



Ocean Front Store in the Tax Free State of Florida!



Actual Store

Extremely Rare CVS \$8,800,000 + In Store Sales (Only retail store within a mile along the beach)

1596 Florida A1A, Satellite Beach FL 32937

- ✓ CVS in Satellite Beach, FL.
- ✓ Tax Free State
- ✓ Extended store hours (Open until 12:00 midnight)
- ✓ Drive Thru Pharmacy
- ✓ Brand new 20 year lease commencing June 2018
- ✓ Strong Store Sales (approx. \$8.8 mil. + annually. Very low rent to sales ratio)
- ✓ Hard Corner Location
- ✓ Less than one hour drive from Orlando International Airport and less than 15 minutes from Melbourne International Airport
- ✓ Stable Income guaranteed by CVS Corporation S&P Credit Rating of BBB (NYSE: CVS)



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Offering Memo

We are pleased to present this opportunity to purchase this CVS Pharmacy (NASDAQ: CVS) located at 1596 Florida A1A, Satellite Beach FL 32937. This prime real estate is located off Florida Highway A1A with approx. 24,000+ VPD. This store is the only CVS in the city (one of the few retail stores in town), is on a hard corner with a drive thru, approx. \$8,800,000 + in store sales. CVS signed a new 20 year lease in July 2018 showing CVS's strong commitment to this location.

Lease Overview

Tenant:

CVS Health (NASDAQ: CVS)

Landlord Income:

CORPORATE GUARANTEE

Credit Rating:

INVESTMENT GRADE, BBB (S&P)

Lease Type: NN Landlord responsible for roof and structure (No current leaks noted on the property. However, seller may be willing to credit buyer for new roof for buyers peace of mind depending on offer price.)

Lease Term:

Brand new 20 year lease commenced June 2018 plus 5 five year options with rent increases of approx. 5% at each option period.

New Lease Extension Date:

June 1, 2018

Pricing

Price: \$ 4,933,333

Cap Rate: 4.50%

Monthly Income: \$18,500

Annual Income: \$222,000

Very low rent to store sales ratio of approx. 2.5%

Building

Building SF approx: 10,908

Land Acreage approx: 1.39

Year Built: 2000

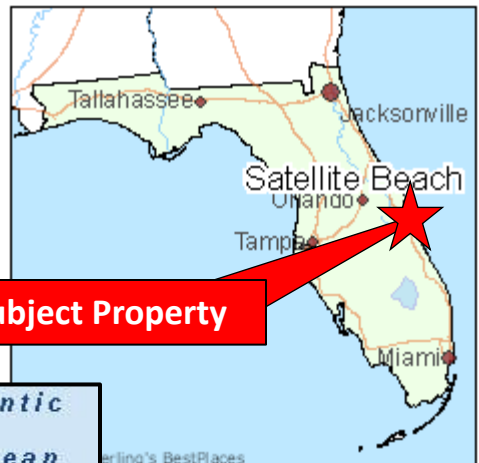
Location Overview

Satellite Beach is a coastal city situated in Brevard County, Florida with the Atlantic Ocean to the East and Indian River to the West. With both ocean and river frontage, Satellite Beach is the largest beachside community in Brevard County. The city has several parks, recreational facilities and natural landscapes. Their biggest industry is biometric security systems that generates \$1.5 billion in revenue each year.

