

RETAIL PROPERTY FOR SALE

CVS - ABSOLUTE NNN LEASE

8989 E US HIGHWAY 20, NEW CARLISLE, IN 46552



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INVESTMENT INFORMATION



CVS - SINGLE TENANT ABSOLUTE NET
Lake Country - New Carlisle, Indiana

INVESTMENT SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Retail / Retail Pad investors: 8989 E Us Highway 20, New Carlisle, IN. This impressive property features a 10,296 SF building, constructed in 2005 and zoned PUDM, offering 100% occupancy. Strategically located in the thriving New Carlisle area, this single tenant Absolute Triple Net Lease presents a prime investment proposition. Boasting high-traffic exposure and surrounded by well-established retail giants such as Kroger, Walgreens, Discount Tire, and more, this property provides a robust foundation for retail success. Don't miss the chance to become part of the flourishing retail landscape in this rapidly growing Indianapolis suburb.

PROPERTY HIGHLIGHTS

- 10,296 SF building with 100% occupancy built in 2005
- Prime location in New Carlisle area with strong retail corner surrounded by major brands
- Single tenant Absolute Triple Net Lease with CVS, the largest Pharmacy in the US
- Located along a busy interstate with direct access to area's major recreational lakes.

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OFFERING SUMMARY

Sale Price:	\$2,080,000
Price/SF:	\$202.021
Lot Size:	1.36 Acres
Building Size:	10,296 SF
NOI:	\$166,249.00
Cap Rate:	8.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	855	2,226	3,412
Total Population	2,120	5,459	8,459
Average HH Income	\$89,393	\$96,946	\$102,549

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PROPERTY DETAILS



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INVESTMENT INFORMATION

Annual Base Rent	\$166,249.00
Rent Commencement	December 22, 2005
Lease Expiration	January 31, 2031
Original Term	25 years
Term Remaining	5 years
Options to Renew	10 - 5 year periods
Rent Holiday	2/1/2028 to 1/31/2031
Lease Type	Absolute Triple Net
Rent Option Period	\$149,624.28 (initial 5 year renewal period)

BUILDING INFORMATION

NOI	\$166,249.00
Cap Rate	8.0%
Gross Leasable Area	10,296 SF
Land Area	1.36 acres
Occupancy Percent	100%
Tenancy	Single
Number of Floors	1
Year Built	2005
Condition	Excellent
Roof	Shingle & Rubber Membrane
Foundation	Concrete

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FINANCIAL ANALYSIS



CVS - SINGLE TENANT ABSOLUTE NET
Lake Country - New Carlisle, Indiana

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,080,000
Price per SF	\$35
Price per Unit	\$2,080,000
GRM	12.51
CAP Rate	8%
Cash-on-Cash Return (yr 1)	8.30%
Total Return (yr 1)	\$63,057
Debt Coverage Ratio	1.26

OPERATING DATA

Gross Scheduled Income	\$166,249
Total Scheduled Income	\$166,249
Gross Income	\$166,249
Net Operating Income	\$166,249
Pre-Tax Cash Flow	\$34,526

FINANCING DATA

Down Payment	\$416,000
Loan Amount	\$1,664,000
Debt Service	\$131,723
Debt Service Monthly	\$10,976
Principal Reduction (yr 1)	\$28,531

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TENANT PROFILE



TENANT HIGHLIGHTS

"CVS Health is a leading health solutions company building a world of health around every consumer, wherever they are. As of September 30, 2025, the Company had approximately 9,000 retail pharmacy locations, more than 1,000 walk-in and primary care medical clinics and a leading pharmacy benefits manager with approximately 87 million plan members. The Company also serves an estimated more than 37 million people through traditional, voluntary and consumer-directed health insurance products and related services, including highly rated Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan. The Company's integrated model uses personalized, technology driven services to connect people to simply better health, increasing access to quality care, delivering better outcomes, and lowering overall costs." (source: www.cvs.com)

