



Secure, Long-Term Income Stream with Investment-Grade Tenant Backing - AutoZone Sublease

Price: \$3,812,000 | Cap: 5.1% | 17 Year Term | Absolute Triple Net | Low Rent



- Re-structured lease with reduced rent
- Exceptional Demographics
- AutoZone Occupancy and CVS Credit
- Investment-Grade Tenant Backing
- Prime Retail Location with Strong Demographics



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REALTY ADVISORS

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

HMX Realty Advisors exclusively presents for sale a rare opportunity to acquire a property featuring a restructured absolute triple net lease with CVS, an investment-grade tenant (NYSE: CVS), further enhanced by a sublease with AutoZone, a leading auto parts retailer. This structure offers an exceptionally secure and predictable income stream for the next 15 years, mitigating typical retail investment risks. CVS entered a new 20-year lease in 2022 in exchange for a significant rent reduction.

Key Advantages:

- **Investment-Grade Security:** While the property is currently occupied by AutoZone, the primary lease obligation rests with CVS, a Fortune 500 company. This provides a substantial layer of financial security, as CVS remains contractually bound to the lease, regardless of AutoZone's occupancy. This eliminates the risk of vacancy or tenant turnover typically associated with single-tenant properties. Think of it as having the stability of CVS as your tenant, even with the benefit of AutoZone's daily operations.
- **De-risked Retail Investment:** Unlike traditional retail investments, where tenant closures are a concern, this property has already navigated that potential challenge. CVS strategically subleased the location to AutoZone after getting a significant rent reduction and more lease term. This proactive approach by CVS effectively de-risks the investment for you.
- **Strong Location & Market:** The property is situated in a high-traffic area in Bensenville, near O'Hare International Airport, and benefits from the strong retail presence of nearby Walgreens. This prime location contributes to the success of AutoZone and reinforces the long-term value of the real estate.
- **Attractive Entry Point:** The current rental rate of \$194,450 per year reflects a strategic rent reduction negotiated by CVS in conjunction with their 20-year lease extension. This creates an attractive entry point for investors seeking a stable, long-term return with no management responsibilities whatsoever.
- **Unique Investment Narrative:** This property offers a compelling narrative – a secure, long-term lease with an investment-grade tenant, enhanced by a successful sublease to a well-established retailer. This unique structure allows for a lower cap rate justification, reflecting the reduced risk profile compared to typical retail investments.

The property is very close to O'Hare International Airport in Chicago, one of the busiest airports in the United States. There are many shipping and warehousing uses nearby which service the airport and give this area a significant daytime population. Retailers in the immediate area include PB, Popeye's, Dunkin Donuts, Speedway, UPS, Burger King, Shell, Walgreens and McDonald's.