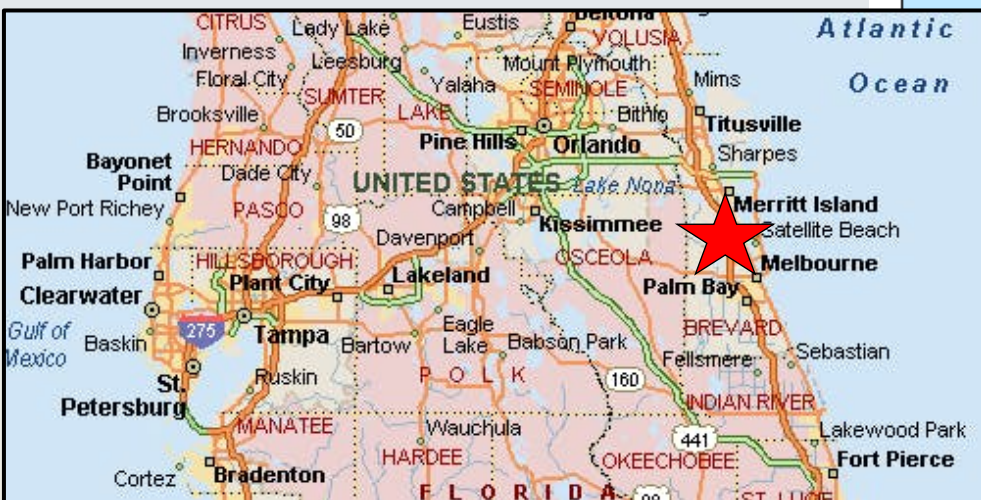
- ✓ Satellite Beach is part of the Palm Bay – Melbourne metropolitan area with a combined population of 204,724.
- ✓ The Crime rate in Satellite Beach is 66% lower than the national average and is safer than 83% of cities in the United States.
- ✓ Future job growth over the next ten years is predicted to be 42.2% which is higher than the US average of 33.5%.

Demographics*	1 Mile	3 Miles	5 Miles
Total Population	7,848	27,709	68,825
Average Household Income	\$79,414	\$85,027	\$71,647

