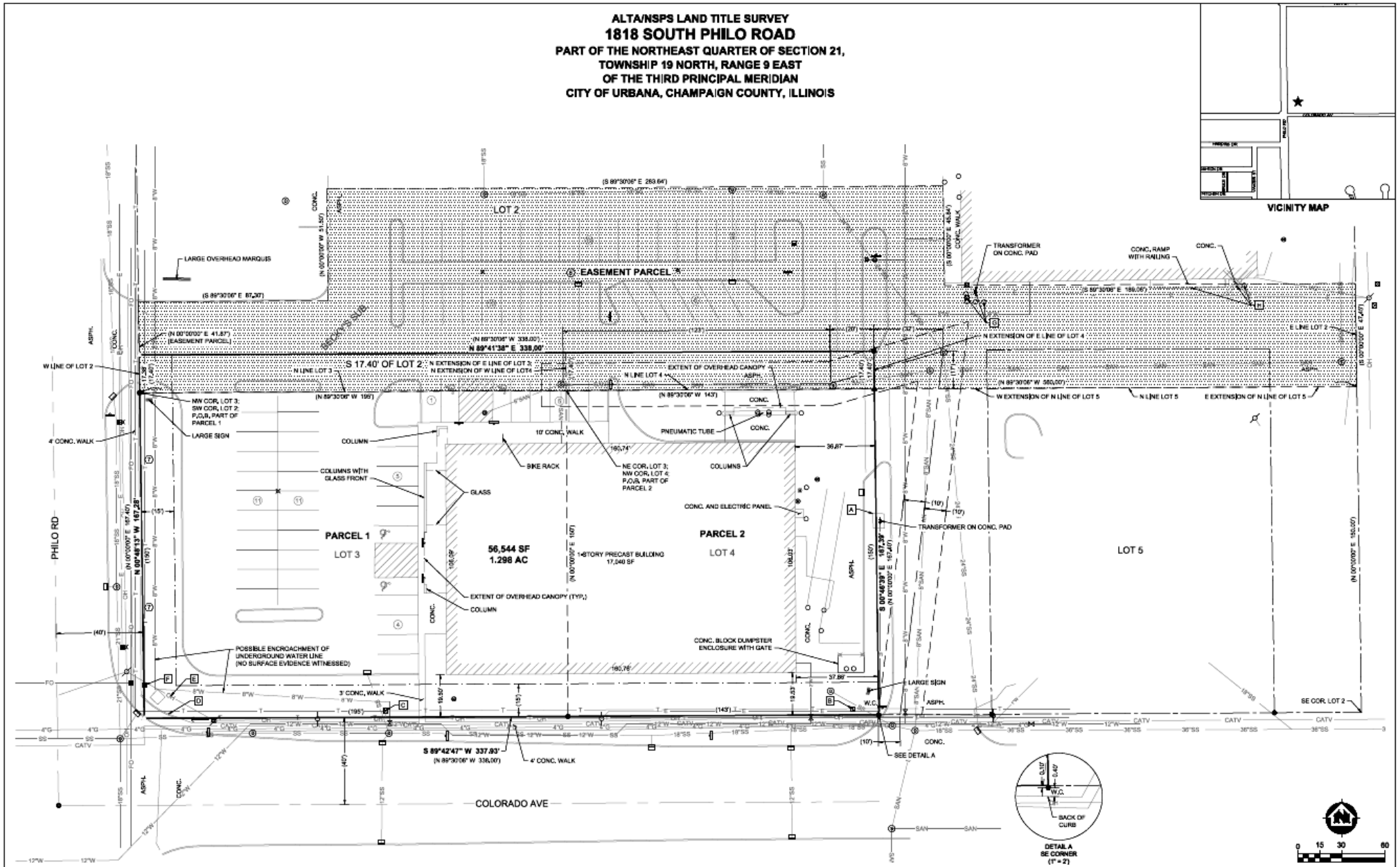


REGIONAL MAP



ALTA SURVEY

ALTA/NSPS LAND TITLE SURVEY
 1818 SOUTH PHILO ROAD
 PART OF THE NORTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 19 NORTH, RANGE 9 EAST
 OF THE THIRD PRINCIPAL MERIDIAN
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



