

EXCLUSIVE OFFERING
CVS PHARMACY
NET NET LEASE

TOP PERFORMING CVS NATIONWIDE



ACTUAL PHOTO

LOCATION: 341 COMMACK ROAD, COMMACK, NY

PLOT:

± 2.1 ACRES:
± 1.1 ACRE - FEE
± 1 ACRE - LEASEHOLD

TRAFFIC COUNT:

39,386 VPD - COMMACK RD
40,562 VPD - JERICHO TPK
82,057 VPD - NORTHERN PKWY

DESCRIPTION:

10,880 SF FREE-STANDING, SINGLE STORY CVS DRUG STORE WITH DRIVE-THRU

LANDLORD
RESPONSIBILITIES:

STRUCTURAL REPAIRS

LEASE TERM:

11/29/2001 - 1/31/2022 + (4) 5 YR OPTS

CURRENT RENT:

\$398,584 FIRST RENEWAL

LAND RENT:

\$121,395

NOI:

\$277,189

NOTES:

- **ONE OF THE TOP PERFORMING CVS DRUG STORES NATIONWIDE WITH 2024 SALES - \$27,084,619. IN THE TOP 1% NATIONALLY**
- **OVERSIZED 2.1 ACRES LOT WITH APPR 1/3 ACRE UNDEVELOPED**
- **SIGNALIZED INTERSECTION**
- **EXCELLENT LOCATION ON MAJOR N/S ROAD CONNECTING JERICHO TPK (.5 MILE NORTH) AND NORTHERN STATE PKY (1 MILE SOUTH)**
- **RIGHT OF FIRST OFFER FOR THE LEASED PORTION OF THE SITE**
- **EXCELLENT DEMOGRAPHICS WITHIN 3 MILE RADIUS:**

POPULATION: 67,249
AVG HH INCOME: \$179,663

PRICE:	\$4,250,000
CAP RATE:	6.52%

S E L E C T I N V E S T M E N T P R O P E R T I E S , I N C .

CVS FINANCIAL ANALYSIS

YEAR ENDING	CVS RENT	LAND RENT	NOI	CAP RATE
01/31/27	\$398,584	\$121,395	\$277,189	6.52%
12/31/30	\$410,541	\$121,395	\$289,146	6.80%
01/31/32	\$410,541	\$136,569	\$273,972	6.45%
12/31/35	\$422,857	\$136,569	\$286,288	6.74%
01/31/37	\$422,857	\$153,640	\$269,217	6.33%
12/31/40	\$435,543	\$153,640	\$281,903	6.63%
01/31/42	\$435,543	\$172,845	\$262,698	6.18%

AVERAGE NOI FOR TERM: 6.60%

Select Investment Properties Inc.

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

CC NNN 126

SELECT INVESTMENT PROPERTIES, INC.

GROUND LEASE

INITIAL TERM: 5/21/2001 - 1/31/2044

NEW LEASE EXPIRATION: 12/23/2074

GROUND RENT:

<u>TERM</u>	<u>LAND RENT</u>
12/31/2030	\$121,395.00
12/31/2035	\$136,569.38
12/31/2040	\$153,640.55
12/31/2045	\$172,845.62
12/31/2050	\$198,772.46
12/31/2055	\$228,588.33
12/31/2060	\$262,876.58
12/31/2065	\$302,308.06
12/31/2070	\$347,654.27
12/31/2075	\$399,802.41

Lease contains "Right of 1st Offer"

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BRAND PROFILE

CVS.COM

Company Type: Subsidiary

Locations: 10,000+

Parent: CVS Health

Employees: 219,000

Revenue: \$357.78 Billion

Net Income: \$8.34 Billion

Assets: \$249.73 Billion

Equity: \$76.46 Billion

Credit Rating: S&P: BBB



CVS Pharmacy, the retail division of CVS Health (NYSE: CVS), is America's leading retail pharmacy with nearly 10,000 locations, including over 1,700 pharmacies inside of Target and Schnucks grocery stores. It is the first national pharmacy to end the sale of tobacco and the first pharmacy in the nation to receive the Community Pharmacy accreditation from URAC, the leading health care accreditation organization that establishes quality standards for the health care industry. The company was incorporated in 1969 and is based in Woonsocket, Rhode Island.

SELECT INVESTMENT PROPERTIES INC.

