CVS PHARMACY

Zero Cash Flow Investment

50 BRIDGE ST.
TUNKHANNOCK, PA 18657
WYOMING COUNTY

±13,225-SF CVS PHARMACY

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OFFERED EXCLUSIVELY BY

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PURCHASE PRICE
$5,260,000

CURRENT DEBT AMOUNT
$2,942,842 (APRIL 2026)

ESTIMATED EQUITY REQUIREMENT
$2,317,157

LOAN TERMS

- 4.163% FIXED
- ±11-YEAR FULLY AMORTIZING
- INCLUDES PAYDOWN/ READVANCE FEATURE

INVESTMENT OVERVIEW

HIGHLIGHTS

- **Triple-Net (NNN)**
  Absolutely zero landlord responsibilities. Tenant responsible for all maintenance and repair, including roof and structure.
- **Strong Credit Tenant**
  CVS has investment-grade credit and strong financials. (CVS Health) S&P: BBB; NYSE: CVS
- **Long-Term Lease**
  ±14-year lease with 10 five-year extensions
- **Zero Cash Flow Financing**
  Assumable self-amortizing financing with below-market fixed 4.163% interest rate.
- **Debt Structure**
  Requires limited equity investment and can generate passive losses that work to offset taxable income from other investments.
- **Paydown/Readvance**
  Structure allows for low equity contributions with high long-term return on initial investment and allows withdrawal of money over and above percentage over the debt.

LEASE ABSTRACT

GUARANTOR	CVS Health
ADDRESS	50 Bridge St. Tunkhannock, PA 18657
STORE NUMBER	01617
LAND OWNERSHIP	Fee
PROPERTY TYPE	Freestanding Retail
LAND	±2.635 Acres
BUILDING SIZE	±13,225 Square Feet
YEAR BUILT	c 2013
ANNUAL RENT	$348,664
LEASE COMMENCEMENT	July 24, 2014
LEASE EXPIRATION	January 31, 2040

LEASE TERM REMAINING	Approximately 14 years
PRIMARY LEASE TERM	25 years
OPTIONS	10 five-year extensions: 2 fixed rate at 90% current rent 8 variable rate at fair market value
INCREASES	None
LANDLORD RESPONSIBILITIES	None
UTILITIES	Tenant Responsibility
REPAIR AND/OR MAINTENANCE OF ROOF, STRUCTURE, AND PARKING LOT	Tenant Responsibility
TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility

