

**CVS**  
pharmacy®



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

**CVS/PHARMACY**  
ABSOLUTE NNN LEASED OFFERING

3901 TEAYS VALLEY ROAD HURRICANE, WV

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



This is a rare CVS/Pharmacy absolute net leased offering in Hurricane, West Virginia. The lease calls for zero landlord obligations. The tenant has six 5 year option periods. The tenant has 20 years remaining on the initial term. The asset is well situated at a signalized intersection and has a drive thru. The site is strategically located on a major commercial thoroughfare

## INVESTMENT HIGHLIGHTS

CVS/PHARMACY LONG TERM ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

S&P RATED BBB INVESTMENT GRADE CREDIT

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

SITS AT A SIGNALIZED INTERSECTION AND HAS A DRIVE THRU AND PYLON SIGN

## OFFERING SPECIFICATIONS

PRICE \$1,663,636

CAP RATE 5.50%

NET OPERATING INCOME \$91,500

SQUARE FOOTAGE 10,055

LOT SIZE 1.27 AC

# FINANCIAL SUMMARY

## CVS/PHARMACY • ABSOLUTE NNN LEASE OFFERING

3901 TEAYS VALLEY ROAD HURRICANE, WV

**\$1,663,636 • 5.50%**

### SUMMARY

TENANT NAME	CVS/Caremark
SQUARE FOOTAGE	10,055
LEASE ENDS	6/30/39
ANNUAL RENT	\$91,500
OPTIONS	Six, 5-Year
INCREASES	Flat

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$91,500.00	5.50%

# TENANT OVERVIEW



## CVS/PHARMACY

CVS Caremark Corporation (NYSE: CVS) is an integrated pharmacy services provider, combining a pharmaceutical service company with a U.S. pharmacy chain. CVS Caremark provides pharmacy services through its over 9,700 CVS/Pharmacy stores its pharmacy benefit management, mail order and specialty pharmacy division, (Caremark Pharmacy Services), its retail-based health clinic subsidiary (MinuteClinic) and its online pharmacy (CVS.com). CVS Caremark Corporation is chartered in Delaware and is headquartered in Woonsocket, Rhode Island. The pharmacy services business is headquartered in Nashville, Tennessee. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016.

CVS Caremark has two operating segments: CVS/Pharmacy and Caremark Pharmacy Services. CVS Pharmacy same store prescription volumes rose by 3.6 percent in 2016, with same store pharmacy sales up 3.2 percent. With front store same store sales declining by 1.5 percent, total same store sales increased by 1.9 percent. CVS Pharmacy locations now fill more than 1 billion prescriptions annually and have captured a 23.8 percent share of U.S. retail prescriptions. Size, scale, and expertise matter in health care.

CVS experienced strong organic prescription growth across the enterprise in 2016, augmented by the Omnicare and Target acquisitions. Nearly 1,700 pharmacies expanded their retail footprint by more than 20 percent. It also gave CVS a presence in new regions such as Seattle, Denver, Portland, and Salt Lake City. They have successfully completed the integration and are now focused on converting more of Target's 30 million weekly guests into CVS Pharmacy customers.



