



Actual Location



HYPER CORE INFILL ATLANTA  
NET LEASE INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

Capital Markets | Net Lease Property Group



CVS

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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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## HYPER CORE INFILL ATLANTA NET LEASE INVESTMENT OPPORTUNITY

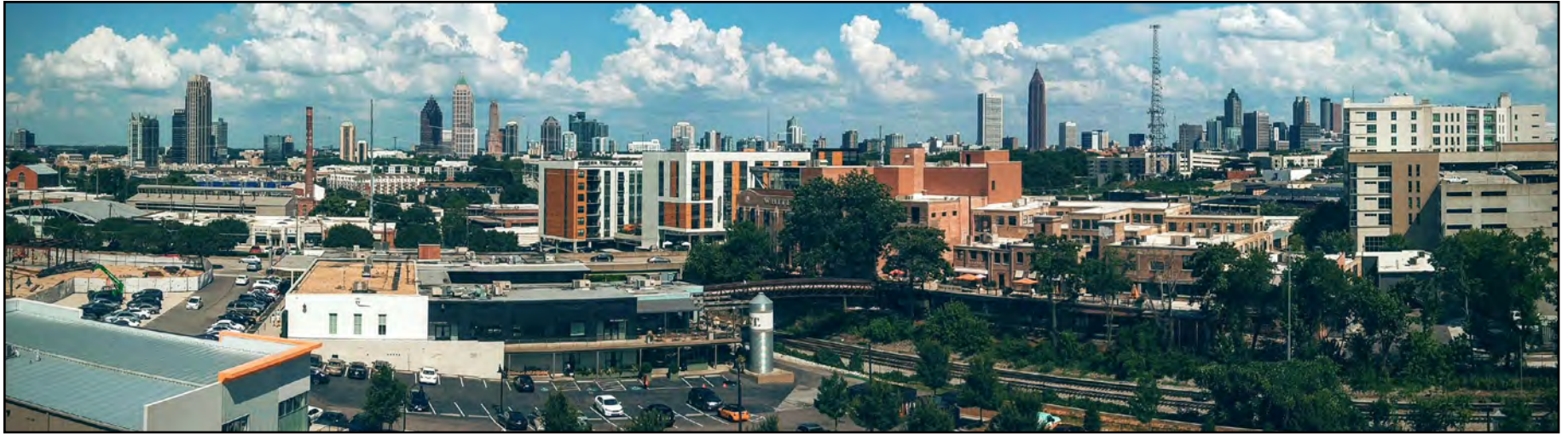
CBRE is pleased to exclusively offer the opportunity to acquire a 11,970-square-foot CVS situated on 1.43 acres within the rapidly-densifying "Upper Westside" neighborhood of Atlanta. Built in 2008, CVS' net lease features  $\pm 14.7$  years of primary lease term remaining along with four 5-year options to renew. The property is ideally positioned with excellent access and visibility from Bolton Road NW (Traffic Count: 12,100 VPD), Marietta Boulevard NW (Traffic Count: 23,400 VPD) and Moores Mill Road (Traffic Count: 31,700 VPD). The site is directly adjacent to Wendy's and the \$95M recently-developed Moores Mill Shopping Center which is anchored by Publix and further occupied by UPS, Lush Nail Bar, SunTrust and Carriage Cleaners. Once completed, the development will encompass 345 apartments and additional retail space. The surrounding area is experiencing a wave of new development, including the Westside Village which will feature 90,000 SF of restaurants, retail and office, as well as 20 townhomes. Additionally, Atlanta's first "Smart Neighborhood" is being built just 0.5 miles east of the site. The neighborhood will feature 46 townhomes outfitted with the latest energy technologies ranging from solar panels to state-of-the-art home automation. CVS benefits from its location within the area's primary retail and commercial corridor which includes 2.2 MSF of retail, 3.8 MSF of office, 16.5 MSF of industrial and 14,693 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include Family Dollar, RaceTrac, Public Storage, Subway, Marco's Pizza, Exxon and NAPA Auto Parts, among many others. The area boasts ideal infill demographics with a population of 59,383 and an average household income of \$115,792 within a 3-mile radius.

