



SINGLE TENANT INVESTMENT OPPORTUNITY



CVS Ground Lease

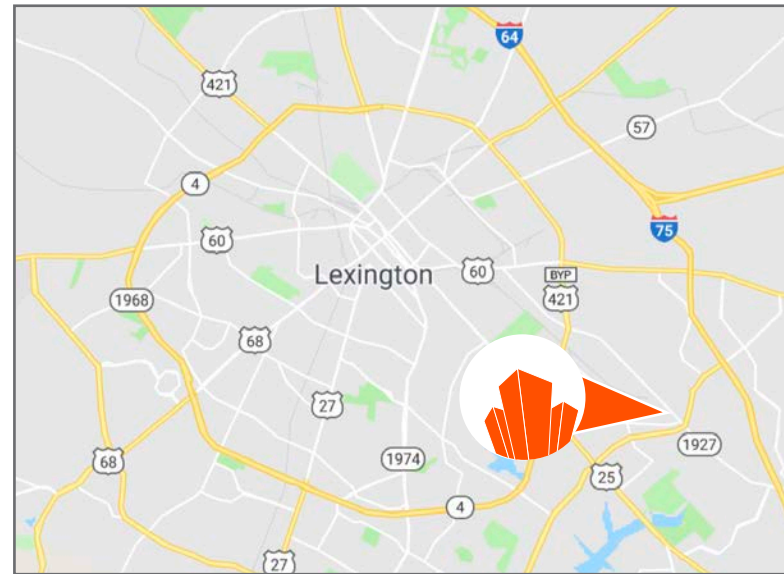
3097 OLD TODDS ROAD
LEXINGTON, KY 40509



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LEXINGTON, KY

Lexington is the 2nd largest city in Kentucky with a population of 321,959. Known as the “Horse Capital of the World”, Lexington is home to the Kentucky Horse Park, The Red Mile and Keeneland race courses. Lexington is also home to Rupp Arena, Transylvania University, The University of Kentucky, and Bluegrass Community and Technical College. Lexington is the 28th largest city in the US by land area, maintaining a rapidly growing population and its horse farm character at the same time. Lexington has always been advanced in modern technology, attracting a diverse commercial and light industrial base—home to IBM, Lexmark, and Trane Supply. Lexington’s prominent trade areas consist of Nicholasville Road, Hamburg area shopping centers, and more.



PROPERTY OFFERING

SALE PRICE	\$3,750,000
NET OPERATING INCOME	\$214,577
CAP RATE	5.72%
LEASE TYPE	NNN GROUND LEASE
LANDLORD RESPONSIBILITIES	NONE
LEASE EXPIRATION	1/31/2030
OPTIONS	NINE (9) FIVE (5) YEAR OPTIONS

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	3097 OLD TODDS ROAD
BUILDING SIZE	10,055 SF
LAND AREA	1.83 Acres
YEAR BUILT	2003
PARCEL NUMBER	38105050



INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

TRIO Commercial Property Group is pleased to present the sale of this single tenant investment opportunity located in Lexington, KY. The building is located at 3097 Old Todds Road in the dominant Hamburg trade area of east Lexington. This stable, single-tenant CVS has a lease expiration of 1/31/2030. CVS has been successfully operating from this location since 2003.

BUILDING INFO

- The building totals 10,055 SF with excellent visibility along Liberty Road (12K ADT) and Man O War Blvd (41K ADT)
- Subject property sits at the signalized corner of Old Todds Road and Liberty Road
- Liberty Road intersects with the main arterial road, Man O' War Blvd (41K ADT), approximately .1 miles from subject property

DEMOGRAPHICS | 5-MILE RADIUS

- 165,541 people and 72,770 households
- \$79,222 average household income
- 3% annual growth from 2000 to 2018 | 3-mile radius

HEAVY RETAIL CORRIDOR

- Located in the Hamburg trade area home to Costco, Cabela's, Target, Kohl's, Meijer and many more
- Less than one mile from Richmond Road, home to many national tenants including Kroger, Burlington Coat Factory, Hibbett Sports, Lowe's and more

