



Subject Property



Offering Memorandum

CVS Pharmacy | Zwanger-Pesiri Radiology

324 West 125th Street | New York, New York

 **Stan Johnson Co.**
THE NET LEASE AUTHORITY®

Offered Exclusively by



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This Confidential Offering Memorandum ("COM") is provided by Stan Johnson Company ("SJC"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of SJC.

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Section One

The Offering



The Offering



Price:

\$45,304,747



Cap Rate:

4.15%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee-simple interest in the class-A, multi-tenant, CVS-anchored commercial and retail property located at 324 West 125th Street, New York, New York ("The Property").

Constructed in 2016, The Property offers over 19,000 square feet of commercial and retail space, with over 100 feet of lot frontage. The Property is fully occupied through 2038 by **CVS (56%)** and **Zwanger-Pesiri Radiology (44%)**. Investors will assume the interest of this premier, high-barrier-to-entry, generational-hold asset with irreplaceable real estate, strong guarantors, and attractive lease terms that limit potential investment.

The building currently operates under two brand new leases with +18 years remaining on the base term for each tenant. The leases included multiple escalations over the 20-year base term and a variety of renewal options with escalations. The terms of the leases limit the responsibilities of the Landlord to the maintenance and repair of the building's foundation, structure and roof.

Located on the southeast corner of Saint Nicolas Avenue and one of the most Historic streets in New York City, Martin Luther King Jr. Boulevard (also known as 125th Street), The Property observes an estimated daily traffic count of over 30,500 vehicles. The Property also benefits from the New York subway system's 125th Street Station, serving the A, C, B & D lines, operated by the Metropolitan Transportation Authority (MTA). Located at the corner of The Property, the 125th Street Station sees an average of 28,000 weekday ridership and over 9,400,000 annual ridership - making this station the 36th busiest station out of the 472 New York City subway stations.



125th Street Station

28,000

Weekday Ridership;

9,400,000

Annual Ridership



+18 Years

Lease Term Remaining



395,976

Residents Within a
1.5 Mile Radius



Extremely

High Barrier-to-Entry
Irreplaceable Real Estate

Manhattan Island



- The **Harlem** neighborhood is visited by **1.3 million people annually**
- Near historic New York City landmarks, like the **Apollo Theater**, located one block from the Property
- Surrounding retail tenants drive traffic to the area, including **Harlem Shake, Sylvia's, AMC Magic Johnson Theater, Whole Foods, Old Navy, DSW, Planet Fitness, Marshalls, Gap Outlet, H&M, and Starbucks**
- Supported by **161,440+** households within 1.5 miles
- **AHI of \$80,707+, 395,970+** residents within 1.5 miles

Click below to view more information about Harlem



Zoning
P. 9



Attractions
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Developments
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Retail
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Investment Highlights



Diversified, Investment Grade Tenant Lineup with Corporate Leases

The Property is currently leased to CVS Pharmacy and Zwanger-Pesiri Radiology. Each Tenant operates a different business, offering a wide assortment of goods and drawing a variety of consumer segments to the Property.



Brand New Construction with Long-Term Leases

The Property was built in 2016 and is now operated by two strong Tenants with a remaining base-lease term of +18 years. Each Lease features attractive rental increases throughout the base lease term, offering a significant hedge against inflation.



125th Street Subway Station

Located on the Property's southeast corner and operated by the Metropolitan Transportation Authority (MTA), the 125th Street Subway Station is the 36th busiest subway station of New York City's 472 subway stations. The 125th Street Station serves the A, C, B & D lines from the northern Bronx, through Manhattan, Queens and southern Brooklyn. The 125th Street Station sees an average of 28,000 weekday ridership and over 9,400,000 annual ridership, providing an immense increase to the daily foot traffic surrounding the Property.