**NOI:** \$385,152  
**PRICE:** \$7,003,000  
**CAP:** 5.50%









## PREMIER DRUG STORE BRAND

CVS Health Corporation (NYSE: CVS; S&P: BBB; Moody's: Baa1) is the largest pharmacy health care provider in the United States. The company, which has more than 9,900 retail locations and 1,100 MinuteClinics, was ranked 7th in the Fortune 500 for 2018 and produced 2018 total revenues of \$194.6 billion and total assets of \$196.5 billion as of December 31, 2018.

## LONG-TERM NET LEASE WITH OPTIONS

25-year net lease with  $\pm 14.7$  years of primary term remaining and four 5-year options to renew. The lease includes 2.5% rent increases in each of the renewal options.

## EXCELLENT ACCESS/VISIBILITY

The property is ideally positioned with excellent access and visibility from Bolton Road NW (Traffic Count: 12,100 VPD), Marietta Boulevard NW (Traffic Count: 23,400 VPD) and Moores Mill Road (Traffic Count: 31,700 VPD).

## SURROUNDING USES

The site is directly adjacent to Wendy's and the \$95M recently-developed Moores Mill Shopping Center, which is anchored by Publix and further occupied by UPS, Lush Nail Bar, SunTrust and Carriage Cleaners. Once completed, the development will encompass 345 apartments in addition to the retail space.

## DOMINANT RETAIL & COMMERCIAL CORRIDOR

CVS benefits from its location within the area's primary retail and commercial corridor with 2.2 MSF of retail, 3.8 MSF of office, 16.5 MSF of industrial and 14,693 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include Family Dollar, RaceTrac, Public Storage, Subway, Marco's Pizza, Exxon and NAPA Auto Parts, among many others.

## RELOCATION STORE

This CVS store replaced an adjacent in-line location which originally opened in 1987. In 2008, CVS relocated to the current freestanding building, demonstrating their continued commitment to the submarket.





## HUB FOR NEW DEVELOPMENT

The surrounding area is experiencing an influx of new development, including the Westside Village which will feature 90,000 SF of restaurants, retail and office, as well as 20 townhomes. Selig Development is also currently involved in the redevelopment of 40 old buildings called “The Works”. The project is comprised of 80 acres along Chattahoochee Avenue and is expected to result in 1.5 MSF of transformed space. Additionally, 0.5 miles east of the site, Georgia Power and PulteGroup are building Atlanta’s first “Smart Neighborhood” which will feature 46 townhomes outfitted with the latest energy technologies. Called the Altus at the Quarter, the homes will feature solar panels, in-home battery energy storage, voice-activated security, smart locks and lighting controlled from apps. In total, over 3,000 new residences have been built in the area over the last decade with hundreds more on the way. In total, over \$1 billion is being invested into the neighborhoods west of Buckhead, continuing the booming expansion of West Midtown.

## WEST MIDTOWN SUBMARKET

What was once a largely industrial area, West Midtown has reinvented itself into a mecca for young professionals and design enthusiasts due to its lively selection of urban lofts, art galleries, live music venues, retail shops, top-tier dining and modern office space. The West Midtown submarket is exploding, as evidenced by its 10% population growth, 12.7% rise in number of households and burgeoning daytime population of 292,311. The area is home to two major mixed-use developments which offer a vibrant blend of Atlanta’s top restaurants, specialty shops and trendy nightlife: the 138-acre Atlantic Station and 85,257 square foot Westside Provisions. Atlantic Station features 3,012 residences, 1.7+ MSF square feet of office space, 101 hotel rooms, 11 acres of public parks, 1.3 MSF of retail space and 19 restaurants. Westside Provisions encompasses the 94-unit White Provisions luxury condo development (condos priced at \$215,000+), 98,000 square feet of retail and restaurant space, and 43,000 square feet of office space. The district combines artisanal tastes with industrial minimalism, creating what is now considered the “Meatpacking District” of Atlanta.

