



OFFERING MEMORANDUM
CVS/PHARMACY

2311 LIME KILN LANE | LOUISVILLE, KY 40222

Exclusively Marketed By:

Marcus E. Klein

310.405.6485

marcus@matysekinvestment.com

License # 01960407

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

CVS/pharmacy[®]

Listed In Conjunction with Archbold Inc. KY # 30047

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant	CVS
Property Address	2311 Lime Kiln Ln Louisville, KY 40222
Property Type	Single Tenant Retail
Price	\$6,200,000
Price/SF/Bldg	\$468.81
Net Operating Income	\$337,767
CAP Rate	5.45%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	20.2 Years
Occupancy	100%
Building Size	13,225 SF
Land Size	81,675 SF
Year Built / Renovated	2009
APN	265100060000
Zoning	C1 - Commercial

TRAFFIC COUNTS

CARS PER DAY

Lime Kiln Lane	9,355
Brownsboro Road	20,999

INVESTMENT HIGHLIGHTS

- Single Tenant NN property leased to CVS with 20+ Years remaining
- Publicly traded on the NYSE: CVS with over 7,600 locations nationwide and \$126 Billion in sales
- New off-ramp leading traffic to location from Hwy 22
- Highly visible corner retail property
- In close proximity to several national credit retailers including McDonald's, Subway, Starbucks, Taco Bell and many more



RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options	
			Monthly	PSF	Annual	PSF	Start				End
CVS	13,225	100%	\$28,147.21	\$2.13	\$337,766.50	\$25.54	1/1/2010	1/1/2036	Flat	NN	Option 1: \$354,564.83 Option 2: \$372,387.57 Option 3: \$391,006.94 Option 4: \$410,557.29 Option 5: \$431,085.16 Option 6: \$452,639.41
Note - NN Lease, Landlord responsible for roof & structure											
TOTAL	13,225	100%	\$28,147		\$337,767						



EXISTING LOAN INFO

Price		\$6,650,000
Loan Balance	51.38%	\$3,416,788
Interest Rate		7.25%
Amortization		25 Years
Loan Maturity		1/1/2036
Monthly Payment		\$26,134.00
Annual Payment		\$313,608.00
Loan Buyout		~\$4,701,422 [1]

[1] Seller shall be fully responsible for Loan Buyout and Buyer can obtain new financing

The logo for CVS/pharmacy, featuring the word "CVS" in a large, bold, red sans-serif font, followed by a red slash and the word "pharmacy" in a smaller, red, lowercase sans-serif font. A registered trademark symbol (®) is located at the top right of the word "pharmacy".

