



Offering Memorandum

**CVS**  
**949 PORTLAND AVENUE**  
**MINNEAPOLIS, MN 55404**

Marcus & Millichap

**CVS**

949 Portland Avenue  
 Minneapolis, MN 55404

FINANCIAL SUMMARY	
Price	\$5,385,000
Down Payment	100% \$5,385,000
Cap Rate	5.75%
Building SF	12,534 SF
Net Cash Flow	5.75% \$309,636
Year Built	2006
Lot Size	.2877 Acres

LEASE SUMMARY	
Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	CVS Pharmacy, Inc.
Lease Guarantor	Corporate
Lease Commencement Date	November 19, 2009
Lease Expiration Date	January 31, 2035
Lease Term Remaining	16.5 Years
Rental Increases	5% in First 2 Options and FMV for Remaining
Renewal Options	10, 5 Year Options

NOTE: Includes 13 parking spaces.

BASE RENT	\$309,636
Net Operating Income	\$309,636
Total Return	5.75% \$309,636