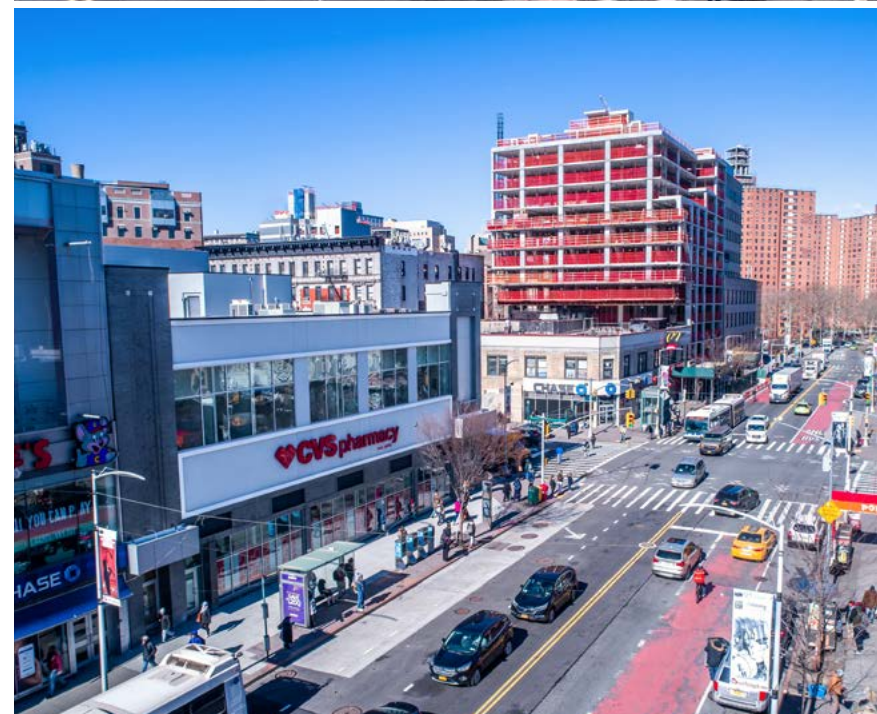
Dense Urban Demographics

The Property benefits from its positioning in one of the most densely Populated urban areas in the United States, with an estimated population of 395,970+ people within a one and one-half (1.5) mile radius and average household income of over \$80,707.



Manhattan Acquisition Opportunity

The Property is located in Manhattan which is the geographically smallest and most densely populated borough in New York City. Manhattan is the cultural, administrative, and financial center of New York City and contains headquarters of many major multinational corporations, the United Nations Headquarters, Wall Street, and a number of important universities.





Property Overview

CVS Pharmacy Zwanger-Pesiri Radiology

Address	324 West 125th Street New York, NY 10027
Rentable SF	19,378 SF
Lot Size (SF)	8,983 SF
Year Built	2016
Rent Expiration	CVS Pharmacy: 5/2038 Zwanger-Pesiri: 2/2038
Lease Type	NN
Property Type	Class-A Retail/Commercial & Office Buildings

ZWANGER-PESIRI
RADIOLOGY

43.75%
Level 2

CVS
pharmacy

56.25%
Level 1

Basement



ZWANGER-PESIRI
RADIOLOGY
7,601 SF
Level 2

CVS
pharmacy
7,030 SF
Level 1

Level 1 & 2 Tenant Breakdown

Zoning & Air Rights

Floor Area Ratio (FAR)

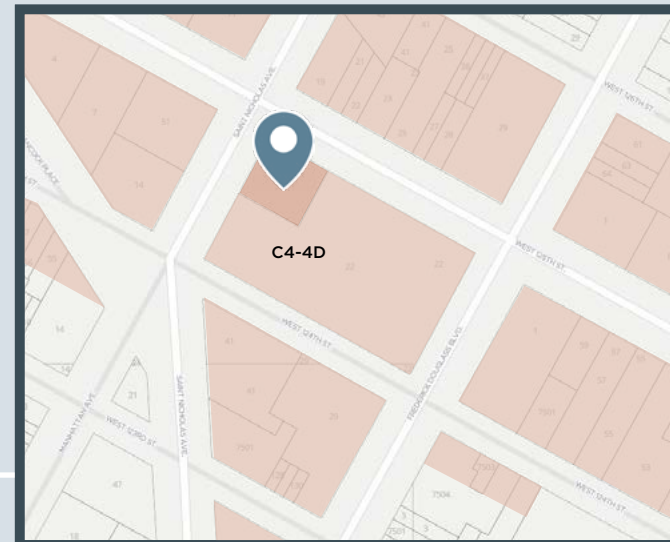
Residential FAR	6.02
Commercial FAR	3.4
Facility FAR	6.5
FAR as built	2.15
Allowed usable floor area	54,078
Usable floor area as built	-19,378
Unused FAR	= 34,700

C4 Districts | Regional commercial centers located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Uses that would interrupt the desired continuous retail frontage are not allowed.

