



*REPRESENTATIVE PHOTO



The Kase Group
Real Estate Investment Services

OFFERING
MEMORANDUM

CVS/PHARMACY
ABSOLUTE NNN LEASED OFFERING

485 TEXAS AVE BRIDGE CITY, TX 77611

OFFERING MEMORANDUM
PRESENTED BY:

JEFF GATES

SENIOR VICE PRESIDENT OF
INVESTMENT SALES

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DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



This is a rare CVS/pharmacy absolute net leased offering in Bridge City, TX. The lease calls for zero landlord obligations with two 5 year options at 90% of prior rent, then eight 5 year options at FMV, along with a rent holiday for the last three years of the lease. The asset is well situated on a major commercial thoroughfare and is nearby Walmart, McDonald's and Taco Bell. This location also benefits from heavy traffic counts of 28,376 VPD along Texas Avenue.

INVESTMENT HIGHLIGHTS

CVS/PHARMACY ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

S&P RATED BBB CREDIT INVESTMENT GRADE

INCOME TAX FREE STATE

SURROUNDED BY NATIONAL RETAILERS INCLUDING WALMART AND MCDONALD'S

HEAVILY TRAFFICKED LOCATION - OVER 28,000 VPD

OFFERING SPECIFICATIONS

PRICE \$3,964,724

CAP RATE 6.35%

NET OPERATING INCOME \$251,760

SQUARE FOOTAGE 13,255

LOT SIZE 1.67 AC

YEAR BUILT 2009

FINANCIAL SUMMARY

CVS/PHARMACY • ABSOLUTE NNN LEASE OFFERING

485 TEXAS AVE BRIDGE CITY, TX 77611

\$3,964,724 • 6.35%

SUMMARY

TENANT NAME	CVS/Caremark
SQUARE FOOTAGE	13,255
LEASE BEGINS	12/22/2009
LEASE ENDS	1/31/2035
ANNUAL RENT	\$251,760
OPTIONS	Two, 5-Year at 90% of prior rent Eight, 5-Year at FMV
RENT HOLIDAY	3 Years at End of Lease

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$251,760.00	6.35%

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.