PROJECT NO.	18441000	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE	JAN 2017	DRAWN BY	CSB				
T.A.	2076 1621	CHECKED BY	SEA				
DESIGN FIRM REGISTRATION NUMBER	184-200203	EXPIRES	APRIL 30, 2017				
PLOT DATE	1/31/17	INTERCOMPUTER/18441000/18441000/18441000/18441000/18441000	ALTA				

MSA
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1818 SOUTH PHILO ROAD
 JAMES W. BURCH III DECLARATION OF TRUST
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY

18441000
 1 OF 2

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	13,749	71,394	120,685
2022 Population:	14,252	73,784	124,960
Pop Growth 2017-2022:	3.66%	3.35%	3.54%
Average Age:	38.10	30.40	33.20
Households			
2017 Total Households:	6,446	26,959	49,132
HH Growth 2017-2022:	3.96%	3.74%	3.86%
Median Household Inc:	\$49,094	\$27,324	\$40,377
Avg Household Size:	2.10	2.10	2.10
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$157,994	\$156,434	\$160,122
Median Year Built:	1974	1978	1974

Population:	1 Mile	3 Mile	5 Mile
2022 Projection	14,252	73,784	124,960
2017 Estimate	13,749	71,394	120,685
2010 Census	13,008	68,388	114,629
Growth 2017-2022	3.66%	3.35%	3.54%
Growth 2010-2017	5.70%	4.40%	5.28%
Households:			
2022 Projection	6,701	27,968	51,030
2017 Estimate	6,446	26,959	49,132
2010 Census	6,070	25,671	46,482
Growth 2017 - 2022	3.96%	3.74%	3.86%
Growth 2010 - 2017	6.19%	5.02%	5.70%
Owner Occupied	3,370	8,416	20,482
Renter Occupied	3,077	18,543	28,650
2017 Avg Household Income	\$67,743	\$47,664	\$60,768
2017 Med Household Income	\$49,094	\$27,324	\$40,377
2017 Households by Household Inc:			
<\$25,000	2,050	12,922	17,824
\$25,000 - \$50,000	1,209	5,469	10,349
\$50,000 - \$75,000	1,202	3,416	7,000
\$75,000 - \$100,000	562	1,837	5,090
\$100,000 - \$125,000	582	1,179	3,286
\$125,000 - \$150,000	296	697	2,030
\$150,000 - \$200,000	234	720	1,677
\$200,000+	312	719	1,877



RELATIONSHIP DRIVEN • RESULTS ORIENTED

Encore Real Estate Investment Services is dedicated to assisting clients in the acquisition and disposition of net leased and multi-tenant retail properties across the United States. We provide advisory and brokerage expertise with the highest level of commitment and attention to detail, which ensures a higher assurance of closing and a faster turnaround time as each client is assisted and advised on strategic exit and entrance strategies aimed at achieving their investment goals.

Led by Principals Brandon Hanna and Deno Bistolarides, our team of distinguished brokers has evaluated, listed, sold and marketed over \$5 Billion dollars' worth of investment real estate nationally, totaling over 700 transactions. We have a combined track record of investment real estate sales experience spanning 50 years. Through this experience, we continue to execute transactions on behalf of some of the most prominent developers, institutions, and private investors in the industry. As such, we continue to build long-term relationships with the leaders in the investment community and grow our global database of investors and developers, which enables us to provide our clients with real estate investment services that are unmatched in the industry. We are results oriented – our advisors all have a shared vision of excellence and a commitment to ensuring we are meeting our client's needs above all else.

EXECUTIVE TEAM

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