

CVS/PHARMACY (SUBLEASE)

1605 South Missouri Avenue - Clearwater, Florida

SALE SUMMARY

Price:	\$4,752,973.00
NOI:	\$356,473.00
Cap Rate:	7.50%
S&P Credit Rating:	A+ Investment Grade
Tenant:	CVS
Sub Tenant:	Advance Auto Parts**
Property Type:	Free standing retail
Rentable Square Feet:	12,740
Lease Guarantor:	Holiday CVS, LLC*
Lease Type:	NNN
Commencement Date:	May 20, 2000
Expiration Date:	May 19, 2020
Lease Term Remaining:	10 years
Year Built:	2000



* As of December 30, 2006, CVS merged with Holiday CVS, LLC. Holiday CVS, LLC is the tenant under the Lease Agreement and has succeeded to all of the assets and is subject to all of the obligations of the Company.

** This property is subleased to Advance Auto Parts

FOR MORE INFORMATION:

ED CARR

312-805-3414

ECARR@ALLIANCE4REALESTATE.COM



ALDO FILIPPELLI

630-484-7577

AFILIPPELLI@ALLIANCE4REALESTATE.COM

WWW.ALLIANCE4REALESTATE.COM

"The above information, while not guaranteed, is secured from sources we deem reliable. Terms are subject to errors, omissions and change without notice."

Alliance Real Estate Advisors, Inc., 1327 West Washington Boulevard, Suite 5F, Chicago, Illinois 60607