## BUILT-IN CUSTOMER BASE

The property features over 3,000 households within walking distance. In addition, several multifamily complexes are situated with close proximity to the site, including Moore’s Mill Village Apartments (172 Units), Ashford 2788 Rentals (297 Units), Liberty Park Townhomes, Westover Plantation Condos, Bridge Side Apartments (66 Units) and Clayburn Place (52 Units), among several others.

## IDEAL INFILL DEMOGRAPHICS

The community surrounding this CVS location features a population of 59,383 and an average household income of \$115,792 within a 3-mile radius.

## ATLANTA MSA

Metro Atlanta is recognized as an international gateway city and is considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city’s thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region’s major universities.

With an overall population of 5.8 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional “capital” of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with low cost of doing business, an educated workforce and high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport.

## DEMOGRAPHICS

|                          | 1 mile radius | 3 mile radius | 5 mile radius |
|--------------------------|---------------|---------------|---------------|
| POPULATION               | 7,647         | 59,383        | 239,294       |
| AVERAGE HOUSEHOLD INCOME | \$114,023     | \$115,792     | \$104,986     |



PROPERTY SUMMARY

|                       |  |
|-----------------------|--|
| NOI:                  | \$385,152                              |
| ADDRESS:              | 2555 Bolton Road NW, Atlanta, GA 30318 |
| TENANT:               | Big B Drugs, Inc.                      |
| GUARANTOR:            | CVS Caremark Corporation               |
| PARKING:              | 50 Spaces                              |
| BUILDING SIZE:        | 11,970 SF                              |
| PARCEL SIZE:          | 1.43 Acres                             |
| YEAR BUILT/RENOVATED: | 2008                                   |

|                        |                     |
|------------------------|---------------------|
| RENT COMMENCEMENT      | January 1, 2009     |
| LEASE EXPIRATION       | January 31, 2034    |
| ORIGINAL LEASE TERM    | 25 Years            |
| LEASE TERM REMAINING   | ±14.7 Years         |
| LEASE TYPE             | NN                  |
| INITIAL TERM RENT      | \$385,152           |
| INITIAL TERM INCREASES | Flat                |
| OPTIONS                | Four 5-year options |
| OPTION RENT INCREASES  | 2.5% per option     |

LEASE SUMMARY

|                         |  |
|-------------------------|--|
| TAXES                   | Tenant agrees to reimburse Landlord for all such Taxes levied against the Premises with respect to each tax fiscal year of the Term occurring after the Date of Rent Commencement.   |
| INSURANCE               | <p>Tenant shall maintain ISO Special Form-Cause of Loss, or equivalent, insurance for the Building and improvements on the Premises for the full replacement value of such Building and improvements, exclusive of foundations and footings, which shall also include flood and earthquake insurance, if necessary. Tenant also shall maintain Commercial General Liability coverage, including Broad Form Endorsement, on an occurrence basis; in combined single policy limits of not less than \$2,000,000 per occurrence, \$5,000,000 annual general aggregate, for personal injury, bodily injury and for property damage with respect to the Premises.</p> <p>Landlord, at Tenant's expense, shall maintain General Liability coverage, including Broad Form Endorsement, on an occurrence basis, in combined policy limits of not less than \$2,000,000.</p>  |
| REPAIRS AND MAINTENANCE | <p>Landlord shall maintain (excluding painting and routine cleaning), repair, and replace, as necessary, each of the exterior portions and structural portions of the Building, including, without limitation: the roof and roof supports, footings, foundations, structural supports, columns, exterior walls, bearing walls, retaining walls, floor slab, and loading docks; so as to keep the same in good condition and repair. Landlord shall further be responsible for any parking or exterior cost which is categorized as a capital expenditure (Tenant shall reimburse the amortized cost of parking lot replacing).</p> <p>Tenant shall maintain, repair and replace, as necessary, the Building interior and non-structural components, including the fixtures and equipment therein, fire sprinkler system after the riser valve (including monitoring and testing), plumbing, electrical and other building systems (including HVAC equipment), and broken glass; and the nonstructural portions of any storefront. Tenant shall perform the following, pursuant to good and accepted business practices or as may be required by Laws throughout the Term: repairing, restriping, and resealing of the parking areas; repair of all curbing, sidewalks and direction markets; sweeping and removal of trash, debris, snow and ice and other routine maintenance; landscaping (including pruning and watering); and provision of adequate lighting during all hours of darkness that Tenant shall open for business.</p> |



