

Property Information

Tenant	CVS Pharmacy
Location	201 MacCorkle Ave., St. Albans, WV 25177
Property Type	Freestanding, Retail
Building Size	11,945 sq. ft.
Purchase Price	\$5,772,581.64
Income Stream	Zero for 22.5 years

CVS Health Corporation (NYSE: CVS) operates retail pharmacy and pharmacy benefit management businesses in the United States. The company offers prescription drugs, general merchandise, including over the counter drugs, beauty products and cosmetics, seasonal merchandise, greeting cards, convenience foods, and film and photofinishing services.

St. Albans, WV

The St. Albans area is home to more than 24,000 people who appreciate its convenient location, just a 20-minute drive to Charleston, and its small town charm. In St. Albans you'll find outstanding recreational opportunities, a progressive school system, hospitable businesses, and, above all, friendly people. The town's motto is "Come for Business, Stay for Life!"

About Tenants-In-Common

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives their own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Assumable non-recourse loan
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



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Lease Information

Lease Guarantor	CVS Corporation
Initial Lease Term	22.5 year
LTV	75%
Renewal Options	10 five-year extensions
Lease Type	NNN lease , zero cash flow

Sample \$1,000,000 Deal

Year	Loan Balance	Beginning Equity	Ending Equity	Gain
2021	\$750,000.00	\$250,000.00	\$271,222.96	8.49%
2022	\$728,777.04	\$271,222.96	\$293,355.92	8.85%
2023	\$706,644.08	\$293,355.92	\$316,436.92	9.23%
2024	\$683,563.08	\$316,436.92	\$340,505.56	9.63%
2025	\$659,494.44	\$340,505.56	\$365,603.09	10.04%
2026	\$634,396.91	\$365,603.09	\$391,772.44	10.47%
2027	\$608,227.56	\$391,772.44	\$419,058.31	10.91%
2028	\$580,941.69	\$419,058.31	\$447,507.22	11.38%
2029	\$552,492.78	\$447,507.22	\$477,167.62	11.86%
2030	\$522,832.38	\$477,167.62	\$508,089.94	12.37%
2031	\$491,910.06	\$508,089.94	\$540,326.67	12.89%
2032	\$459,673.33	\$540,326.67	\$573,932.47	13.44%
2033	\$426,067.53	\$573,932.47	\$608,964.23	14.01%
2034	\$391,035.77	\$608,964.23	\$645,481.18	14.61%
2035	\$354,518.82	\$645,481.18	\$683,544.94	15.23%
2036	\$316,455.06	\$683,544.94	\$723,219.71	15.87%
2037	\$276,780.29	\$723,219.71	\$764,572.27	16.54%
2038	\$235,427.73	\$764,572.27	\$807,672.16	17.24%
2039	\$192,327.84	\$807,672.16	\$852,587.49	17.97%
2040	\$147,412.51	\$852,587.49	\$899,011.06	18.57%
2041	\$100,988.94	\$899,011.06	\$946,751.68	19.10%
2042	\$53,248.32	\$946,751.68	\$995,846.34	19.64%
2043	\$4,153.66	\$995,846.34	\$999,999.88	1.66%