INVESTMENT SUMMARY

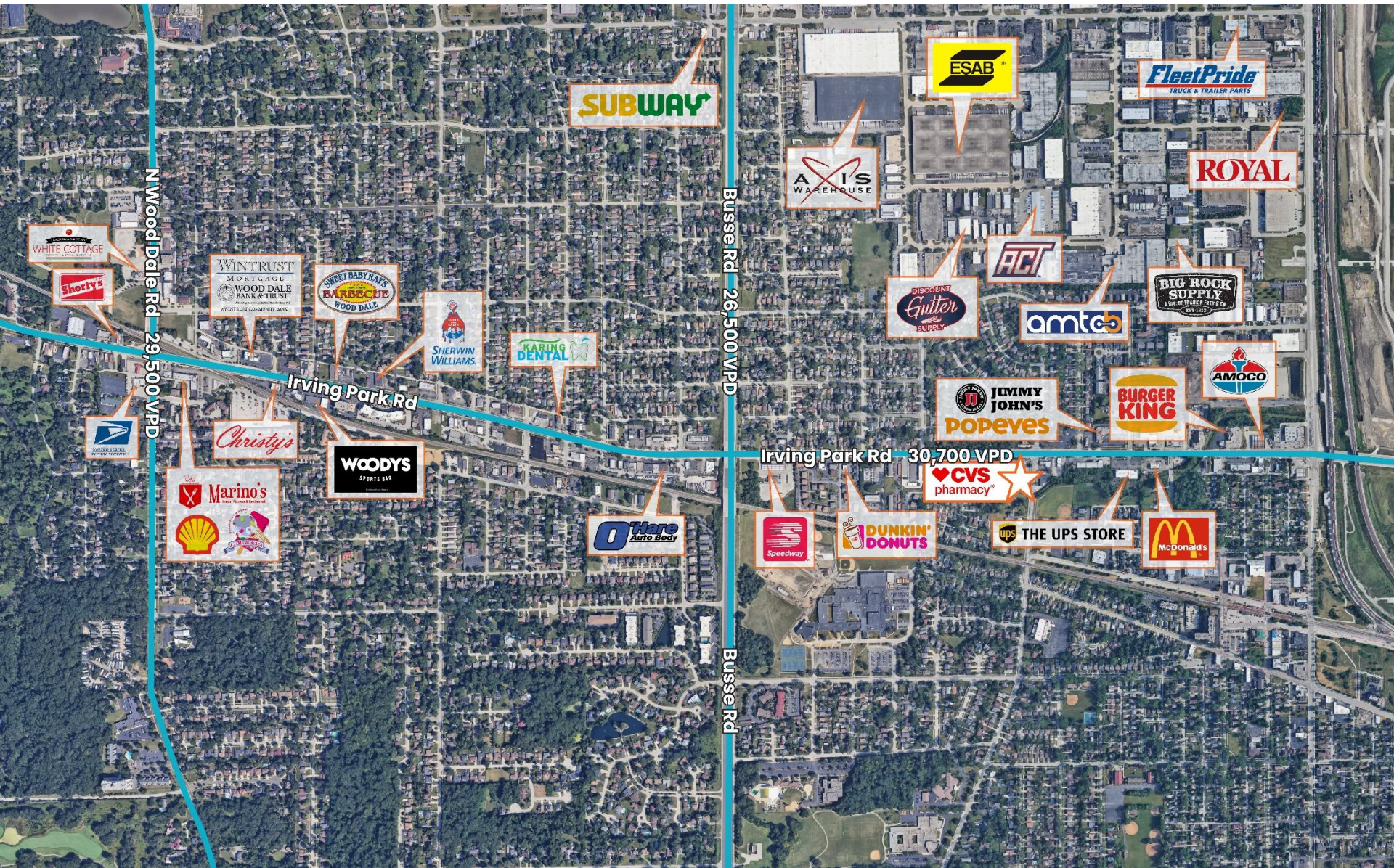
Tenant:	CVS Pharmacy
Subtenant:	AutoZone
Guarantor:	CVS – Investment Grade
Address:	700 W. Irving Park Rd Bensenville, IL
Price:	\$3,812,000
Cap Rate:	5.1%
NNN Rent	\$194,450
Building :	10,880 SF free standing
Lot Size:	± 1.7 Acres approx.
CVS Lease Expiration:	12/1/40
OPTION:	(5) 5-year option with 5% increases

CVS Pharmacy – Bensenville, IL Retail Map



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CVS Pharmacy – Bensenville, IL Mid Range Aerial