Manufacturing

Residential

Parks



Special Purpose District

Special 125th Street District (125)

Purpose

To support and enhance 125th Street - Harlem's "Main Street" - as a major arts/entertainment destination and regional business district, and generate new mixed use development while protecting the scale of the 125th Street corridor's commercial and historic rowhouse areas by establishing street wall and height limits

Boundaries

124th Street, 126th Street, Broadway
and Second Avenue

Regulations

Restricted ground floor street frontage that may be occupied by banks, office and residential lobbies, and other non-active uses

Requirements

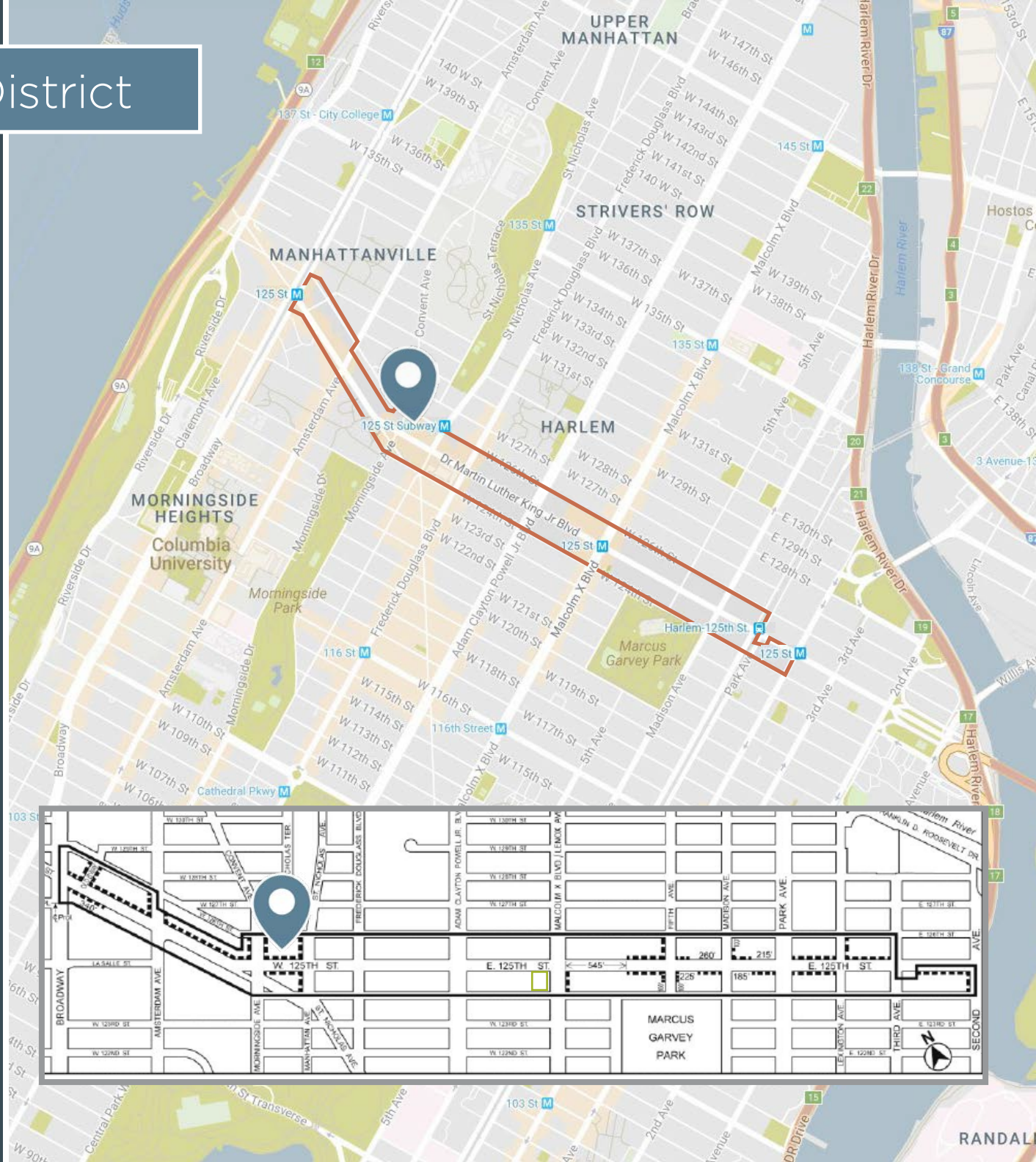
Inclusion of arts and entertainment uses for developments over a certain size