**PUBLICLY TRADED**  
NYSE: CVS



**9,700+** LOCATIONS

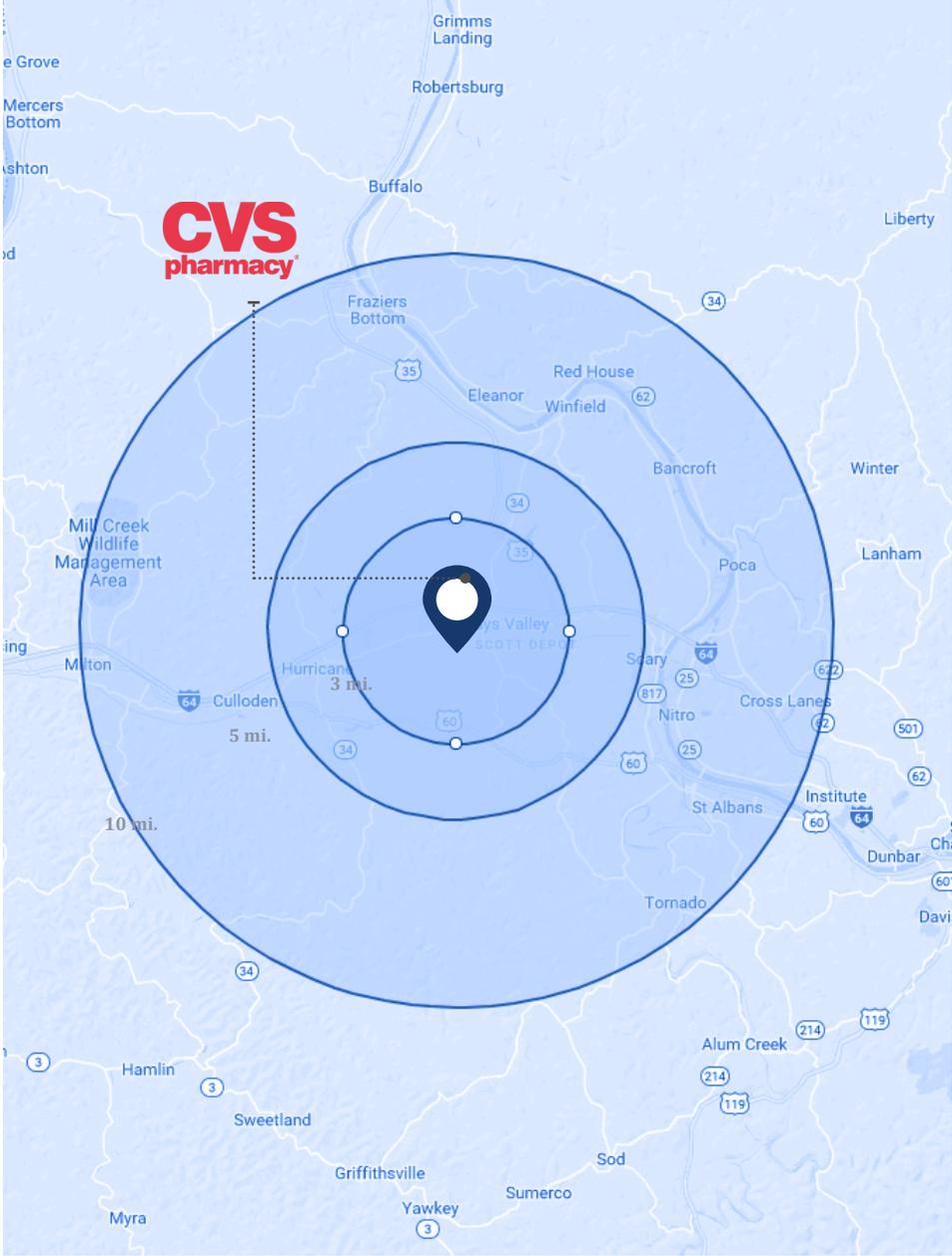


**80,000+** EMPLOYEES

# LOCATION AERIAL



# REGIONAL OVERVIEW



# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	<b>16,275</b>	<b>28,468</b>	<b>89,862</b>
<b>TOTAL HOUSEHOLDS</b>	<b>6,373</b>	<b>11,114</b>	<b>36,912</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$98,312</b>	<b>\$91,802</b>	<b>\$73,219</b>
<b>AVERAGE AGE</b>	<b>40.30</b>	<b>40.00</b>	<b>40.90</b>

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	6,373	11,114	36,912
<b>TOTAL POPULATION</b>	16,275	28,468	89,862
<b>PERSONS PER HOUSEHOLD</b>	2.50	2.50	2.40
<b>AVERAGE HOUSEHOLD INCOME</b>	\$98,312	\$91,802	\$73,219
<b>AVERAGE HOUSE VALUE</b>	\$220,686	\$200,435	\$147,663
<b>AVERAGE AGE</b>	40.30	40.00	40.90
<b>WHITE</b>	15,467	27,233	85,764
<b>BLACK</b>	309	469	1,772
<b>AM. INDIAN &amp; ALASKAN</b>	34	58	208
<b>ASIAN</b>	256	361	679
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	7	11	19
<b>OTHER</b>	203	336	1,419

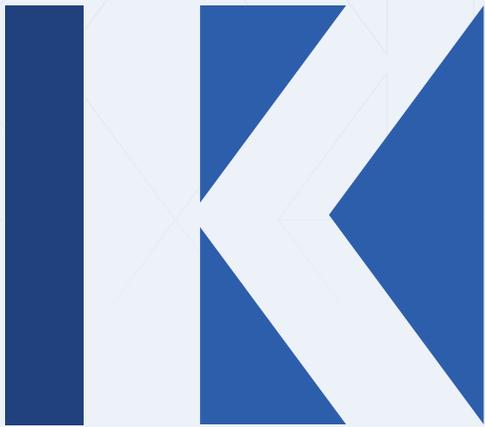
## HURRICANE, WEST VIRGINIA

Hurricane is a city in Putnam County, West Virginia.

Hurricane is a part of the Huntington-Ashland, WV-KY-OH, Metropolitan Statistical Area (MSA). As of the 2010 census, the MSA had a population of 287,702. New definitions from February 28, 2013 placed the population at 363,000.



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