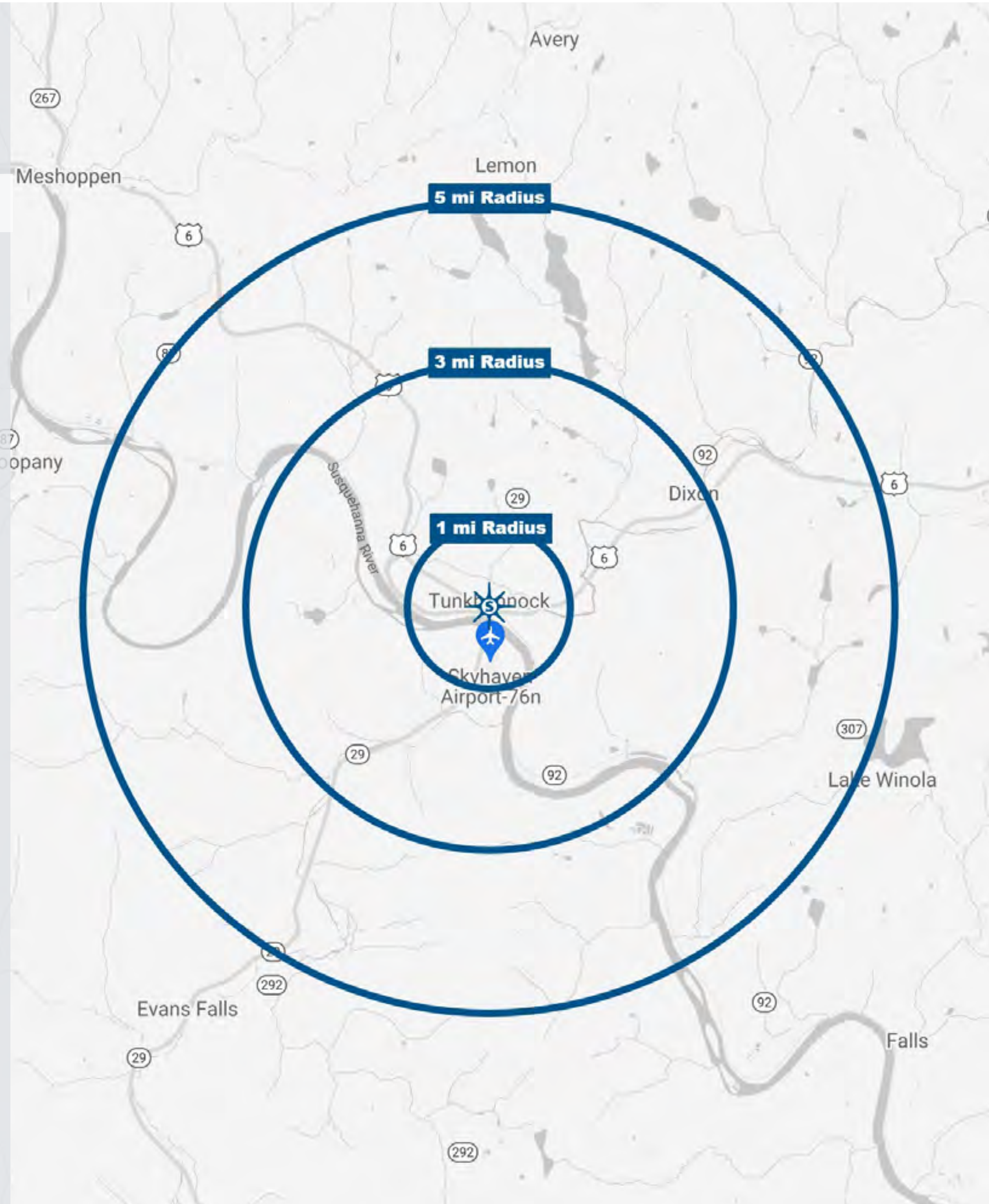
LOCATION


DOLLAR GENERAL
TRACTOR SUPPLY Co
Valvoline
CITGO
E Tioga St
Swale Brook
True Value
Hampton
US Hwy 6
SITE
Bridge St
CVS pharmacy
Tunkhannock Creek
DUNKIN'
SUNOCO
Susquehanna River
Comfort INN
CARQUEST
SUBWAY
AutoZone
weis
TIRECHOICE
Valero

MARKET DEMOGRAPHICS

TUNKHANNOCK, PA

	1 MILE	3 MILES	5 MILES
POPULATION			
2025	2,018	5,078	8,556
2030	1,973	4,963	8,338
HOUSEHOLDS			
2025	929	2,180	3,652
2030	904	2,134	3,571
AVERAGE HOUSEHOLD INCOME			
2025	$78,586	$97,455	$110,221
2030	$77,489	$96,121	$108,275
DAYTIME POPULATION			
2025	3,692	5,995	7,908



CVS HEALTH CORPORATION	
NUMBER OF LOCATIONS	9,135
CREDIT RATING	BBB/Stable (S&P)
STOCK SYMBOL	NYSE: CVS
TOTAL REVENUE	$372.8 Billion
MARKET CAP	$56.49 Billion
TENANT BUSINESS	Retail/Pharmacy
HEADQUARTERS	Woonsocket, RI
WEBSITE	cvshealth.com

CVS HEALTH

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.

It sells its products through CVS or CVS Pharmacy retail stores, as well as through online retail website CVS.com. The company also offers pharmacy benefit management services, including mail order pharmacy, specialty pharmacy, plan, design, and administration, formulary management, and claims processing services. As of December 31, 2024, it operated 9,135 retail drugstores and 859 health care clinics. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island.

On December 31, 2024, CVS Health Corporation reported total revenue of $372.8 billion, net income of $4.6 billion, and a market cap of $56.49 billion. CVS currently holds a Standard & Poor's credit rating of BBB/Stable.

TENANT OVERVIEW

LOAN ABSTRACT

ORIGINAL LOAN BALANCE	$5,018,420
CURRENT LOAN BALANCE	$2,942,842 as of April 2026
INTEREST RATE	4.163% fixed
MATURITY	August 10, 2036
LOAN AMORTIZATION	22 years
REMAINING LOAN TERM	Approximately 10 years
COLLATERAL	Non-recourse subject to typical carve-outs
ASSUMPTION FEE	Dependent upon purchase structure
PREPAYMENT	Defeasance
PRICE	$5,260,000
CURRENT EQUITY REQUIREMENT	$2,317,157

PAYDOWN/READVANCE

Paydown/Readvance Example (All Equity Trade)

- Sale Proceeds to Place in 1031 - $5,260,000
- Purchase Tunkhannock CVS - $5,260,000
- Equity Requirement - $2,317,157
- Loan Balance - $2,942,842
- Buyer PDRA Costs/Fees - $140,000
- **Equity Pulled out of Exchange Tax-Deferred - $2,802,842**

Buyer completes exchange, owns a brand-new CVS which is rapidly building equity, and pulls out over $2.8 MM in equity tax-deferred!