## SURROUNDING USES







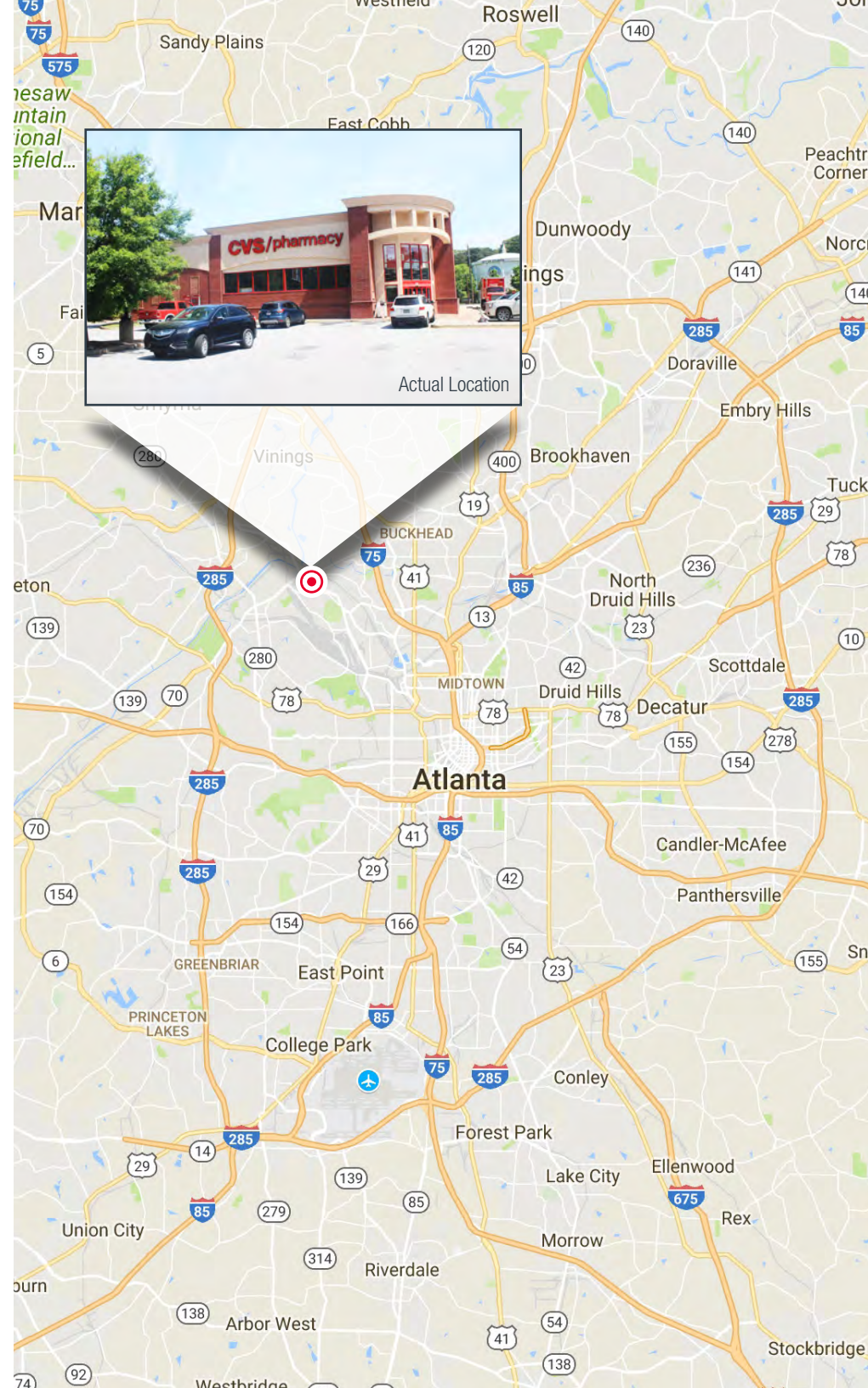
## CORPORATE OVERVIEW

As the leader of a network of more than 68,000 retail pharmacies, CVS Health Corporation (NYSE: CVS; S&P: BBB; Moody's: Baa1) is the largest pharmacy health care provider in the United States, boasting integrated offerings across the entire spectrum of pharmacy care. CVS is a market leader in the following sectors: Mail Order Pharmacy, Retail Pharmacy, Specialty Pharmacy, Retail Medical Clinics, Medical Part D Prescription Drug Plans and Pharmacy Benefits Manager (PBM).

