



SALE ANNOUNCEMENT

CLASS B RETAIL PROPERTY
CVS ROCKY HILL
ROCKY HILL, CT

10,125 SF
100% OCCUPIED



Overview

Mission Capital Advisors, LLC (CT Broker #REB.0790781), (the “Advisor” or “Asset Sale Advisor”) in conjunction with Real Capital Markets, is pleased to present the opportunity to acquire the leasehold interest in CVS Rocky Hill, a 10,125 SF retail property located in Rocky Hill, CT (the “Property”, or “Asset”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of an REO retail property located in Rocky Hill, CT.

On behalf of the Seller, Mission Capital is soliciting bids via the Real Capital Markets Platform from prospective bidders (the “Prospective Bidders”) for the purchase of the property pursuant to the timeline attached hereto.

Asset Sale Timeline		Date
Sale Announcement Distributed		Wednesday, October 17, 2018
Auction Start		Tuesday November 13, 2018
Auction End		Thursday, November 15, 2018

Sale Highlights

The REO sale offers Prospective Bidders the opportunity to acquire a 10,125 SF Class B retail property located in Rocky Hill, CT.

- The Property is a 10,125 SF single-story retail building located in Rocky Hill, CT. The building was constructed in 1999 on two parcels of land totaling 1.26 acres.
- The Property is currently 100% leased on a triple-net basis to CVS Pharmacy.
- The Property is pursuant to a 1999 ground lease with an initial term of twenty-five (25) years. Additionally, there are five (5) successive extension periods of five (5) years each.
- Improvements include a drive-up pharmacy window, paved parking and associated landscaping.
- CVS has operated at this location since 1999. The term of the lease has recently been extended through May 2030, and includes two (2) renewal options of five (5) years each.
- The lease has an unlimited guaranty by CVS Health Corporation (NYSE: CVS; Baa1; BBB).
- The Property is located in a mixed-use neighborhood consisting of commercial and residential uses. The Property benefits from strong visibility and easy ingress/egress from two roadways.
- Rocky Hill, CT is a bedroom community located in Hartford County, CT. The town of 20,105 residents is approximately 8 miles south of the Hartford Central Business District.



Property Information							
Property Name	Address	City, State, Zip Code	County	NRA (SF)	Site Size (Acres)	Year Built	Number of Buildings
CVS Rocky Hill	2427 Main St	Rocky Hill, CT 06067	Hartford	10,125	1.26	1999	1

Property Information							
Property Type	Stories	Occupancy	Occupancy Date	# of Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
Retail Freestanding	1	100%	October-18	43	4.22	10-124	C

Lease Abstract							
Tenant	Guarantor	Term Expiration	Term Remaining	Current Annual Rent	Renewal Options	Annual Rent per Renewal Escalations	Lease Type
CVS Pharmacy	CVS Health Corporation	May-30	11 years, 6 months	\$257,000	Two (2) Five (5) year periods	5/30 - 5/35 : \$275,730 5/35 - 5/40 : \$295,820	NNN

Sales Process

THE OFFERING PROCESS

An online auction event will be conducted on the Real Capital Markets platform in accordance with the Sale Event Terms and Conditions.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by Real Capital Markets. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with Real Capital Markets to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval.

Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of Mission Capital. For further information, please contact assetsales@missioncap.com

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale.



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Due diligence information can be found in the data room at www.rcm1.com

Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF ASSET SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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