PURCHASING A ZERO

ZERO CASH FLOW PURCHASE VS. CASH PURCHASE

EXCEPTIONAL OPPORTUNITY TO ACQUIRE NEW CVS ZERO CASH FLOW PROPERTIES FROM THE RECENT CVS SALE-LEASEBACK PORTFOLIO

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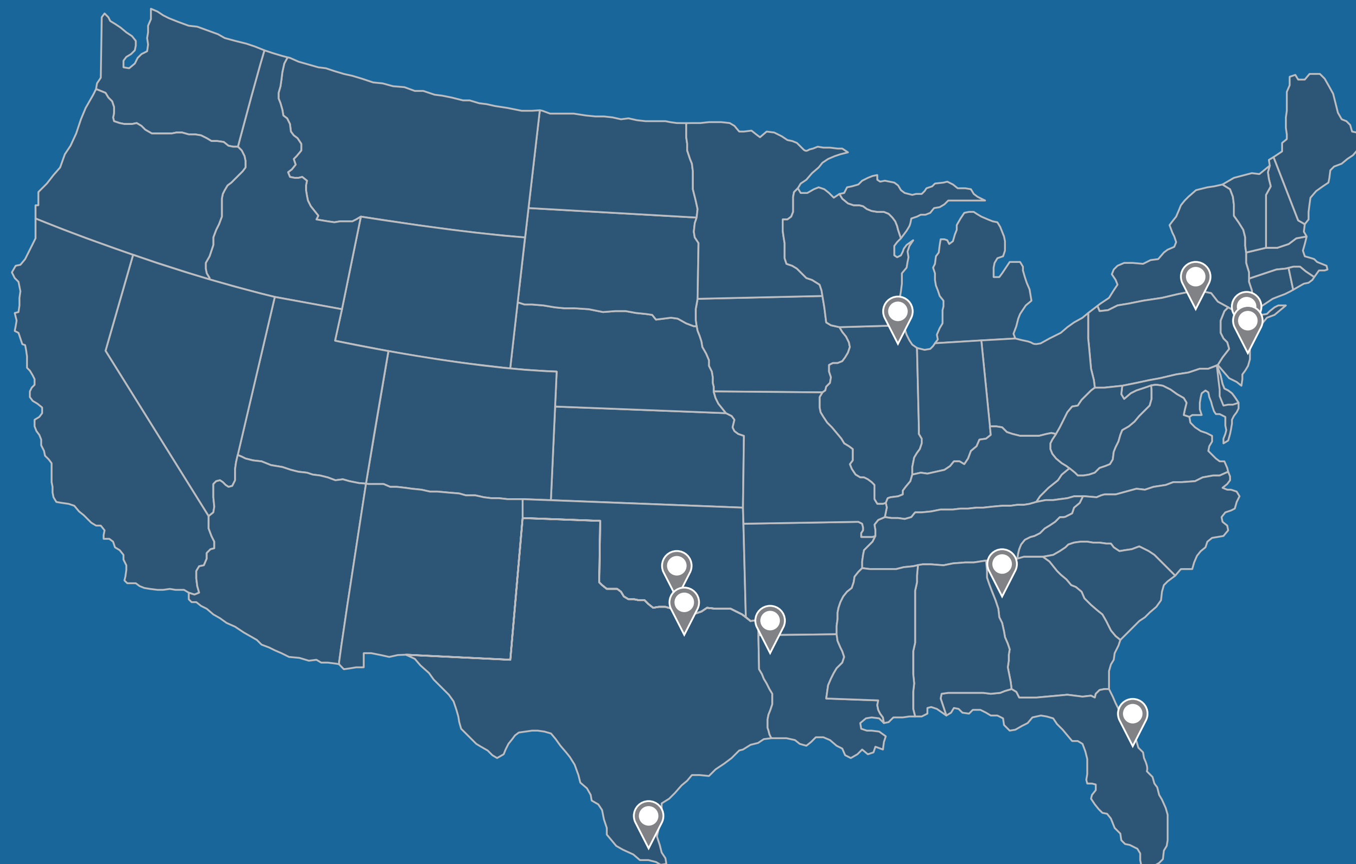

CVS ZERO CASH FLOW AVAILABLE PROPERTIES LOCATIONS

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