



♥ **CVS**
pharmacy[®]

7001 OLD WINTER GARDEN ROAD
Orlando, FL 32835

CVS pharmacy®

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Investment Highlights

- **Corporate Signature** - CVS is an investment-grade credit tenant (S&P rated BBB) and Fortune 500 company (ranked #7 in 2017)
- **Long Term Investment** - There are 10 years remaining on its original 25-year lease - Tenant has Ten (10), 5-Year Options to extend
- **Absolute NNN** - CVS pays for all costs to operate at the site such as Taxes, Insurance, Maintenance, Roof and Structure - Perfect for out of state investors
- **Tax-Free State** - Florida is an income tax-free state - An added incentive for Buyers in Alaska, Florida, Nevada, New Hampshire, South Dakota, Tennessee, Texas, Washington, and Wyoming
- **Prototype Store Format** - Prototype store format with a drive-thru located on a signalized intersection
- **High Traffic Intersection** - The site sees over 55,000 in daily traffic with over 23,000 VPD on Old Winter Garden Rd and over 33,000 VPD on Hiawasse Rd - Convenient access to ingress and egress on both



Investment Overview

Price	\$4,975,000
Cap Rate	5.15%
Original Lease Term	25 Years
Years Remaining	± 10 Years
Increase	In Options
Options	10, 5 Year Options
Lease Commencement Date	12/22/2004
Lease Expiration Date	1/31/2030
Total Building Area	± 17,294 SF
Total Land Area	±1.81 Acres (78,844SF)



Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current - 1/31/2027	\$21,351.39	\$256,216.68	\$14.82	5.15%
2/1/2027 - 1/31/2030	RENT HOLIDAY - SELLER TO PROVIDE RENT CREDIT (BUYER MAY TAKE UPFRONT PAYMENT OR PLACE IN ESCROW TO HAVE RENT PAYOUT NORMALLY)			
Option 1	\$28,491.61	\$341,899.32	\$19.77	6.87%
Option 2	\$28,491.61	\$341,899.32	\$19.77	6.87%
Option 3 (Y1-Y2)		101% FMV		
Option 3 (Y3-Y5) - 10		100% FMV		



CVS



» **COMPANY NAME**

CVS



» **NO. OF LOCATIONS**

±9,700



» **HEADQUARTERED**

WOONSOCKET, RI



» **INDUSTRY**

RETAIL



» **NO. OF EMPLOYEES**

±243,000



» **WEBSITE**

WWW.CVS.COM

TENANT OVERVIEW

CVS Health Corporation, together with its subsidiaries, provides integrated pharmacy health care services. It operates through Pharmacy Services and Retail/LTC segments. The Pharmacy Services segment offers pharmacy benefit management solutions, such as plan design and administration, formulary management, Medicare Part D services, mail order and specialty pharmacy services, retail pharmacy network management services, prescription management systems, clinical services, disease management programs, and medical pharmacy management services. The Retail/LTC segment sells prescription drugs, over-the-counter drugs, beauty products and cosmetics, personal care products, convenience foods, seasonal merchandise, and greeting cards, as well as provides photo finishing services. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. Hook-SuperRx, LLC operates as a subsidiary of CVS Health Corporation and retails drugs in the United States. It is based in Indianapolis, Indiana and does business as CVS Pharmacy.

GEOGRAPHIC OUTREACH

CVS drugstores span across 49 U.S. states, the District of Columbia, Brazil and Puerto Rico. The company also operates Longs Drugs banner in California, Hawaii, Nevada and Arizona. Around 1,000 store locations throughout 31 states and in Washington D.C. also have Minute Clinics.