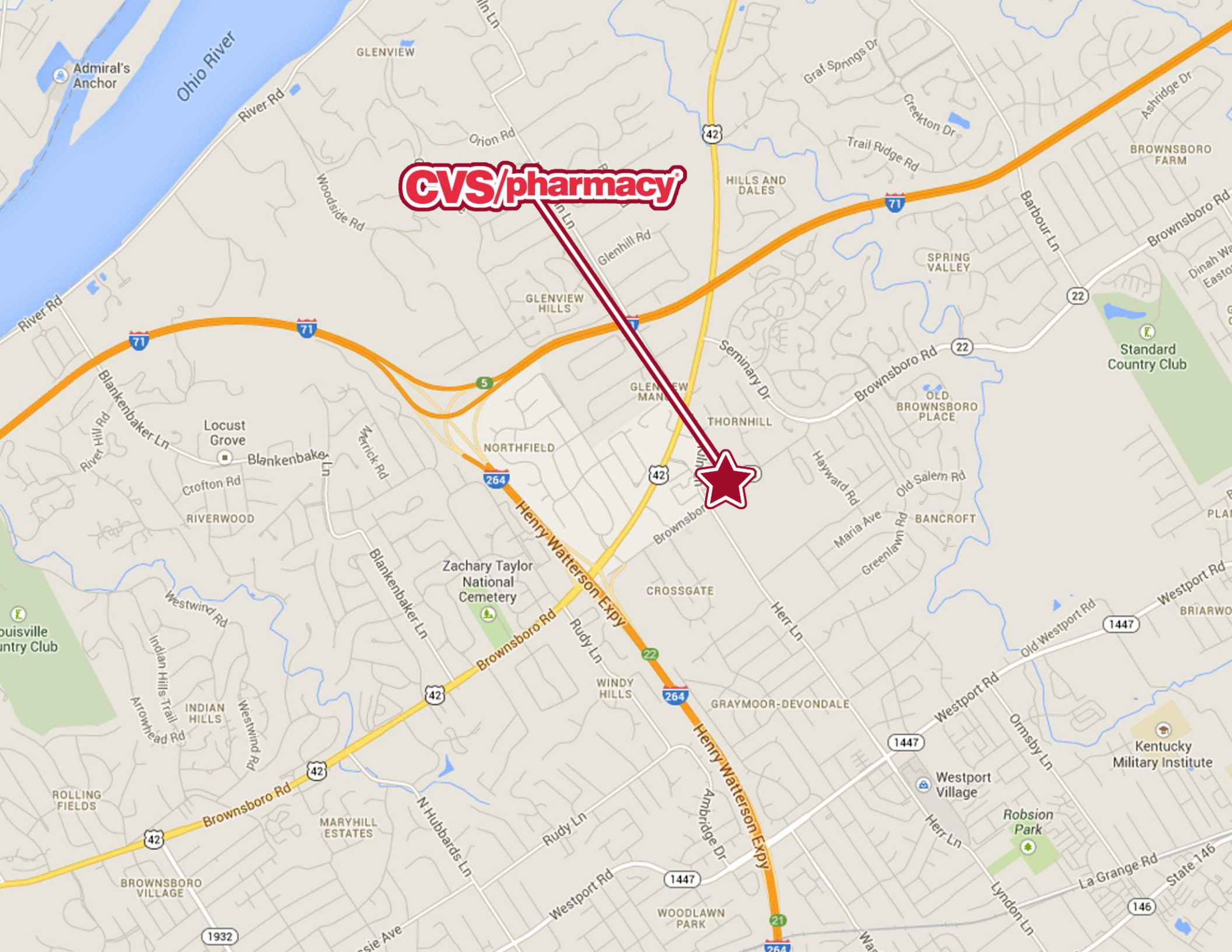
Louisville, KY

Louisville is the largest city in the Commonwealth of Kentucky and the 28th most populous city in the United States. On the basis of population it is rated the state's only 1st-class city.

The Census reported that Louisville Metro held a population of 741,096. In 2013, the "balance" area of Louisville proper included 609,893; this was greatly expanded from the pre-merger area of Louisville, which held only 245,315 people in 2007. Over one-third of the population growth in Kentucky is in Louisville's CSA counties.

Louisville's early economy first developed through the shipping and cargo industries. Its strategic location at the Falls of the Ohio, as well as its unique position in the central United States (within one day's road travel to 60% of the cities in the continental U.S.) make it an ideal location for the transfer of cargo along its route to other destinations. The Louisville and Portland Canal and the Louisville and Nashville Railroad were important links in water and rail transportation. Louisville's importance to the shipping industry continues today with the presence of the Worldport global air-freight hub for UPS at Louisville International Airport. Louisville's location at the crossroads of three major Interstate highways (I-64, I-65 and I-71) also contributes to its modern-day strategic importance to the shipping and cargo industry. As of 2003, Louisville ranks as the 7th largest inland port in the United States.

Recently, Louisville has emerged as a major center for the health care and medical sciences industries. Louisville has been central to advancements in heart and hand surgery as well as cancer treatment. Some of the earliest artificial heart transplants were conducted in Louisville. Louisville's thriving downtown medical research campus includes a new \$88 million rehabilitation center, and a health sciences research and commercialization park that, in partnership with the University of Louisville, has lured nearly 70 top scientists and researchers. Louisville is also home to Humana, one of the nation's largest health insurance companies.



CVS/pharmacy



Walgreens

Holiday Manor Shopping Center

CVS/pharmacy



US Highway 42



Ballard High School

Lime Kiln Lane



Brownsboro Road



Rodeo Drive



Northfield Drive



Warrington Way

Crossgate Lane

CVS/pharmacy



Lime Kiln Lane

Brownsboro Road



CVS/pharmacy

Line Kiln Lane

Brownsboro Road



	1 mile	3 miles	5 miles
Population			
2000 Population	8,848	63,568	161,527
2010 Population	8,825	65,049	170,012
2013 Population	8,899	65,478	170,916
2018 Population	9,113	67,029	174,613
2000-2010 Annual Rate	-0.03%	0.23%	0.51%
2010-2013 Annual Rate	0.26%	0.20%	0.16%
2013-2018 Annual Rate	0.48%	0.47%	0.43%
2013 Male Population	46.7%	47.5%	47.7%
2013 Female Population	53.3%	52.5%	52.3%
2013 Median Age	50.3	42.3	41.5

In the identified area, the current year population is 170,916. In 2010, the Census count in the area was 170,012. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 174,613 representing a change of 0.43% annually from 2013 to 2018. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 41.5, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	91.1%	87.6%	84.6%
2013 Black Alone	4.0%	5.9%	7.8%
2013 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2013 Asian Alone	2.8%	2.8%	3.3%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	0.5%	1.6%	1.9%
2013 Two or More Races	1.4%	2.0%	2.1%
2013 Hispanic Origin (Any Race)	2.3%	4.4%	4.7%

Median Household Income

2013 Median Household Income	\$83,924	\$59,794	\$56,000
2018 Median Household Income	\$94,852	\$70,834	\$65,394
2013-2018 Annual Rate	2.48%	3.45%	3.15%

Average Household Income

2013 Average Household Income	\$124,827	\$96,694	\$87,076
2018 Average Household Income	\$163,913	\$125,742	\$111,523
2013-2018 Annual Rate	5.60%	5.39%	5.07%

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. Matysek Investment Group is a strategic partner of KW Commercial. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material,

which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

Exclusively Marketed By:

Marcus E. Klein

310.405.6485

marcus@matysekinvestment.com

License # 01960407

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

Listed In Conjunction with Archbold Inc. KY # 30047