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TENANT PREVIEW

Company:	CVS Health Corp (CVS)
Founded:	BBB+ Rating
2025 Reported Revenue	\$394 billion
Net Income:	\$4.31 billion
Net Worth:	\$172.46 billion
Average Lease Rates:	\$15 - \$30 per square foot (triple net)
Website:	http://www.cvs.com

COMPANY BIOGRAPHY

"CVS Health is working to become America's most trusted health care company, delivering care like no one else can. We improve the health of communities across America through our local presence, digital channels and over 300,000 dedicated colleagues – including more than 40,000 physicians, pharmacists, nurses, and nurse practitioners. Wherever and whenever people need us, we help them improve their health – whether managing chronic diseases, taking their medications, or accessing affordable health and wellness services in more convenient ways. We help people navigate the health care system as we improve access, lower costs and serve as a trusted partner for every meaningful moment of health. And we do it all with heart, each and every day." (source: www.cvs.com)

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LOCATION INFORMATION



CVS - SINGLE TENANT ABSOLUTE NET
Lake Country - New Carlisle, Indiana

New Carlisle, Indiana



New Carlisle, Indiana, situated in St. Joseph County, embodies the essence of small-town, historic charm while embracing growth. The city is a destination for outdoor enthusiasts due to the close proximity to major parks, Bendix Woods, Spicer Lake Nature Preserve, and Hudson Lake. Located at the intersection of US Highway 20 and SR 2 with direct access to South Bend, residents enjoy the quaint small town charm with only 2,160 residents spread across 2.2 square miles. With top-rated schools, historic landmarks, and strong community pride, the city is thriving and offers a resilient future.

MEDIAN HOME PRICE COMPARISON

*below figures are derived from datausa.io

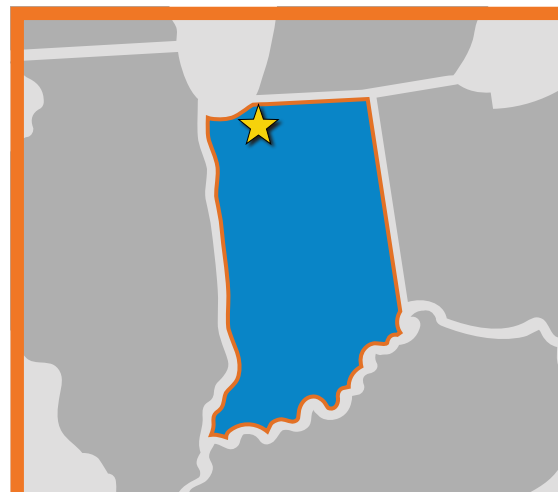
New Carlisle, IN	\$260,000	Indianapolis, IN	\$238,400
South Bend, IN	\$189,000	Jefferson City, MO	\$302,000
Fort Wayne, IN	\$245,300	Canton, OH	\$230,000
Lafayette, IN	\$310,000	Racine, WI	\$334,000

POPULATION

St. Joseph County	272,574
City of New Carlisle	2,110
Within 60-mile Radius	5,039,676
Median Age	37.1

ST. JOSEPH COUNTY INCOME

Per-Capita Personal Income	\$56,895
Median Household Income	\$64,885
Annual Retail Spending	\$5.38 billion



NEARBY MAJOR CITIES

Chicago, IL	59 miles
Fort Wayne, IN	83 miles
Milwaukee, WI	117 miles
Indianapolis, IL	135 miles
Toledo, OH	153 miles
Madison, WI	117 miles
Detroit, MI	184 miles
Cincinnati, OH	207 miles