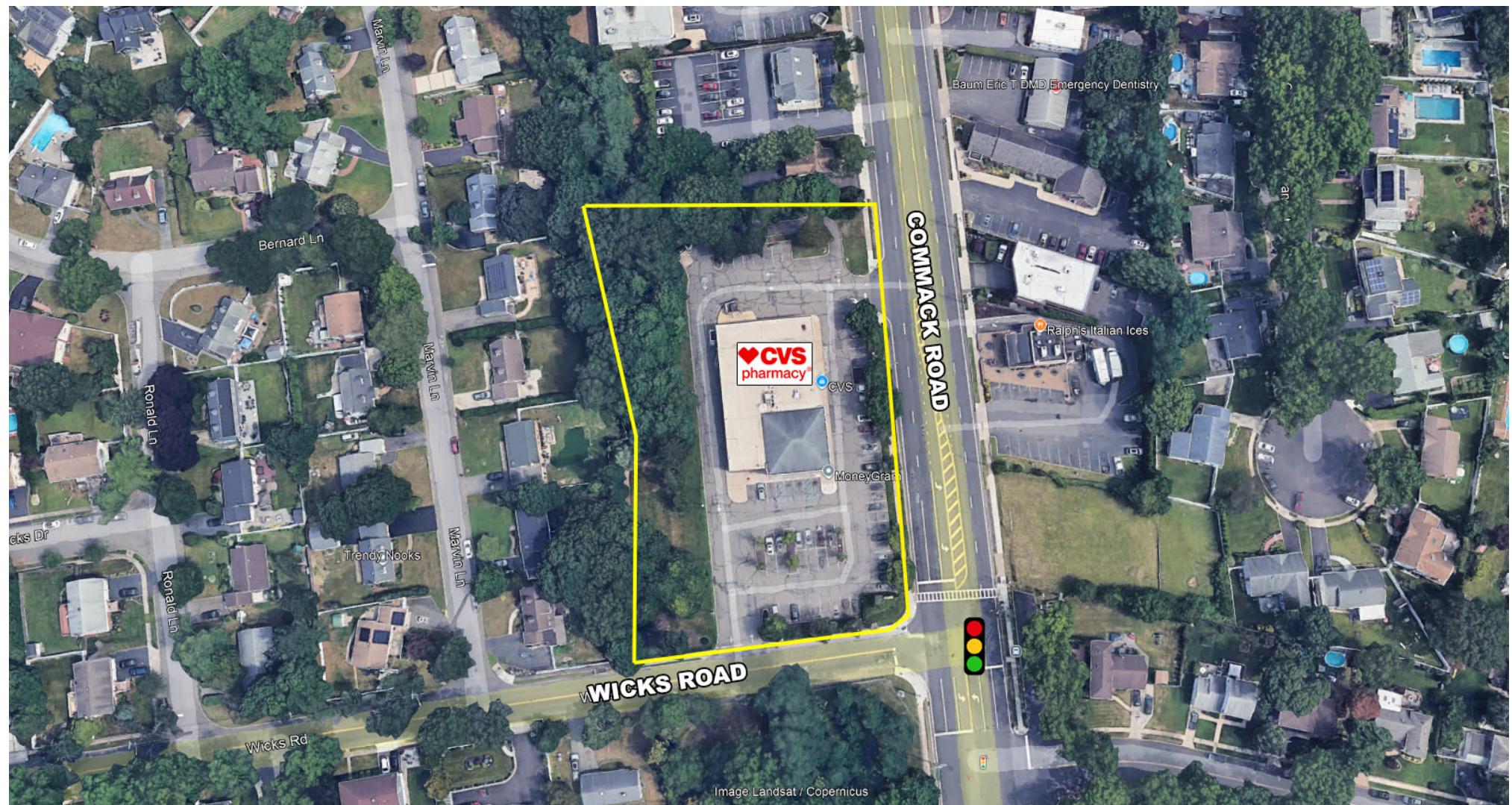


Image Landsat / Copernicus

215 HALLOCK ROAD • SUITE 4 • STONY BROOK • NY • 11790
TEL: (631)751-4300 • WWW.SELECTINVESTMENTPROP.COM • FAX: (631)360-4307