**GREYHOUND
BUS
STATION**



**EXPLORIA
STADIUM**



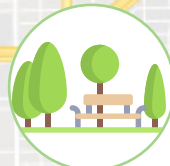
**ORLANDO
EXECUTIVE
AIRPORT**



**CAMPING
WORLD
STADIUM**



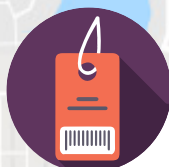
**ORLANDO
HEALTH
HEART INSTITUTE**



**CYPRESS
GROVE PARK**



**THE MALL
AT
MILLENNIA**



**SKYVIEW
PLAZA**

**CVS
pharmacy**

5 MILES

10 MILES

15 MILES

Area Overview



\$18.2 BILLION
Annual Economic Impact

19 MILLION
Visitors Per Year



TOP TOURIST DESTINATION IN THE WORLD 72,000,000 VISITORS IN 2017

- \$64B industry
- Walt Disney World
- Universal Studios
- Sea World
- 2nd Largest Convention Center in the U.S.

Orlando is best-known as home to the world's top theme parks and water parks including the four theme parks and two water parks at Walt Disney World Resort - Disney's Animal Kingdom, Blizzard Beach Water Park, Epcot, Disney's Hollywood Studios, Magic Kingdom, and Typhoon Lagoon; the two theme parks at Universal Orlando Resort - Islands of Adventure and Universal Studios Florida; three parks from SeaWorld Parks and Entertainment - SeaWorld Orlando, Aquatica - SeaWorld's Waterpark and Discovery Cove; and LEGOLAND Florida Resort. With a unique mix of legendary theme parks, water parks, spectacular museums, world-class entertainment and blockbuster

rides and attractions, it would take about 67 days to visit all of the entertaining offerings in Orlando.

With approximately 450 hotels and more than 116,000 guest rooms - including 35 AAA Four Diamond and Forbes Travel Guide Four-Star award recipients - Orlando offers more lodging options than nearly any destination in the world. Accommodations range from luxury resorts and themed hotels to charming bed and breakfasts, economy hotels/motels and campgrounds. Vacation ownership units, private condominiums, and homes are also available.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	15,223	131,289	304,402
2019 Estimate	14,175	121,696	281,985
2010 Census	12,639	105,993	243,661
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	5,867	47,960	109,603
2019 Estimate	5,446	44,377	101,402
2010 Census	4,810	38,371	87,094
INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$62,284	\$63,001	\$69,567



#1

BUSIEST AIRPORT IN FLORIDA

- \$3.5B Expansion
- 3rd Largest Airport in the U.S.
- 44,611,265 passengers in 2017



#1

CITY FOR JOB GROWTH

- 46,000 Jobs created in 2017
- 3.4% wage growth
- 3.8% job growth



#1 Largest University in the United States (2016-2017 academic year)

- The University of Central Florida boasts **66,183 students**, the largest in the U.S. for the 2016-2017 academic year.
- The UCF campus is **13 miles east of downtown** Orlando and adjacent to one of the top research parks in the nation. The university also has 11 regional campus locations throughout Central Florida and a fully accredited College of Medicine in the Medical City at Lake Nona.
- It has more than **12,000 employees** and an operating budget of \$1.5 billion. UCF researchers received **\$148.7 million** in fiscal year 2017 for funded research.
- In fall 2017, the freshman class had an **average SAT two-score of 1316**, The Burnett Honors College enrolled nearly 509 students, and the number of incoming National Merit Scholars ranked UCF among the top **40 colleges and universities**.



15,000 degrees
a year

216

Degrees
Offered

\$\$\$

\$1,730,700,334
2017-18 Initial
Operating Budgets

FUTURE: HIGH SPEED RAIL TO CONNECT ORLANDO TO TAMPA, WEST PALM BEACH, MIAMI



- The country's first private high-speed rail service has opened in Florida.
- Brightline trains will run from West Palm Beach to Fort Lauderdale. Service is planned to expand into downtown Miami early next year and Orlando in the future. Experts state the trip from West Palm to Miami, which can take up to five hours round trip in a car, will take about 60 minutes each way on the train.
- In addition, Florida Gov. Rick Scott just announced in June, 2018 that the Florida Department of Transportation has begun a procurement process to launch a privately-funded high-speed rail service from Orlando to Tampa.



186 MPH
TOP SPEED



2 MILLION
PROJECTED RIDERSHIP



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **CVS** located at **7001 Old Winter Garden Road, Orlando, FL** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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REAL ESTATE INVESTMENT SERVICES