

Property Information

Tenant	CVS Pharmacy
Location	286 E 7th St, Douglas, AZ 85607
Property Type	Freestanding, Retail
Building Size	11,945 Square Feet
Purchase Price	\$4,298,983.56
Income Stream	Zero for ~21 year

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.

Douglas, Arizona

Douglas, Arizona is a thriving trade-based metropolitan area with superior amenities, a growing economy, and a moderate cost of living. Douglas has experienced rapid population growth—35.00% since 1990.

The dense retail market, 6.20M SF - is among the highest SF per capita in U.S. Additionally, the area's positive economic trends and retail vacancy are near post-recession lows.

About Tenant in Comon

Tenant-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	25, ~21 years remaining
Rent Increases	None
Renewal Options	10, 5-Year Renewal Options
LTV	73.00%

Sample \$1,000,000.00 Deal

Year	Loan Balance	Beginning Equity	Ending Equity	ROI
2022	\$730,000.00	\$270,000.00	\$289,920.01	7.38%
2023	\$710,079.99	\$289,920.01	\$313,113.25	8.59%
2024	\$686,866.75	\$313,113.25	\$337,298.93	8.96%
2025	\$662,701.07	\$337,298.93	\$362,518.50	9.34%
2026	\$637,481.50	\$362,518.50	\$388,815.11	9.74%
2027	\$611,184.89	\$388,815.11	\$416,233.66	10.16%
2028	\$583,766.34	\$416,233.66	\$444,820.91	10.59%
2029	\$555,179.09	\$444,820.91	\$474,625.54	11.04%
2030	\$525,374.46	\$474,625.54	\$505,698.23	11.51%
2031	\$494,301.77	\$505,698.23	\$538,091.73	12.00%
2032	\$461,908.27	\$538,091.73	\$571,860.95	12.51%
2033	\$428,139.05	\$571,860.95	\$607,063.07	13.04%
2034	\$392,936.93	\$607,063.07	\$643,757.59	13.59%
2035	\$356,242.41	\$643,757.59	\$682,006.45	14.17%
2036	\$317,993.55	\$682,006.45	\$721,874.16	14.77%
2037	\$278,125.84	\$721,874.16	\$763,427.81	15.39%
2038	\$236,572.19	\$763,427.81	\$806,737.29	16.04%
2039	\$193,262.71	\$806,737.29	\$851,871.04	16.72%
2040	\$148,128.96	\$851,871.04	\$898,519.87	17.28%
2041	\$101,480.13	\$898,519.87	\$946,492.64	17.77%
2042	\$53,507.36	\$946,492.64	\$995,826.02	18.27%
2043	*\$0.00	\$995,826.02	\$1,000,000.00	1.55%

*Loan completion in January, 2043.