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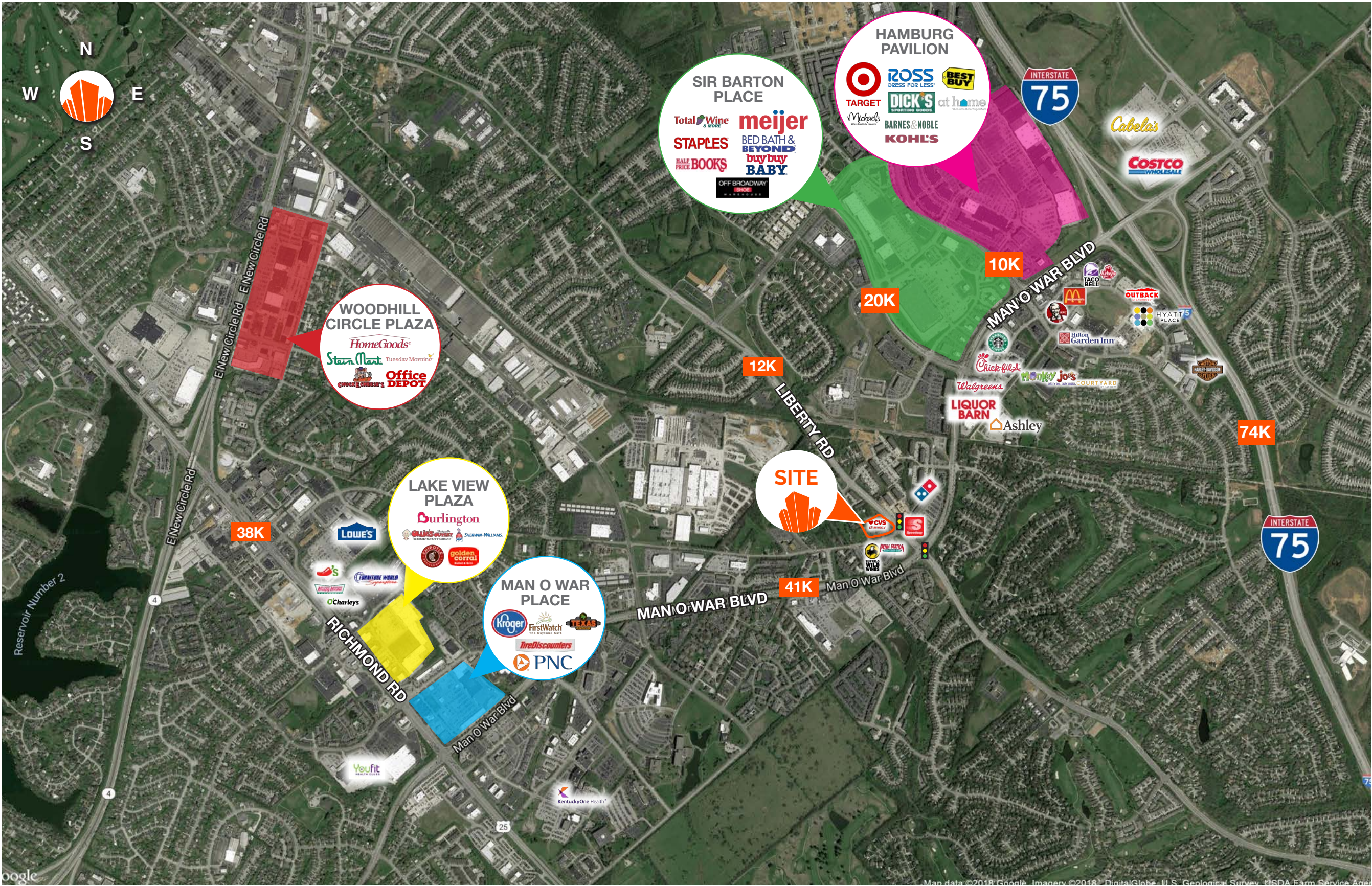
The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

502 454 4933











CVS Health Corporation (NYSE: CVS), headquartered in Woonsocket, Rhode Island, operates America's leading retail pharmacy with integrated offerings across the entire spectrum of pharmacy care. Through the company's more than 9,800 retail pharmacies; its leading pharmacy benefit manager serving more than 94 million plan members; and its retail health clinic system, the largest in the nation with more than 1,100 MinuteClinic locations; it is a market leader in mail order, retail and specialty pharmacy, retail clinics, and Medicare Part D Prescription Drug Plans.

In December 2015, CVS Health completed a \$1.9 billion agreement to take over Target's (NYSE: TGT) pharmacy and clinic businesses. The deal brought 1,672 new pharmacies into CVS Health, which expanded its retail footprint by more than 20%. They are operated through a store-within-a-store format, branded as CVS Pharmacy. Additionally, in March 2018, CVS stockholders approved the company acquisition of Aetna, Inc. (NYSE: AET), one of the nation's leading diversified health care benefits companies. The merger is expected to close in the second half of 2018, subject to required regulatory approvals. The merger, once complete, will fill an unmet need in the U.S. health care system and presents a unique opportunity to redefine access to high-quality care in lower cost settings.