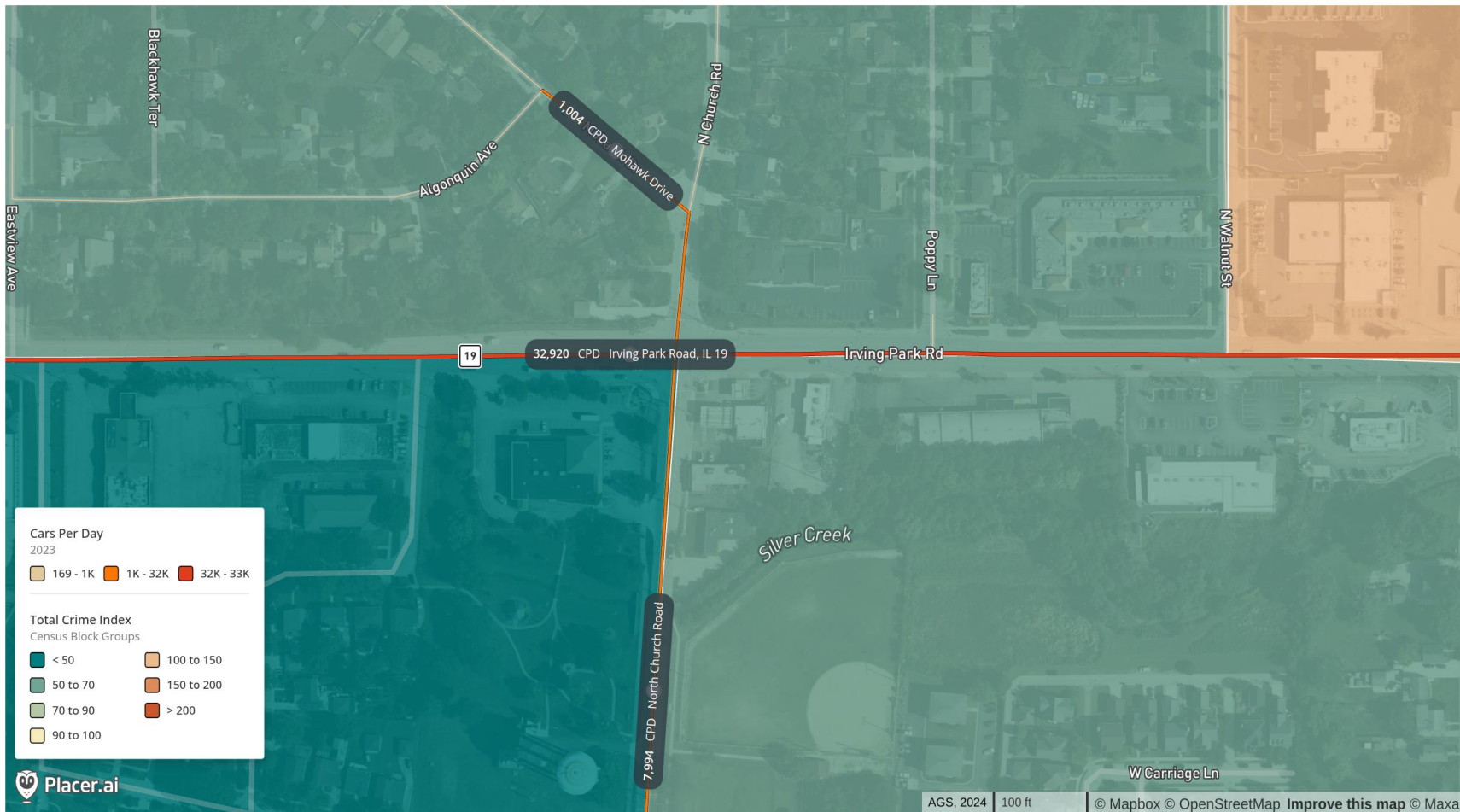
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Google Earth
3/22/2014