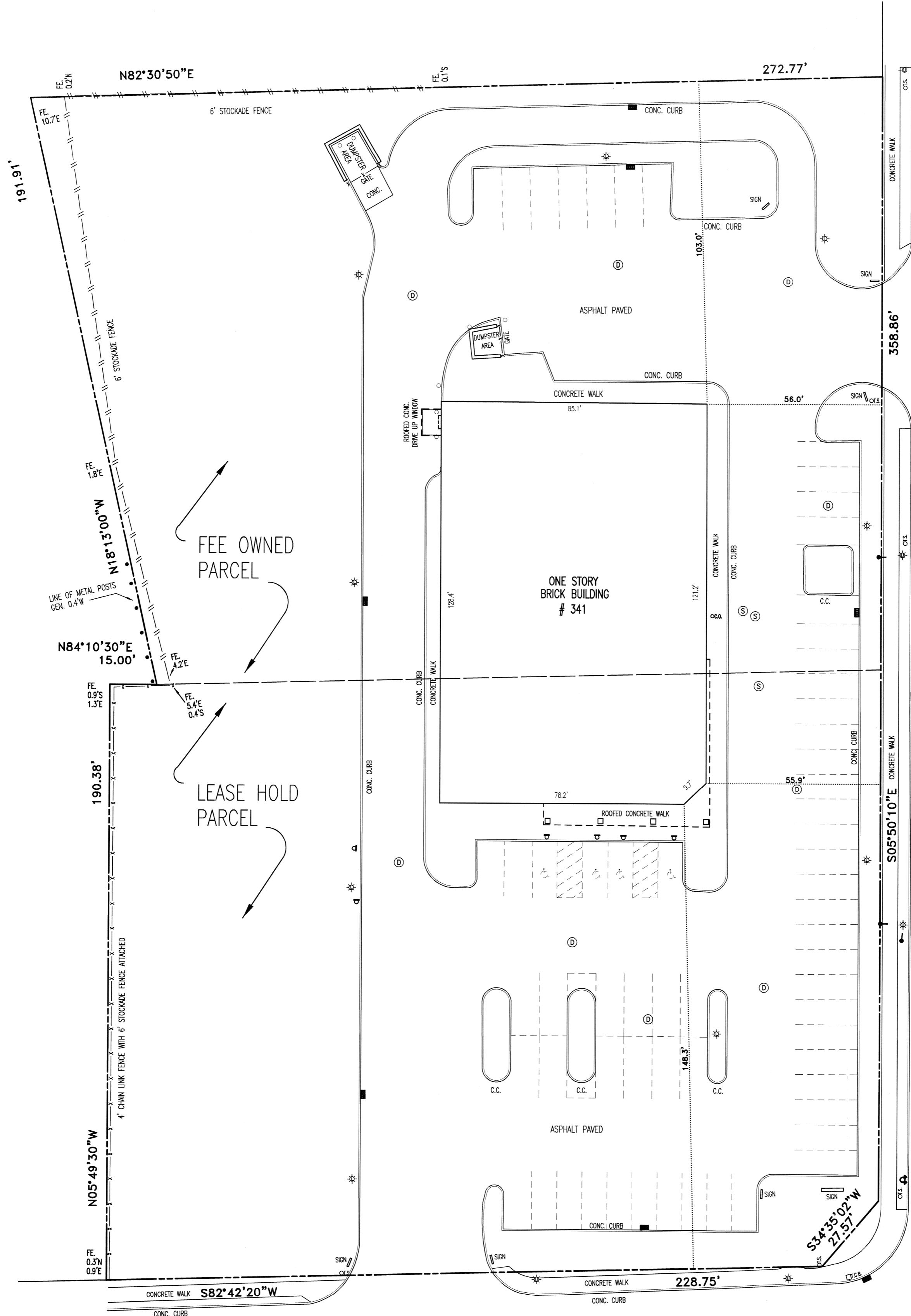
S E L E C T I N V E S T M E N T P R O P E R T I E S I N C .



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SELECT INVESTMENT PROPERTIES INC.





WICKS ROAD

CERTIFIED TO:

341 COMMACK ROAD, INC.
MADISON TITLE AGENCY LLC
NEW YORK COMMUNITY BANK
it's successors and/or assigns

its successors and/or assigns

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
GUARANTEES INDICATED HEREON SHALL ONLY RUN TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THE OFFSET DIMENSIONS SHOWN HEREON FROM STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, BUILDING ADDITIONS OR ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF
SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE
EDUCATION LAW. © 2019

JOB NO. 12-003
REVISIONS:

S.C.T.M. DIST. 400 SEC. 225 BLK. 2 LOT 60,61,62,63

*SURVEY OF
PROPERTY*

COMMACK
TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK
SCALE 1"=20' MAY 28, 2012
UPDATE MAY 21, 2012

UPDATE: MAY 21, 2019

JOHN M. ABRUZZO PLS.
LICENSED LAND SURVEYOR - NEW YORK AND CONNECTICUT REG.