Florida



Subject Property

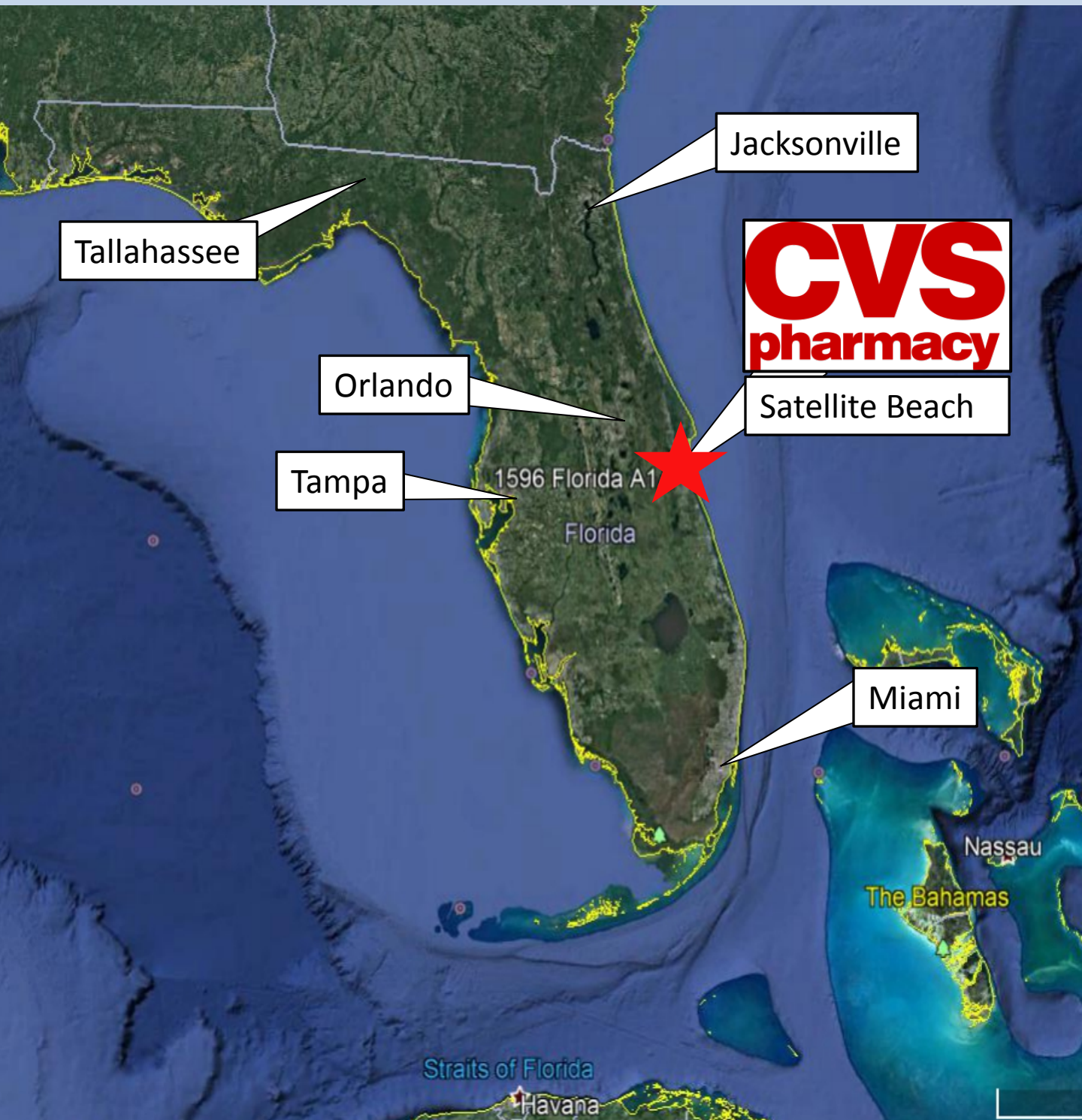


Market Summary > CVS Health Corp
NYSE: CVS