VICINITY RETAIL MAP



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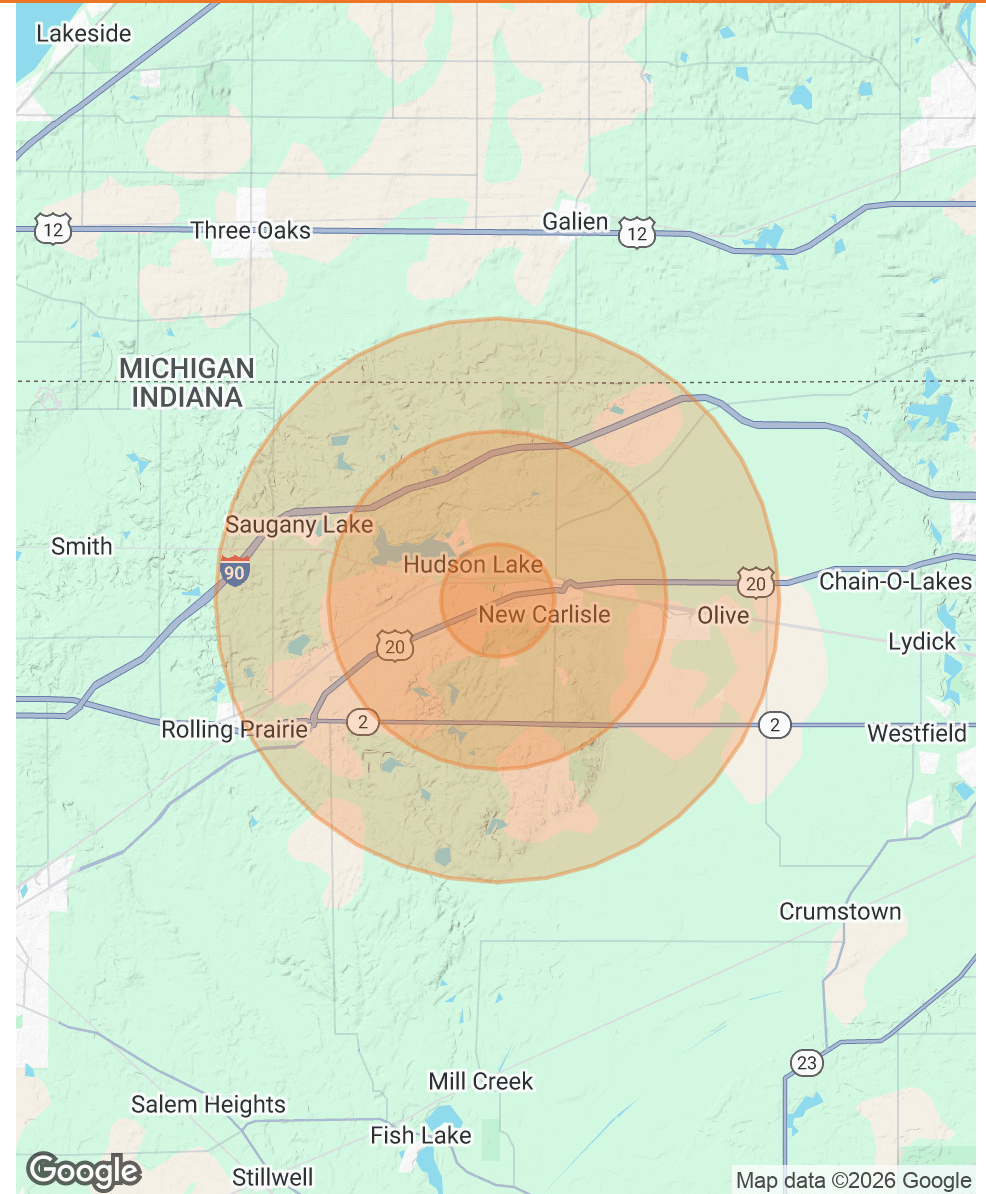


DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,120	5,459	8,459
Average Age	40	42	43
Average Age (Male)	40	42	42
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	855	2,226	3,412
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,393	\$96,946	\$102,549
Average House Value	\$250,336	\$267,706	\$279,725

Demographics data derived from AlphaMap



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