Arts Bonus

The district is the first to establish an innovative arts bonus, which incentivizes the creation of nonprofit visual or performing arts spaces

Housing

Residential density is increased;
affordable housing options offered
through the Inclusionary Housing
designated areas Program





Section Two

Property Details & Financials



Rent Roll

Tenant Name	SF- Cellar	SF	Total Rentable SF	20-Year Lease Term	Rent Increase	Renewal Options	Monthly Rent	Annual Rent
	3,872	7,030	10,902	9/1/2018-5/31/2038	10% every 5 Years	1, 5-Year Option with 10% Increase	\$95,833	\$1,150,000
	875	7,601	8,476	3/1/2018 - 2/28/2038	10% every 5 yrs for 10 yrs; then 2.5% annually	1, 10-Year Option with 2.5% Annual Increases	\$78,000	\$936,000
Total	4,747	14,631	19,378				\$173,833	\$2,086,000

20-Year Cash Flow

Analysis Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029 - 2033	2034 - 2038
Rent Income											
Rent - CVS	\$1,150,000	\$1,150,000	\$1,150,000	\$1,226,667	\$1,265,000	\$1,265,000	\$1,265,000	\$1,265,000	\$1,348,667	\$7,050,267	\$7,143,033
Rent - ZP	\$936,000	\$936,000	\$936,000	\$1,014,000	\$1,029,600	\$1,029,600	\$1,029,600	\$1,029,600	\$1,115,400	\$6,077,130	\$5,666,731
Tax Reimbursement - CVS (66 2/3%)	\$117,669	\$27,374	\$30,257	\$33,226	\$36,285	\$39,435	\$42,679	\$46,021	\$49,463	\$302,673	\$360,551
Tax Reimbursement - ZP (40% over base)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,079	\$170,757	\$230,787
Total Income	\$2,203,669	\$2,113,374	\$2,116,257	\$2,273,893	\$2,330,885	\$2,334,035	\$2,337,279	\$2,340,621	\$2,536,609	\$13,600,826	\$13,401,102
Expenses											
Real estate Tax - 1/1951/43	\$279,565	\$144,130	\$148,454	\$152,908	\$157,495	\$162,220	\$167,086	\$172,099	\$177,262	\$969,340	\$1,123,730
CAM - CVS	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$180,000	\$168,000
Insurance	\$7,957	\$8,195	\$8,441	\$8,695	\$8,955	\$9,224	\$9,501	\$9,786	\$10,079	\$55,118	\$63,897
Total Expenses	\$323,522	\$188,325	\$192,895	\$197,602	\$202,450	\$207,444	\$212,587	\$217,885	\$223,341	\$1,204,458	\$1,355,627
Net Operating Income	\$1,880,147	\$1,925,049	\$1,923,362	\$2,076,291	\$2,128,434	\$2,126,591	\$2,124,692	\$2,122,736	\$2,313,268	\$12,396,368	\$12,045,475