As of December 31, 2018, CVS had approximately 295,000 employees in 49 states, the District of Columbia, Puerto Rico, Brazil and operated more than 9,900 retail stores, 1,100 MinuteClinics, and 25 retail specialty pharmacy stores, as well as the online retail pharmacy websites, CVS.com, Navarro.comTM, and Onofre.com.br. The CVS Health Corporation umbrella has two operating units: Retail/LTC, the domestic pharmacy chain, and Pharmacy Services, which operates the domestic pharmaceutical services division of the company. The company was ranked 7th in the Fortune 500 for 2018 and produced 2018 total revenues of \$194.6 billion and total assets of \$196.5 billion as of December 31, 2018.

The Retail/LTC Segment sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, personal care products, convenience foods, photo finishing, seasonal merchandise and greeting cards. With the recent acquisition of Omnicare, the Retail/LTC Segment now includes LTC operations, which entails providing the distribution of pharmaceuticals, related pharmacy consulting and other ancillary services to chronic care facilities and other care settings as well as commercialization services, which are provided under the name RxCrossroads. CVS added approximately 1,670 pharmacies in December 2015 through the acquisition of the pharmacies of Target Corporation. The stores within Target sell only prescription drugs and over-the-counter drugs (required to remain behind the pharmacy counter). The Retail/LTC Segment also operates retail medical clinics under the MinuteClinic name (nearly all of which are located within a CVS Pharmacy or Target). MinuteClinics utilize nationally-recognized medical protocols to diagnose and treat minor health conditions, perform health screenings, monitor chronic conditions and deliver vaccinations. The clinics are staffed by board-certified nurse practitioners and physician assistants who provide access to affordable care without appointment.

On November 28, 2018, CVS Health acquired Aetna Inc. to enhance the consumer health care experience for a combination of cash and CVS Health stock. Including the assumption of Aetna's debt, the total value of the transaction was approximately \$78 billion.







## ATLANTA: CAPITAL OF THE SOUTHEAST

Metro Atlanta is recognized as an international gateway city and is also considered both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.

With an overall population of 5.8 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport.



## METRO ATLANTA & SURROUNDING AREAS FORTUNE 500 COMPANIES HEADQUARTERED IN AREA

| State Rank | Company                       | Ticker | Fortune 500 Rank | Revenues (Billion) |
|------------|-------------------------------|--------|------------------|--------------------|
| 1          | The Home Depot                | HD     | 23               | \$100.9            |
| 2          | United Parcel Service         | UPS    | 46               | \$65.8             |
| 3          | The Coca-Cola Company         | KO     | 64               | \$35.41            |
| 4          | Delta Air Lines               | DAL    | 71               | \$41.2             |
| 5          | Aflac Inc.                    | AFL    | 126              | \$29.2             |
| 6          | Southern Co.                  | SO     | 145              | \$19.9             |
| 7          | Genuine Parts Co.             | GPC    | 180              | \$16.3             |
| 8          | First Data Corp.              | FDC    | 242              | \$12.1             |
| 9          | SunTrust Banks Inc.           | STI    | 303              | \$9.2              |
| 10         | Mohawk Industries             | MHK    | 311              | \$9.0              |
| 11         | Veritiv                       | VRTV   | 331              | \$8.3              |
| 12         | PulteGroup, Inc.              | PHM    | 353              | \$7.7              |
| 13         | HD Supply                     | HDS    | 364              | \$7.5              |
| 14         | AGCO                          | AGCO   | 370              | \$7.4              |
| 15         | NCR                           | NCR    | 409              | \$6.5              |
| 16         | Asbury Automotive Group, Inc. | MHK    | 410              | \$6.5              |
| 17         | Intercontinental Exchange     | ICE    | 437              | \$6.0              |

