

## LOUISIANA INVESTMENT OFFERING

# CVS/pharmacy®

7411 FLORIDA BOULEVARD | BATON ROUGE, LA 71107



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## Offering Summary

<b>LIST PRICE</b>	<b>\$4,744,347</b>
<b>CAP RATE</b>	<b>5.75%</b>
<b>PRICE PER SQUARE FOOT</b>	<b>\$368.34</b>
<b>TERM REMAINING</b>	<b>16.5 Years</b>
<b>OPTIONS</b>	<b>10 (5 Year)</b>
<b>LEASE TYPE</b>	<b>Absolute Net</b>
<b>ANNUAL RENT (NOI)</b>	<b>\$272,800</b>
<b>MONTHLY RENT</b>	<b>\$22,733</b>
<b>BUILDING SIZE</b>	<b>±12,880</b>
<b>LOT SIZE</b>	<b>±43,560</b>
<b>YEAR BUILT</b>	<b>2010</b>
<b>PARCEL NUMBER</b>	<b>01211951</b>

## Investment Highlights

### STABLE INCOME

Rental income guaranteed by CVS corporate (S&P BBB+) investment grade Fortune 500 Company with over 9,900 locations as of March 2019.

### LONG TERM ABSOLUTE NET LEASE

The lease has approximately sixteen and one-half (16.5) years of primary term remaining before the ten (5-year) options to follow on an absolute net lease with no landlord responsibilities whatsoever.

### MAIN RETAIL CORRIDOR INFILL LOCATION

The subject property is located in an infill area of the city and on the main retail corridor leading directly into the center of Downtown Baton Rouge.

### EXCEPTIONAL HIGH TRAFFIC COUNTS WITH ±77,903 VEHICLES PER DAY

The subject property is located on the signalized southeast corner of Florida Boulevard (±44,976 vehicles per day) and Lobdell Boulevard (±32,927 vehicles per day) with a combined traffic count of ±77,903 vehicles per day.

### STRONG DEMOGRAPHICS WITH 424,525 RESIDENTS IN A 10-MILE RADIUS

The average household income in a three-mile radius is \$66,760, in a five-mile radius it is \$65,838, and it is \$74,585 in a ten-mile radius. Total three-mile population count is 78,691, there are 208,909 residents in a five-mile radius and 424,525 in a ten-mile radius.

### OUTPARCEL TO 725,000 SQUARE FOOT OFFICE PARK

The subject property is an outparcel to a 725,000 square foot office park on 5.15 acres. The business park hosts several companies including Cox Communications and Louisiana Technology Park business incubator.

### ROBUST EMPLOYMENT BASE

The Baton Rouge area benefits from the presence of various large employers including ExxonMobile, Louisiana State University, Baton Rouge Medical Center and the Port of Greater Baton Rouge.

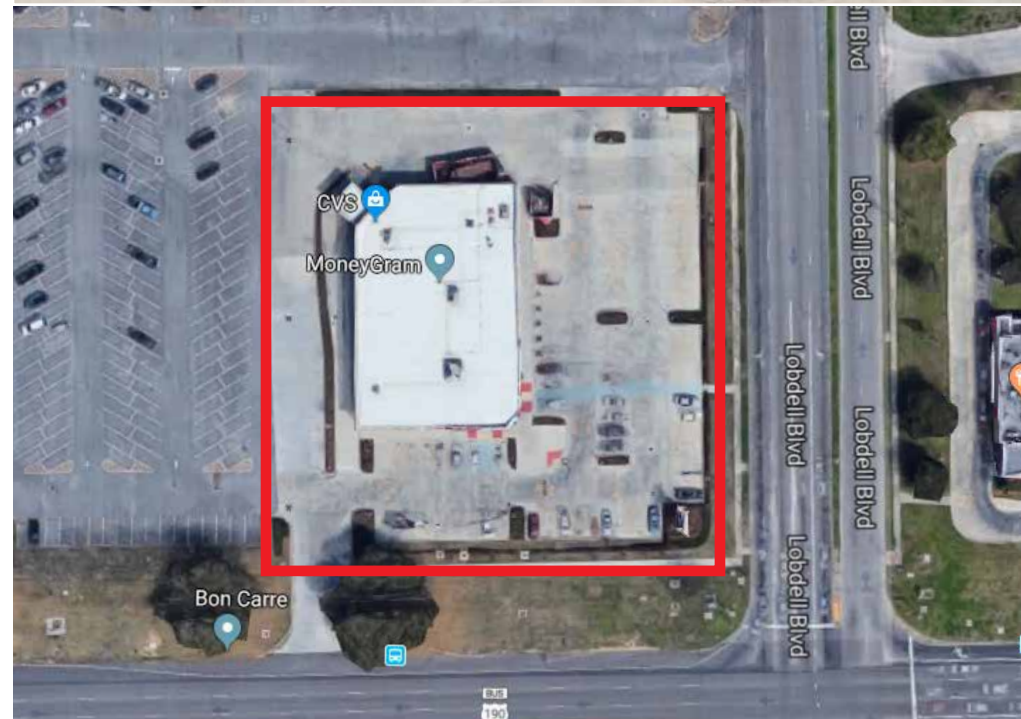
### BUYER TO BE CREDITED FOR RENT HOLIDAY