7 FRANKLIN STREET
ISLIP, NEW YORK 11751

1501, NEW YORK 11731
PH: 516-381-1056
jmaabruzzo@optonline.net

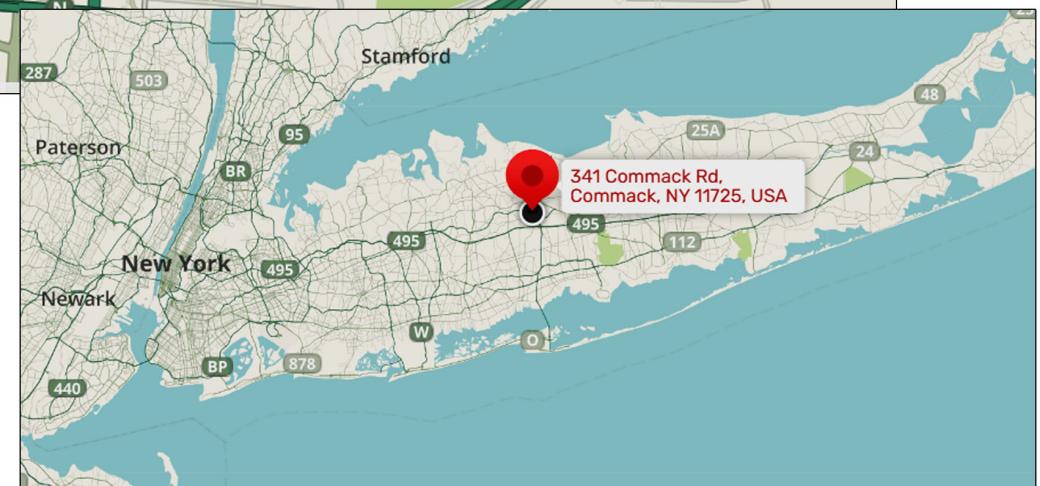
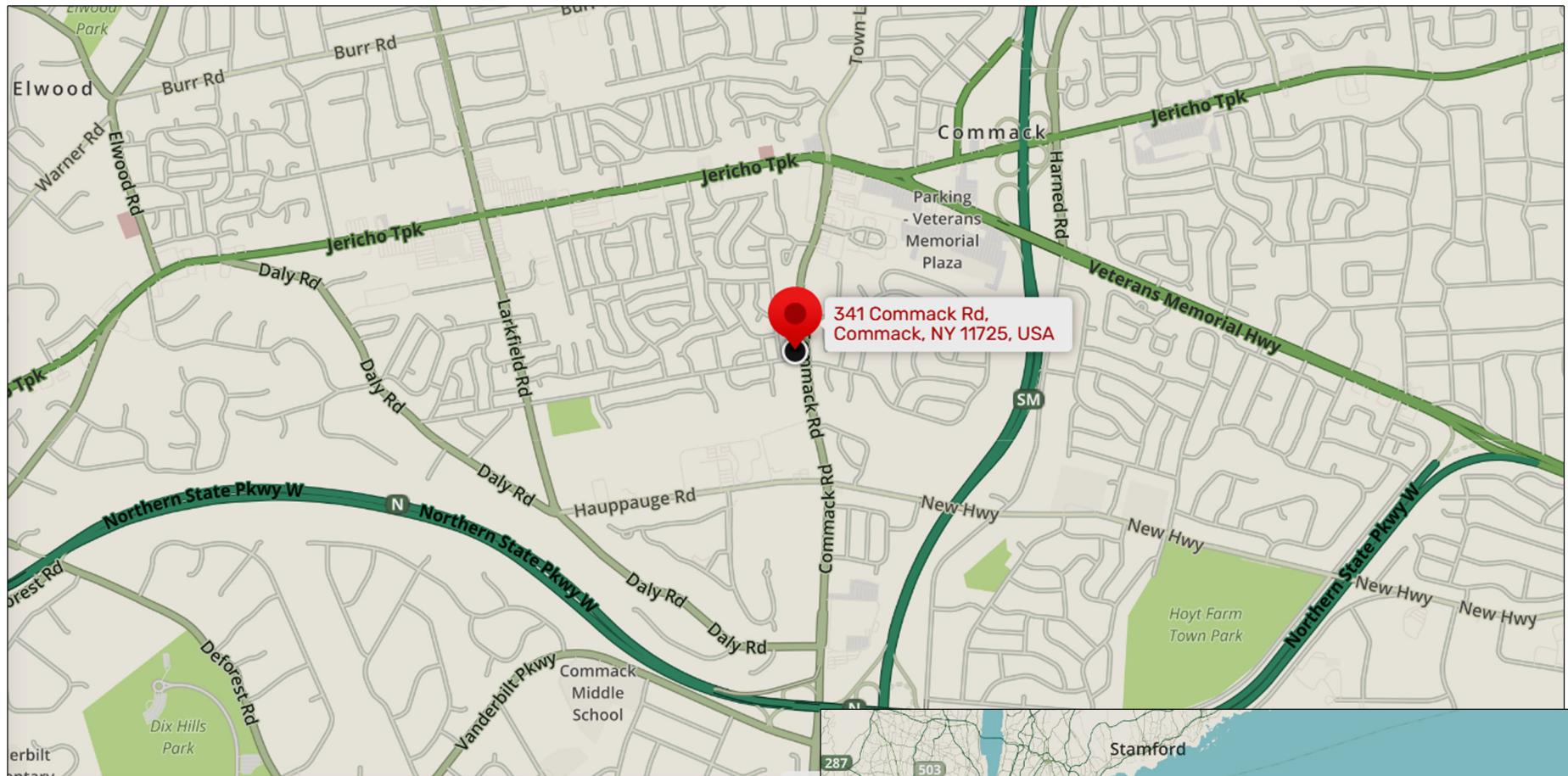
www.jmccoll222.com