Source: Fortune, 2017



## MARKET AT A GLANCE

### ECONOMIC STRENGTH AND STABILITY

- » Over 2,100 international companies are represented in Atlanta
- » Top Tech Talent Market
- » Cost of living is below the U.S. average
- » Atlanta has been recognized for some of the lowest operating costs in the nation
- » Hartsfield-Jackson Atlanta International Airport is #1 in the world in passenger volume, serving 103+ million passengers annually with over 90 international destinations in 55 countries and over 260,000 passengers per day (2017)

### MAJOR POPULATION CENTER

- » The 29-county MSA - the nation's 9th largest - contains approximately 5.8 million people
- » More than 58% of individuals 25+ years of age have post-secondary education, well above the national average of 52%
- » Median household income has increased 62% since 1990, with 22.5% of households currently earning \$100,000+ annually

### HIGHLY EDUCATED WORKFORCE

- » Ranked as 7th Major U.S. city for production of graduates with Bachelor's degrees or higher
- » Home to more than 50 accredited universities, colleges, and technical schools including Georgia Institute of Technology, Emory University, Georgia State University, and the Atlanta University Center which includes Clark, Spelman, and Morehouse Colleges

## JOB GROWTH IS REVVING UP AGAIN

Atlanta has held its place in the top 5 cities for Fortune 500 headquarters for over a decade. 26 Fortune 1000 companies have headquarters in Atlanta and more than 70% of the Fortune 1000 firms have operations in the metro area. Looking forward, Atlanta's diverse economy, strong in-migration, population growth, and business-friendly environment are expected to fuel above-average job growth. According to the Department of Labor, Atlanta employment and labor force numbers grew by nearly 48,000 jobs in 2017, which was a rate of 1.7%. The growth rate outpaced the state and nation's job growth rate of 1.5 percent.

## CORPORATE RELOCATION MAGNET

As the economic recovery continues, businesses are focused on streamlining their operations in regions with lower operating costs and a well-educated, growing labor force. This talent pool coincides well with Atlanta's prime location which is within a short flying distance of a vast majority of U.S. population centers. Atlanta is competitive in a wide range of degree levels, offering a ready workforce to relocating companies and startups in high-end services as well as skilled manufacturing. Moody's notes that Atlanta's job growth in professional and technical services far exceeds the U.S. average and is set to continue for the foreseeable future. Atlanta's high concentration of highly-educated professionals will continue to make the area a preferred destination for corporate relocations and expansions.

Companies such as Pulte Homes, NCR, First Data, Sony Ericsson, Novelis, and Hydro Phi are just a few examples of companies that have chosen to relocate their headquarters from around the country to Atlanta, making a long-term investment in the city's workforce and economy.



## FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

Atlanta's position as a global business center for established companies has never been in question. FDI Magazine, a foreign direct investment news outlet, ranked Atlanta the #5 City of the Future in the U.S. based on economic potential, human resources, infrastructure, quality of life, FDI strategy and business climate.

Atlanta continues to attract many companies due to the state's attractive business climate and highly valuable logistical assets. Georgia is the #5 ranked state for business according to both Site Selection Magazine and Chief Executive due to its low corporate and personal income tax, highly-educated workforce, quality healthcare and low percentage of unionized labor. Atlanta is building on these advantages through programs like its Opportunity Zones which were recently extended to Midtown and Downtown businesses and offer tax credits for each new job added.

In addition to a strong base of internationally recognized firms, the city is already turning to the next generation of Fortune 500 companies to drive future employment growth. Atlanta is poised for a new wave of growth in a diverse range of innovative fields.

**Technology** – Atlanta has a thriving ecosystem ideal for the cultivation of the high-growth technology sector. A key factor helping lure tech companies to the market includes the lowest cost of doing business and the second lowest cost of living among the top-10 markets in the country. One of the defining characteristics of Atlanta's tech sector is that a heavy concentration are primarily business-to-business technology companies (FinTech, Cybersecurity, Health IT, Marketing Automation and Logistics Technology). A strong indicator of the continued growth to come is the noticeable rise and healthy levels of venture capital and private equity investment in Atlanta-based tech companies. Atlanta has seen more than \$1.7 billion of venture and private equity investments in local technology companies since 2015.