The lease allows for a three year rent holiday for which Seller will credit prospective buyer at closing.



## CVS Lease Summary

ADDRESS	7411 Florida Boulevard Baton Rouge, LA 71107
TENANT	CVS (NYSE: CVS)
LANDLORD INCOME	Corporate Guarantee
CREDIT RATING	Investment Grade, BBB+ (S&P)
LEASE COMMENCEMENT	December 17, 2010
INITIAL TERM EXPIRATION	January 31, 2036
TERM REMAINING	16.5 Years
OPTIONS	10 (5-year)
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$272,800
MONTHLY RENT	\$22,733
RENT PER SF	\$21.18
RENT INCREASES	None
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2010
BUILDING SIZE	±12,880
LOT SIZE (SQUARE FEET)	±43,560





## Property Photos



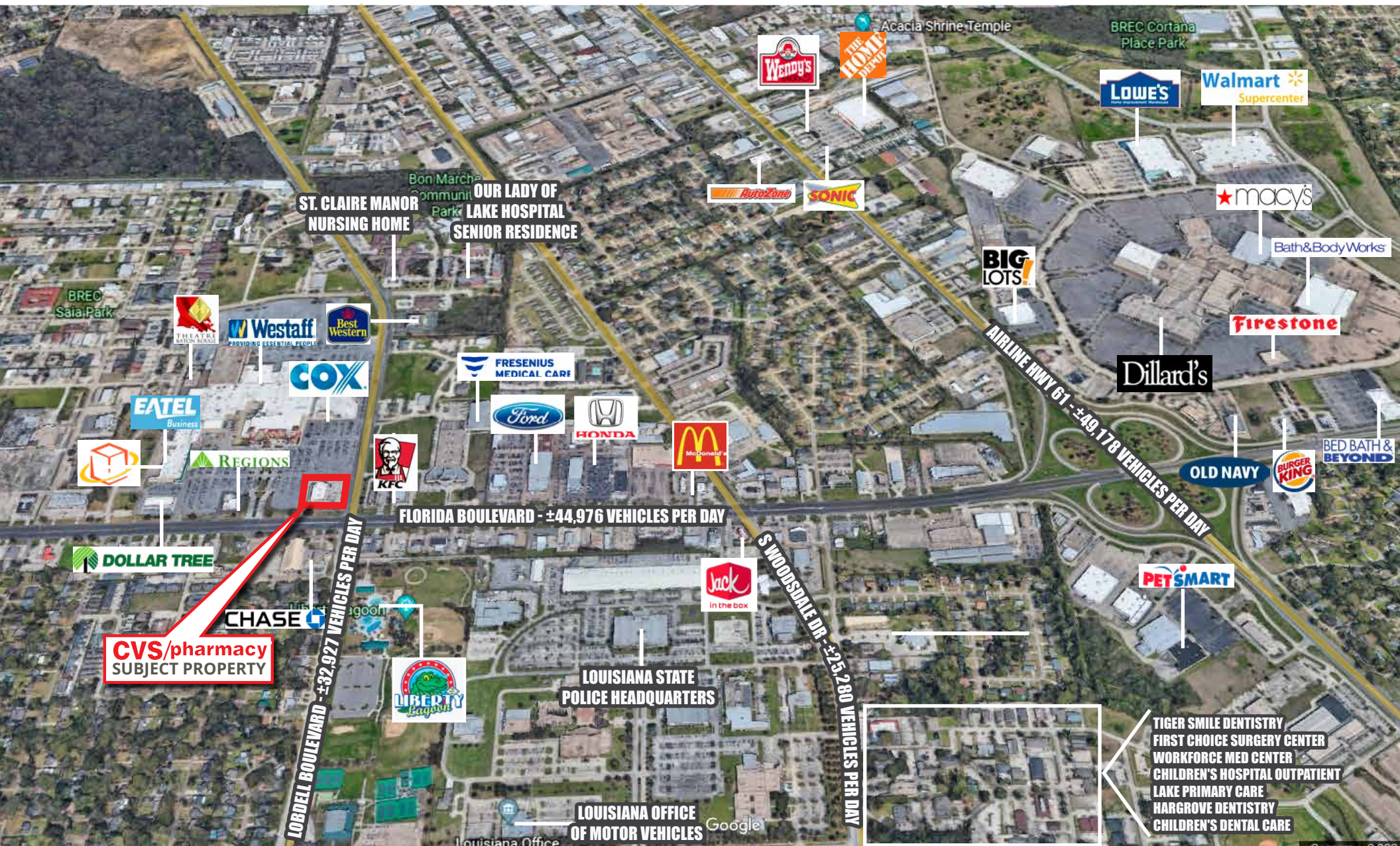


## Property Aerial





## Property Aerial





## Location Aerial

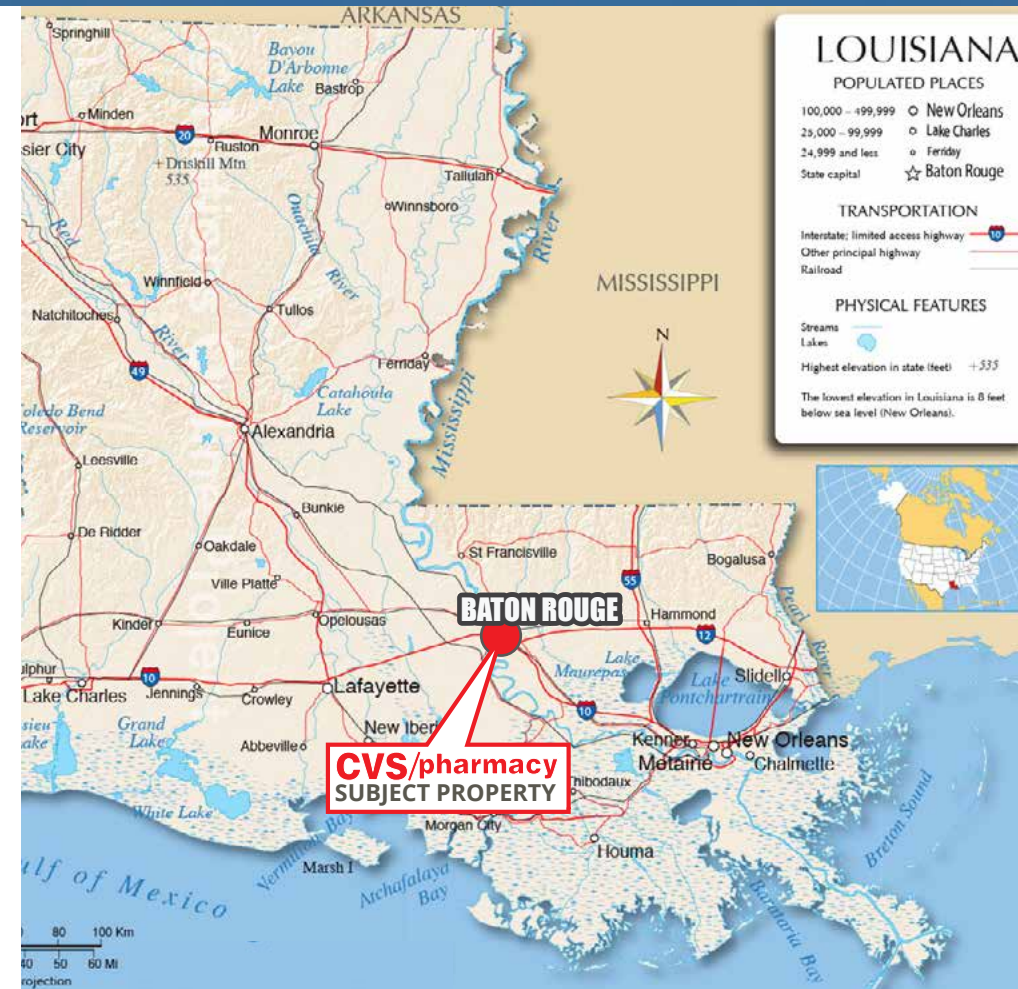




## Location Overview and Demographics

Baton Rouge, the capital city of Louisiana, is located on the eastern bank of the Mississippi River and is the second largest city in the state behind New Orleans. Baton Rouge is a major industrial and petrochemical center of the southern United States.