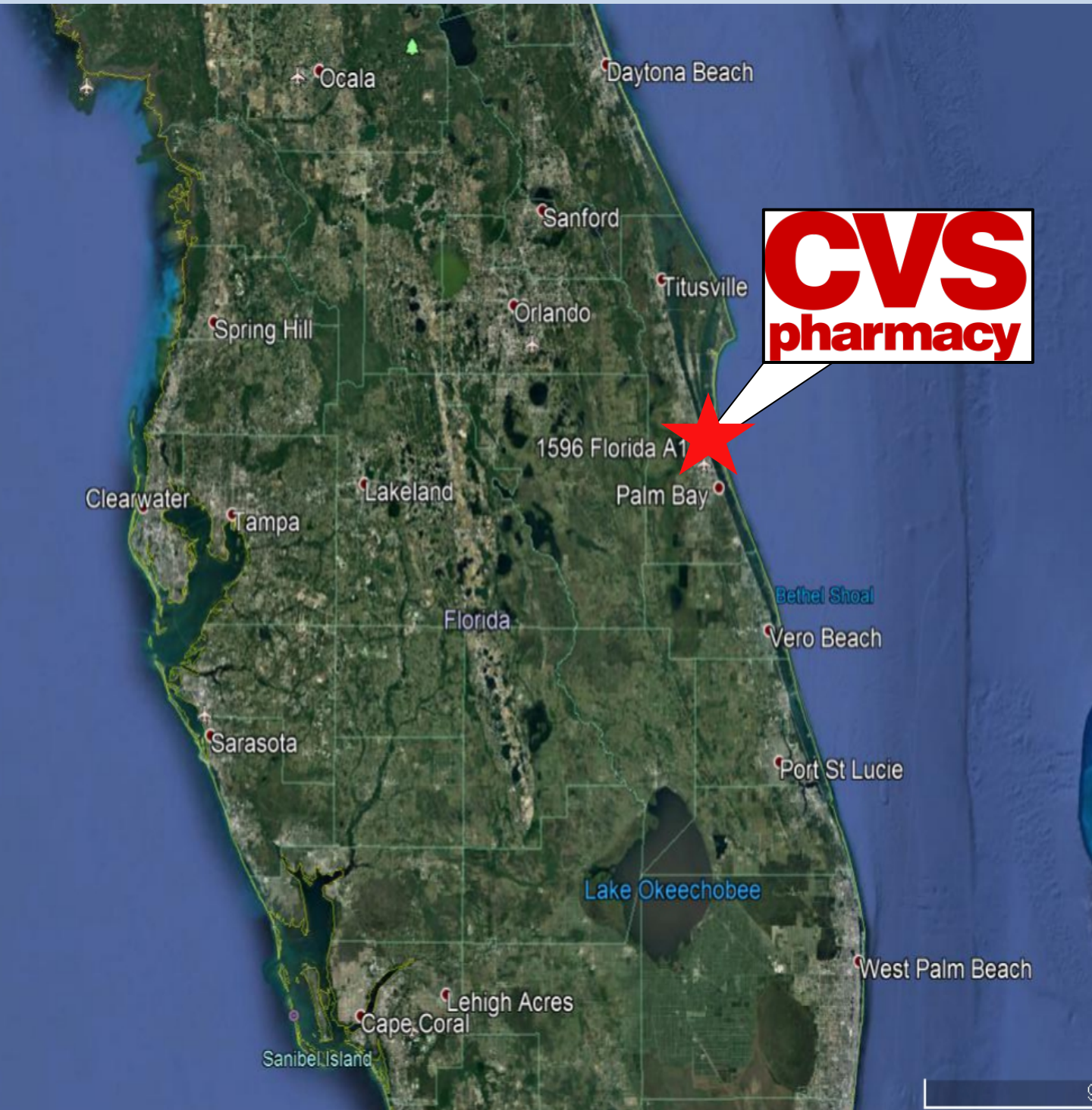
58.84 USD +0.28 (0.48%) ↑

Closed: Aug 15, 6:52 PM EDT · Disclaimer
After hours 58.75 -0.090 (0.15%)

