



EXECUTIVE SUMMARY

This new CVS Pharmacy Store is strategically located directly between the Wal-Mart Super Center and the Walnut Crossing Shopping Center in the city of Dalton, GA. The property is considered a “zero-coupon” real estate ownership opportunity as there is an assumable, non-recourse loan already in place and, by design, “zero” cash flow will be produced. Instead, the lease payments go directly to repaying the loan. At the end of the initial 25-year lease term you own the property free and clear.

Fractional interests in this property are available for purchase under a Tenants-in-Common structure in which each TIC buyer will receive fee simple ownership of this real property. It is specifically designed to meet the debt-replacement needs of individuals involved in a 1031 exchange, offset income from other real estate investments (through passive losses) or simply build value as a high quality commercial real estate investment for those seeking long-term growth who do not have short term cash flow needs.



DALTON, GEORGIA

Dalton is the county seat of Whitfield County and second largest city in northwest Georgia. The Dalton, Georgia metropolitan area has a population of over 135,000. Dalton is often referred to as the “Carpet Capital of the World”, as it is home to more than 150 carpet plants, which employ more than 30,000 people.

SELF-AMORTIZING FINANCING

There is an existing mortgage loan on the property from Wells Fargo Bank Northwest, with an approximate outstanding principal amount of \$3,259,650. The monthly debt service under the loan is equal to the monthly base rent under the lease and CVS pays the monthly base rent directly to the lender. By structuring the loan with a monthly debt service payment equal to the monthly base rent, a high loan-to-value ratio can be achieved, while also fully amortizing the loan within the initial term of the lease. Although no cash flow is available, investors do earn a yield on their investment due to the principal repayment of the loan.



TENANT DESCRIPTION

CVS Caremark Corporations (NYSE: CVS) is the largest pharmacy health care provider in the U.S. with more than 7,300 retail drugstores, 645 Minute Clinic locations and 31 specialty pharmacy stores and 32 apothecary pharmacy stores. As of year-end 2011, CVS employed approximately 200,000 associates. Standard & Poors rating: BBB+.

PROPERTY INFORMATION

TENANT	CVS Pharmacy
LOCATION	2501 East Walnut Ave., Dalton, GA
PROPERTY TYPE	Single-tenant, stand-alone, retail
PURCHASE PRICE	\$4,024,260
YEAR BUILT	2010
LOAN-TO-VALUE RATIO	81.00%
LOAN ASSUMPTION EXAMPLE	\$100,000 investor will assume \$426,315.79 in debt

LEASE INFORMATION

LEASE GUARANTOR	CVS Caremark Corporation
LEASE TERM	25 years
RENEWAL OPTIONS	Ten (5) year options
LEASE TYPE	Absolute Net Lease (NNN)*

*The Tenant is obligated to pay all taxes and assessments of every kind and nature with respect to the property, maintain the required insurance coverage specified under the lease and pay all premiums and deductibles arising from the insurance policies, pay all utilities and maintain and repair the property, including but not limited to the roof, walls, footings, foundations, HVAC, mechanical and electrical equipment and systems in or serving the property, structural and non-structural components and systems of the property, parking areas, sidewalks, roadways and landscaping.

CONTACT INFORMATION

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