For the twelve month period ending on June 30, 2017, CVS Health Corporation reported total revenue of \$184.7 billion, net income of \$6.6 billion and a net worth in excess of \$37.7 billion. CVS currently holds a Standard & Poor's credit rating of BBB/Stable.

RENT ROLL

CVS GROUND LEASE

TENANT NAME	SQUARE FEET - LAND	LEASE START	LEASE END DATE	BASE RENT PER MONTH	BASE RENT PER YEAR	PRICE PSF	REMAINING TERM (YRS)	LEASE TYPE	OPTIONS
CVS Health	79,714±	8/1/2003	1/31/2029	\$17,881.42	\$214,577.00	\$2.69	10	NNN	Nine (9) five (5) year options: \$214,577 annually



3097 OLD TODDS ROAD LEXINGTON, KY 40509		3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	2018 ESTIMATED POPULATION	65,833	165,541	334,978
	2023 PROJECTED POPULATION	68,728	173,555	350,639
	2010 CENSUS POPULATION	55,031	148,868	303,306
	2000 CENSUS POPULATION	42,759	141,015	266,174
	PROJECTED ANNUAL GROWTH 2018 TO 2023	0.9%	1.0%	0.9%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	3.0%	1.0%	1.4%
	2018 MEDIAN AGE	34.3	34.7	35.6
HOUSEHOLDS	2018 ESTIMATED HOUSEHOLDS	29,171	72,770	141,674
	2023 PROJECTED HOUSEHOLDS	30,338	76,155	147,888
	2010 CENSUS HOUSEHOLDS	24,098	64,458	125,968
	2000 CENSUS HOUSEHOLDS	19,195	60,415	110,564
	PROJECTED ANNUAL GROWTH 2018 TO 2023	0.8%	0.9%	0.9%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	2.9%	1.1%	1.6%
RACE AND ETHNICITY	2018 ESTIMATED WHITE	75.1%	75.1%	74.3%
	2018 ESTIMATED BLACK OR AFRICAN AMERICAN	14.3%	15.0%	14.8%
	2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	5.1%	4.2%	4.4%
	2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.2%	0.2%	0.2%
	2018 ESTIMATED OTHER RACES	5.4%	5.4%	6.3%
	2018 ESTIMATED HISPANIC	5.0%	5.2%	6.9%
INCOME	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$84,864	\$79,222	\$81,520
	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$73,580	\$62,329	\$64,248
	2018 ESTIMATED PER CAPITA INCOME	\$37,616	\$35,053	\$34,742
EDUCATION (AGE 25+)	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.3%	3.2%	3.6%
	2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.0%	5.2%	5.3%
	2018 ESTIMATED HIGH SCHOOL GRADUATE	18.4%	19.1%	20.5%
	2018 ESTIMATED SOME COLLEGE	19.9%	20.3%	20.3%
	2018 ESTIMATED ASSOCIATES DEGREE ONLY	8.4%	7.8%	7.9%
	2018 ESTIMATED BACHELORS DEGREE ONLY	27.8%	24.9%	24.0%
	2018 ESTIMATED GRADUATE DEGREE	19.2%	19.4%	18.5%
BUSINESS	2018 ESTIMATED TOTAL BUSINESSES	3,297	9,168	17,184
	2018 ESTIMATED TOTAL EMPLOYEES	39,783	104,671	208,404
	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	12.1	11.4	12.1
	2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	20.0	18.1	19.5





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TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over 100 years of combined experience, participating in over \$1 billion dollars in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.



Confidential Disclaimer

This Confidential Offering Memorandum has been prepared by TRIO Commercial Property Group ("TRIO") and is being furnished to you solely for the purpose of your review of the commercial property located at 3097 Todds Road (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of TRIO Commercial Property Group ("Broker").

By accepting the Confidential Offering Memorandum, you acknowledge and agree that: (a) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (b) you will not reproduce the Confidential Offering Memorandum in whole or in part; (c) if you do not wish to pursue this matter, you will return this Confidential Memorandum to TRIO as soon as practicable together with all other materials relating to the Property which you may have received from TRIO; and (d) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of TRIO.

This Confidential Offering Memorandum has been prepared by TRIO, based upon certain information pertaining to the Property and any information obtained from TRIO to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an "as-is, where-is" basis and with all faults. The material and transaction does not purport to be all-inclusive. This Confidential Offering Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by TRIO to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon TRIO, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither TRIO, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

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