34
U.S. SURVEY
2000

Mr. May

JOHN M. ABRUZZO LS, (NY LIC. 50834)

SELECT INVESTMENT PROPERTIES INC.



Demographic Summary Report

CVS

341 Commack Rd, Commack, NY 11725

Building Type: **General Retail**
 Secondary: **Drug Store**
 GLA: **10,880 SF**
 Year Built: **2001**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,547	66,263	195,216
2024 Estimate	9,655	67,249	199,423
2020 Census	9,740	69,083	211,521
Growth 2024 - 2029	-1.12%	-1.47%	-2.11%
Growth 2020 - 2024	-0.87%	-2.65%	-5.72%
2024 Population by Hispanic Origin	800	7,439	47,569
2024 Population	9,655	67,249	199,423
White	7,731 80.07%	52,024 77.36%	127,563 63.97%
Black	196 2.03%	1,805 2.68%	11,335 5.68%
Am. Indian & Alaskan	8 0.08%	174 0.26%	1,301 0.65%
Asian	825 8.54%	5,050 7.51%	13,305 6.67%
Hawaiian & Pacific Island	2 0.02%	31 0.05%	66 0.03%
Other	893 9.25%	8,166 12.14%	45,853 22.99%
U.S. Armed Forces	1	28	82
Households			
2029 Projection	3,139	21,070	59,305
2024 Estimate	3,186	21,444	60,720
2020 Census	3,282	22,365	65,168
Growth 2024 - 2029	-1.48%	-1.74%	-2.33%
Growth 2020 - 2024	-2.93%	-4.12%	-6.83%
Owner Occupied	2,676 83.99%	19,770 92.19%	51,670 85.10%
Renter Occupied	510 16.01%	1,675 7.81%	9,050 14.90%
2024 Households by HH Income	3,185	21,444	60,721
Income: <\$25,000	212 6.66%	1,216 5.67%	4,475 7.37%
Income: \$25,000 - \$50,000	284 8.92%	1,384 6.45%	4,843 7.98%
Income: \$50,000 - \$75,000	362 11.37%	1,833 8.55%	6,120 10.08%
Income: \$75,000 - \$100,000	201 6.31%	1,682 7.84%	5,440 8.96%
Income: \$100,000 - \$125,000	424 13.31%	1,907 8.89%	5,515 9.08%
Income: \$125,000 - \$150,000	259 8.13%	2,069 9.65%	5,467 9.00%
Income: \$150,000 - \$200,000	483 15.16%	3,671 17.12%	9,426 15.52%
Income: \$200,000+	960 30.14%	7,682 35.82%	19,435 32.01%
2024 Avg Household Income	\$162,942	\$179,663	\$167,137
2024 Med Household Income	\$135,569	\$158,594	\$143,142