**Film & Television** – As a result of generous tax incentives in the state, movie and television production companies have flocked to Georgia in recent years, making it the third most popular filming location in the U.S., behind only California and New York. Gov. Nathan Deal announced that the industry generated \$9.5 billion in the 2017 fiscal year thanks to more than 300 film and television productions shot in the state.

**Bioscience** – The city is ranked #5 in university research nationally. A key component of the

ranking is Emory University's place at #4 in the U.S. for discovering new drugs and vaccines among public-sector research institutions, with 27 products in the marketplace and 12 more in human clinical trials. Atlanta is also home to the Georgia Research Alliance, a non-profit that is government funded and run by a board of high-level business leaders and university presidents. GRA has leveraged \$525 million in state funds into \$2.6 billion of federal and private investment.

**Advanced Manufacturing and Supply Chain Management** – Atlanta's supply chain and advanced manufacturing industry is the largest growth sector in recent years. Seventy percent of the top 20 supply chain management software providers have operations in Atlanta, including six corporate headquarters. State-wide, Georgia continues to increase its connectivity to the global marketplace. Given Atlanta's dominance as a global logistics hub with the busiest airport in the world and as home to both UPS and Delta, the Port of Savannah has become a critical element in the expansion of its distribution capabilities. Furthermore, given that the Northwest is one of the closest submarkets to the distribution hub surrounding Hartsfield-Jackson Atlanta International Airport, the continued growth of this industrial sector should continue to benefit the Northwest in years to come. Many tenants in the Northwest chose their location due to proximity to the airport. Additionally, Atlanta mayor Keisha Lance Bottoms continues to promote a high-speed rail line linking metro Atlanta to Savannah - this additional linkage could serve to boost both the Atlanta and Savannah economies.

**Port of Savannah** – Atlanta is 250 miles from the Port of Savannah, the fastest growing port in the nation. Georgia's deep water ports and inland barge terminals expedite deliveries to 153 countries around the globe and sustain more than 369,000 jobs throughout the state annually, contributing \$20.4 billion in income and \$84.1 billion in revenue to Georgia's economy. The Port of Savannah is the fastest-growing and fourth-busiest port in the nation, with 36 weekly vessel calls, more than any other container terminal on the U.S. East Coast. The Port of Savannah contributes significantly to promoting American businesses in the global marketplace. In 2014, the Savannah Harbor Expansion Project was authorized to begin construction to deepen the harbor to 47 feet through the Water Resources Reform and Development Act of 2014. Completion is expected as early as 2020. In addition, the Port of Savannah has 10 Super Post-Panamax ship-to-shore cranes on order, for a total of 36 cranes. Four will arrive in 2018, and the final six by 2020. Investments are also being made in road

and rail improvements in order to increase service to inland markets and strengthen the logistics network across the state.

**Hartsfield-Jackson Atlanta International Airport** – Located 7 miles south of the city's Central Business District, Hartsfield-Jackson Atlanta International Airport ("Hartsfield") is the world's busiest airport, serving more than 104 million passengers annually with nonstop service to more than 150 U.S. destinations and 70 international destinations in more than 50 countries. The Airport boasts a direct economic impact of \$34.8 billion in metro Atlanta and a total direct economic impact of \$70.9 billion in Georgia. It is also the largest employer

in Georgia, with more than 63,000 employees. The Airport is a frequent recipient of awards of excellence for concessions, operations, sustainability, architectural engineering, and construction. ATL is now in the midst of a \$6 billion capital improvement program, ATLNext, which will modernize the Domestic Terminal and concourses, and include new parking decks, a 440-room hotel, Class A commercial office space, a new runway, a new concourse and expand cargo facilities. With flying times of less than two hours to 80% of the U.S. population, Hartsfield has played a key role in the growth of Atlanta into one of the country's top business centers and deserves its nickname as the "Gateway to the World."





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