		Years	Dates	Annual Rent	Monthly Rent	RPSF	Increase
Landlord	324 West 125th Street LLC	1 - 5	9/30/2018 - 5/31/2023	\$1,150,000	\$95,833.33	\$105.49	
Tenant	CVS Pharmacy	6 - 10	6/1/2023 - 5/30/2028	\$1,265,000	\$105,416.67	\$116.03	10%
Guarantor	CVS Caremark Corporation	11 - 15	6/1/2028 - 5/31/2033	\$1,391,500	\$115,958.33	\$127.64	10%
Lot Size	8,983 SF	16 - 20	6/1/2033 - 4/30/2038	\$1,530,650	\$127,554.17	\$140.40	10%
Tenant Square Footage	10,902 SF	Final Month	5/1/2038 - 5/31/2038	\$1,683,715	\$140,309.58	\$154.44	10%
Leased Premises	Ground Floor 7,030 SF / Cellar 3,872 SF	Renewal Option	6/1/2038 - 5/31/2043	\$1,852,086	\$154,340.54	\$169.88	10%
Proportionate Share	56.25%						
Lease Type	NN						
Commencement Date	May 15, 2018						
Rent Commencement	September 30, 2018						
Lease/Rent Expiration	May 31, 2038						
Lease Term Remaining	+18 Years						
Annual Base Rent	\$1,150,000						
Rent Increases	10% every 5 years						
Renewal Options	One (1), five (5) year option						
Renewal Increase	10%						
Landlord Responsibilities	Landlord shall maintain and repair the Building exterior, foundations, concrete slab, roof, membrane and supports, the sidewalks (sidewalks except as described: Tenant shall also maintain and repair the Storefront, the interior of the Premises, clean the sidewalks and curbs directly in front of the Premises and promptly remove rubbish and debris and snow and ice from the sidewalks and make minor repairs thereto, such as minor cracks, and make all non-structural repairs to the Premises) and the structural portions of the Common Receiving Area.						
Operating Expenses							
Insurance	Tenant						
Taxes	Tenant shall pay to Landlord, during each calendar year occurring throughout the term of the Lease, Tenant's proportionate share (66.66%) of the difference between the taxes imposed with respect to such calendar year and the base tax year of July 1, 2017 to June 30, 2018.						
Utilities/Electric/Other Services	Tenant shall be liable for all water service charges, all fuel, electricity and other utility charges from and following the Commencement Date.						

		Years	Dates	Annual Rent	Monthly Rent	RPSF	Increase
Landlord	324 West 125th Street LLC	1 - 5	3/1/18 - 2/28/23	\$936,000.00	\$78,000.00	\$110.43	
Tenant	Zwanger-Pesiri Radiology	6 - 10	3/1/23 - 2/29/28	\$1,029,600.00	\$85,800.00	\$121.47	10%
Guarantor	Zwanger-Pesiri Radiology Group, LLP	11	3/1/28 - 2/28/29	\$1,132,560.00	\$94,380.00	\$133.62	10%
Lot Size	8,983 SF	12	3/1/29 - 2/28/30	\$1,160,874.00	\$96,739.50	\$136.96	2.5%
Tenant Square Footage	8,476 SF	13	3/1/30 - 2/28/31	\$1,189,896.00	\$99,158.00	\$140.38	2.5%
Leased Premises	Second Floor 7,601 SF / Cellar 875 SF	14	3/1/31 - 2/29/32	\$1,219,643.00	\$101,636.92	\$143.89	2.5%
Proportionate Share	43.75%	15	3/1/32 - 2/28/33	\$1,250,134.00	\$104,177.83	\$147.49	2.5%
Lease Type	NN	16	3/1/33 - 2/28/34	\$1,281,388.00	\$106,782.33	\$151.18	2.5%
Commencement Date	February 1, 2018	17	3/1/34 - 2/28/35	\$1,313,422.00	\$109,451.83	\$154.96	2.5%
Rent Commencement	March 1, 2018	18	3/1/35 - 2/29/36	\$1,346,258.00	\$112,188.17	\$158.83	2.5%
Lease/Rent Expiration	Feburary 28, 2038	19	3/1/36 - 2/28/37	\$1,379,914.00	\$114,992.83	\$162.80	2.5%
Lease Term Remaining	+18 Years	20	3/1/37 - 2/28/38	\$1,414,412.00	\$117,867.67	\$166.87	2.5%
Annual Base Rent	\$936,000	21 (Option 1)	3/1/38 - 2/28/39	\$1,449,773.00	\$120,814.42	\$171.04	2.5%
Rent Increases	10% every 5 years for 10 years; then 2.5% annually	22	3/1/39 - 2/29/40	\$1,486,017.00	\$123,834.75	\$175.32	2.5%
Renewal Options	One (1), ten (10) year option	23	3/1/40 - 2/28/41	\$1,523,167.00	\$126,930.58	\$179.70	2.5%
Renewal Increase	2.5% Annually	24	3/1/41 - 2/28/42	\$1,561,246.00	\$130,103.83	\$184.20	2.5%
Landlord Responsibilities	Landlord shall maintain and repair the Building exterior, foundations, concrete slab, roof, membrane and supports, the sidewalks (sidewalks except as described: Tenant shall also maintain and repair the Storefront, the interior of the Premises, clean the sidewalks and curbs directly in front of the Premises and promptly remove rubbish and debris and snow and ice from the sidewalks and make minor repairs thereto, such as minor cracks, and make all non-structural repairs to the Premises) and the structural portions of the Common Receiving Area.	25	3/1/42 - 2/28/43	\$1,600,278.00	\$133,356.50	\$188.80	2.5%
		26	3/1/43 - 2/29/44	\$1,640,285.00	\$136,690.42	\$193.52	2.5%
		27	3/1/44 - 2/28/45	\$1,681,292.00	\$140,107.67	\$198.36	2.5%
		28	3/1/45 - 2/28/46	\$1,723,324.00	\$143,610.33	\$203.32	2.5%
		29	3/1/46 - 2/28/47	\$1,766,407.00	\$147,200.58	\$208.40	2.5%
		30	3/1/47 - 2/29/48	\$1,810,567.00	\$150,880.58	\$213.61	2.5%
		Operating Expenses					
Insurance	Tenant						
Taxes	Tenant Pays 40% above the average taxes for the 2017/18 Base year						
Utilities/Electric/Other Services	Tenant shall be liable for all water service charges, all fuel, electricity and other utility charges from and following the Commencement Date.						