PUBLICLY TRADED
NYSE: CVS



9,700+ LOCATIONS



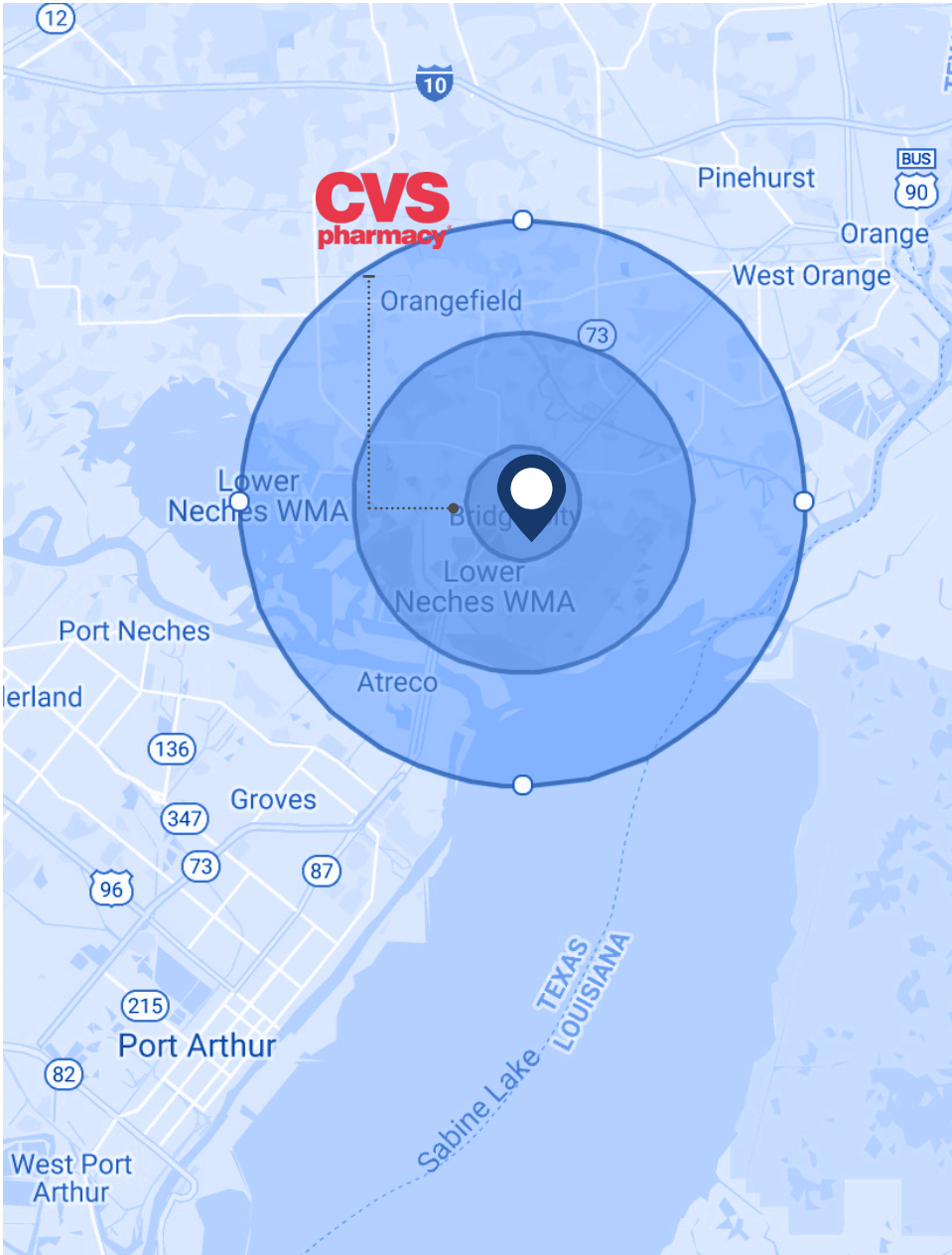
80,000+ EMPLOYEES

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.

LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,763	11,348	14,880
TOTAL HOUSEHOLDS	1,798	4,271	5,531
AVERAGE HOUSEHOLD INCOME	\$73,873	\$81,381	\$82,113
AVERAGE AGE	37.20	37.90	37.80

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,763	11,348	14,880
TOTAL HOUSEHOLDS	1,798	4,271	5,531
PERSONS PER HOUSEHOLD	2.70	2.70	2.70
AVERAGE HOUSEHOLD INCOME	\$73,873	\$81,381	\$82,113
AVERAGE HOUSE VALUE	\$140,743	\$157,860	\$162,542
AVERAGE AGE	37.20	37.90	37.80
POPULATION WHITE	4,511	10,799	14,128
POPULATION BLACK	13	55	94
POPULATION AM. INDIAN & ALASKAN	24	64	111
POPULATION ASIAN	116	243	303
POPULATION HAWAIIAN & PACIFIC ISLAND	0	1	4
POPULATION OTHER	98	187	239

BRIDGE CITY, TEXAS

Bridge City is a city in Orange County, Texas. It is 100 miles east of Houston, near the Gulf of Mexico. The population was 7,840 at the 2010 Census. The town borders the Neches River and Cow Bayou. It is part of the Beaumont–Port Arthur Metropolitan Statistical Area. The area is most known for the oil industry.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TREX Net Lease, Inc.	9006301	kevin@thelasegroup.com	512.636.9613	Kevin Cordova	485683	kevin@thelasegroup.com	512.636.9613
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kevin Cordova	485683	kevin@thelasegroup.com	512.636.9613	Kevin Cordova	485683	kevin@thelasegroup.com	512.636.9613
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone



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