New Map CVS AutoZone Bensenville, IL

HMZ

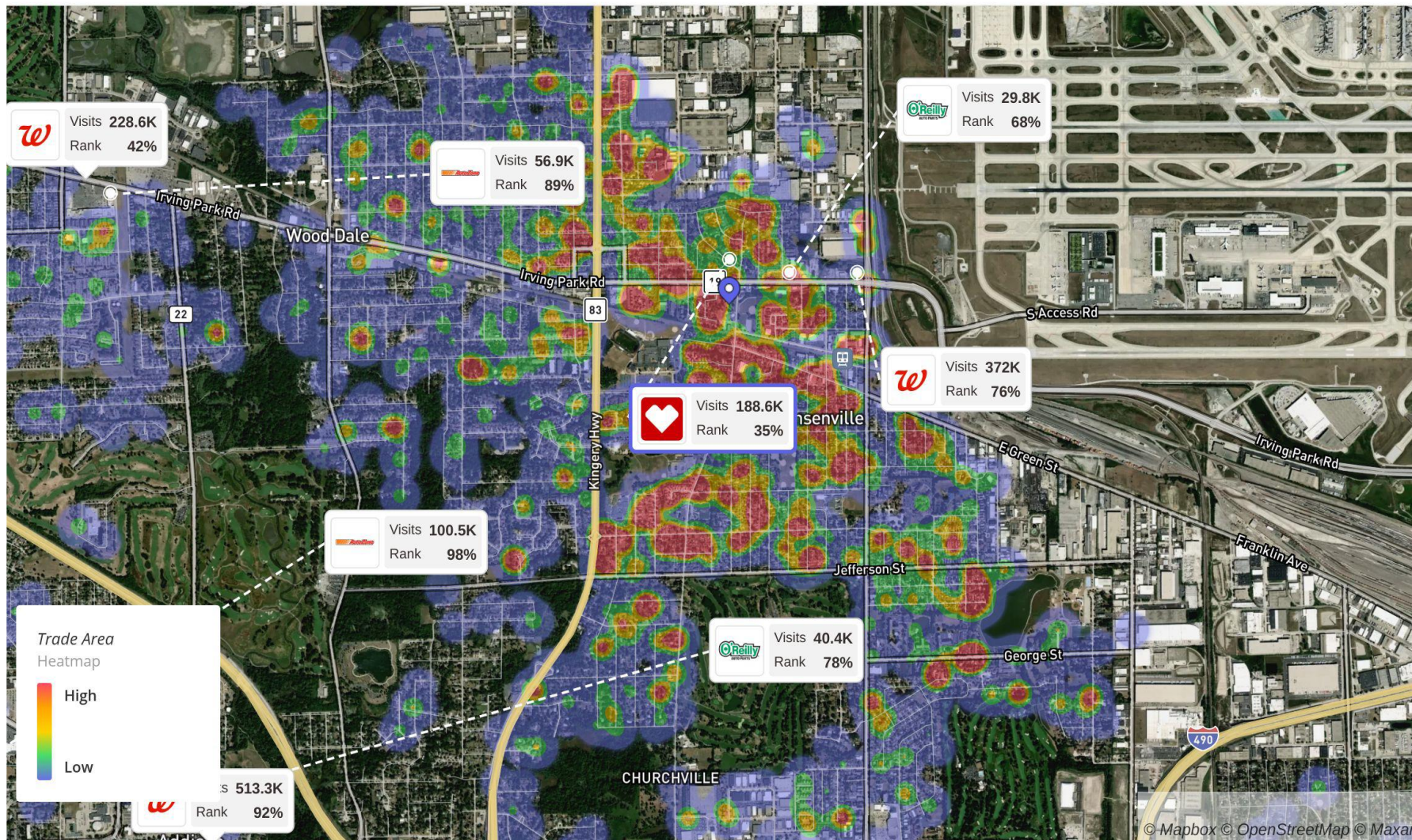


Mar 1, 2024 - Feb 28, 2025

Data provided by Placer Labs Inc. (www.placer.ai)







Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

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2024 Summary	1 Mile	3 Miles	5 Miles
Population	12,399	48,725	209,218
Households	4,233	17,609	77,435
Families	3,029	12,189	52,747
Average Household Size	2.88	2.74	2.67
Owner Occupied Housing Units	3,024	12,176	53,048
Renter Occupied Housing Units	1,209	5,433	24,387
Median Age	39.7	40.4	40.4
Median Household Income	\$81,610	\$80,850	\$84,124
Average Household Income	\$102,219	\$105,342	\$113,384

Contact Us

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