- **BATON ROUGE GENERAL MEDICAL CENTER** (2.5 miles northeast) - The Baton Rouge General Medical Center is a non-profit community hospital group which has two campuses in Baton Rouge with a total of 588 beds and employs over 4,000 physicians, nurses and staff.
- **EXXON MOBIL REFINERY** (5.5 miles northwest) - ExxonMobile is the world's second largest company by revenue and is headquartered in Irving Texas. Their refinery in Baton Rouge is the twelfth-largest in the world with a capacity of 502,500 barrels per day and employs approximately 6,300 people.
- **LOUISIANA STATE UNIVERSITY** (6.3 miles southwest) - LSU is a public research university with over 250 buildings on approximately 650 acres on the banks of the Mississippi River. The university has enrolled approximately 30,000 undergraduate and graduate students.
- **PORT OF GREATER BATON ROUGE** (7.7 miles west) - This port is the tenth-largest port in the United States in terms of tonnage shipped which is approximately 4.11 million tons shipped annually. The port provides access to various intermodal needs by land or sea, including 15,000 miles of inland water transportation, the Gulf of Mexico and the Panama Canal.



### Total Population

3 MILE	78,691
5 MILES	208,909
10 MILES	424,525



### Average Household Income

3 MILE	\$66,760
5 MILES	\$65,838
10 MILES	\$74,585



### Total Households

3 MILE	33,168
5 MILES	84,615
10 MILES	167,004



### Average Age

3 MILE	37.80
5 MILES	36.70
10 MILES	36.50



### Traffic Counts Vehicles/Day

FLORIDA BLVD	44,976
LOBDELL BLVD	32,927
I-10	149,905

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.







## CVS/pharmacy® Company Summary\*

### Tenant History

CVS pharmacy is the second largest pharmacy retail chain in the United States. CVS is incorporated in Delaware and based in Woonsocket, Rhode Island. CVS was founded in 1963 under the name Consumer Value Store and later changed its name to CVS Corporation in 1996.

During the 1990's the parent company changed its name from Melville Corporation to CVS Corporation and decided to focus entirely on CVS by selling of its non-pharmacy businesses such as Marshalls, Footaction/Footstar, Linens 'n' Things, and Kay-Bee Toys.

CVS used much of their capital from divesting in non-pharmacy businesses to reinvest into the pharmacy sector and have increased their national footprint primarily from acquiring competing pharmacy chains. From 1997 to 2008, CVS had purchased over 4,800 drugstore locations through acquisitions of competing pharmacy chains.

CVS has also made a concerted effort to establish strategic business units by acquiring Nashville based Caremark Rx Inc., a pharmacy benefits manager (PBM), and by acquiring Minneapolis based Minute Clinic which pioneers health clinics in over 600 of CVS stores. Its PBM wing provides \$76 billion in net revenues through services to over 2,000 health plans for corporations, insurance companies, unions and government entities.

During 2014, CVS boldly announced they would cease to sell any tobacco products moving forward costing the chain roughly \$2 billion in annual revenues.

### Notable Acquisitions

In 1990, CVS acquired the 490 store People Drug which established the company in new mid-Atlantic markets including Washington D.C., Pennsylvania, Maryland and Virginia. In 1997, CVS nearly tripled its 1,400 stores after purchasing the 2,500 store Revco chain thereby adding locations throughout Ohio, mid-Atlantic and the southeast. In 2004, CVS purchased 1,268 Eckerd drugstores throughout Florida, Texas and other southern states.

On January 23rd, 2006 CVS announced that it agreed to acquire the freestanding drugstores of Albertsons and the deal included 700 stores trading under the Osco Drug and Sav-On Drug banners located primarily in the Midwestern and southwestern United States with the concentration of stores in southern California and the Chicago area. CVS last major acquisition was in 2008 when they purchased Longs Drugs which had over 400 stores in California and Hawaii.

In November 28, 2018 CVS completed the acquisition of Aetna. The combined company will connect consumers with the powerful health resources of CVS Health in communities across the country and Aetna's network of providers to help remove barriers to high quality care and build lasting relationships with consumers, making it easier for consumers to access the information, resources and services they need to achieve their best health.

*\*CVS company information received from CVS investor relations.*

## Tenant Profile

<b>GUARANTOR</b>	CVS Pharmacy, Inc.
<b>OWNERSHIP</b>	Public
<b>STOCK SYMBOL (NASDAQ)</b>	CVS
<b>CREDIT RATING (S&amp;P)</b>	BBB+
<b>BUSINESS</b>	Retail Pharmacy
<b>LOCATIONS</b>	9,900 (As of March 2019)
<b>ANNUAL REVENUE</b>	\$195 Billion (2018)
<b>MARKET CAPITALIZATION</b>	\$72.8 Billion (2018)
<b>HEADQUARTERS</b>	Woonsocket, RI
<b>WEBSITE</b>	www.cvshealth.com





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