Florida Aerial Photo



Florida Aerial Photo



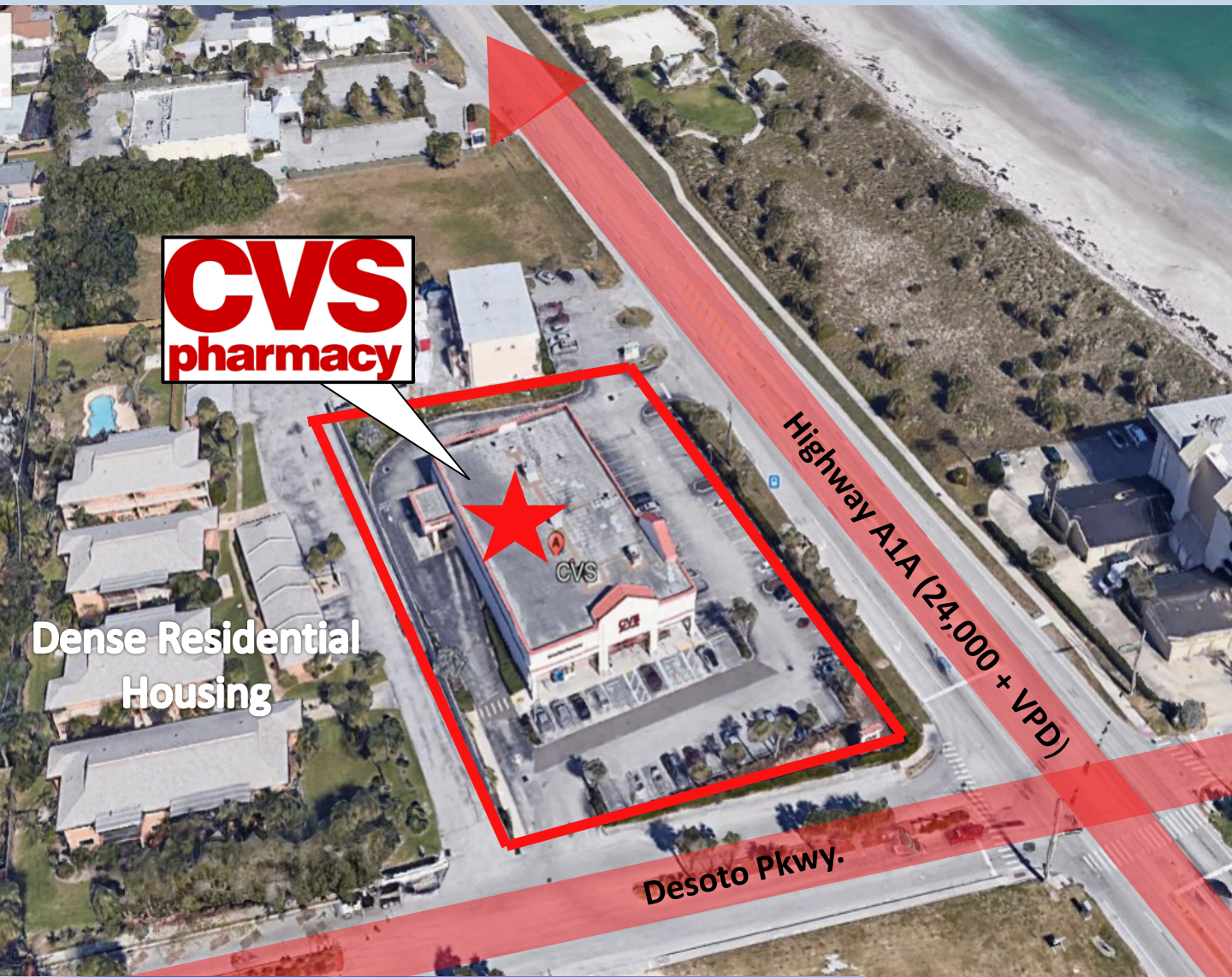
3- Mile Aerial Overview





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Immediate Surroundings



The information above has been obtained from sources deemed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Investor is responsible to confirm the accuracy and completeness of the information using Investor's own experts.



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Actual Store Photos



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Tenant Overview

CVS Health (NASDAQ: CVS) is a pharmacy company with more than 9,800 retail pharmacies and more than 1,100 walk-in clinics. CVS is also a pharmacy benefit manager (PGM) with more than 94 million plan members, a dedicated senior pharmacy care business serving more than 1 million patients per year, expanding specialty pharmacy services for patients who require treatment for rare or complex conditions, and a leading stand alone Medicare Part D prescription drug plan. This unique integrated model increases access to quality care, deliver better health outcome and lowers overall health care costs.

1

Health Care Consumerism: Connecting Patients to More Affordable Care

We're committed to helping patients access the medicines and care they need.

2

Saving Patients Money on Prescription Drugs

Comprehensive approach improves visibility into drug costs from the point of prescribing to the pharmacy counter.

3

Introducing the CVS Beauty Mark

We're making a commitment to use authentic beauty imagery in our stores, our websites and for our marketing materials and social media.

4

CVS Health to Acquire Aetna

Combination to Provide Consumers with a Better Experience, Reduced Costs and Improved Access to Health Care Experts in Homes and Communities Across the Country

TENANT PROFILE

Guarantor:	CVS Health
Ownership:	Public
Stock Symbol (NASDAQ):	CVS
Credit Rating (S&P):	BBB
Business:	Drug Retail
Founded	1892
Chief Executive Officer	Larry Merlo
Locations:	9,800
Annual Revenue:	\$ 185.94 Billion (as of June 2018)*
Net Worth:	\$ 65.5 Billion (as of June 2018)*
Headquarters:	Woonsocket, RI
Website:	https://cvshealth.com/

* [Forbes Click Here](#)

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CVS pharmacy

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