Section Three

Market Overview



Manhattan Island





Harlem Area Attractions

The Studio Museum at 144 W 125th St • 1 | The principal visual art institution in Harlem and a magnet for visitors from around the world, its new, state-of-the-art facility is currently under construction with expected completion in 2021. It will provide custom-built and expanded facilities, an enriched visitor experience and strong architectural presence appropriate to a premier center for contemporary artists of African descent.

National Jazz Museum at 58 W 129th St • 2 | The museum is a Smithsonian affiliate and Harlem gem that guides visitors through the 100-year history of jazz. It serves as a thriving preservation institution of the quintessential American musical genre that has deep roots in the neighborhood. You can also listen to rare jazz recordings in the visitors' center. Popular educational series include the Harlem Speaks lecture series and Jazz for Curious Listeners, while performance fans can attend Jazz Swings and Jazz in the Parks events.

Apollo Theater at 253 West 125th St • 3 | This legendary concert hall is a visual and cultural fixture of the neighborhood. It first opened in 1934, and has helped introduce to the world artists such as The Jackson 5, Ella Fitzgerald and James Brown, and remains a continuous source of local—and national—pride.

The Maysles Institute at 343 Malcolm X Blvd | Founded in 2005 and devoted to documentary film, the Maysles Institute runs two major programs: a Summer Film Program for Youth, and The Maysles Cinema, which is located within the Institute's headquarters and showcases student work and other documentaries.

The City College of New York • 4 | Founded in 1847, the City College of New York was the first of an eventual 11 senior colleges that make up the City University of New York (CUNY) system, and its 36-acre Harlem location is commonly considered the flagship campus. It serves 15,778 students.

Marcus Garvey Park | The 20-acre park is home to basketball courts, spray showers, an outdoor pool and two playgrounds for all children, including those with disabilities. There's also an amphitheater where plays and concerts are shown in the summer months. Each August, this historic uptown public space hosts the Charlie Parker Jazz Festival.





1



2



3



4

Harlem Area Attractions

Minton's Playhouse at 206 West 118th St • 1 | Originally located on the first floor of the Cecil Hotel, Minton's Playhouse was established in 1938 and became the setting for a revolution in jazz—the place where some say bebop was born. Thelonious Monk, Dizzy Gillespie, Charlie Parker, Charlie Christian and Kenny Clarke were regular performers there. Now operating just a few doors down, Minton's remains open as a fine restaurant, jazz lounge and important shrine in the history of jazz in Harlem.

Showmans Jazz Club at 375 W 125th St | This soulful haunt of Harlem's old guard has been home to the greats (e.g. Sara Vaughan, Lionel Hampton, Duke Ellington, Pearl Bailey) since 1942, having moved to its current location in August, 1998.

Red Rooster Harlem at 310 Malcolm X Blvd • 2 | This perennially packed restaurant of celeb chef Marcus Samuelsson serves an innovative menu of reinterpreted comfort-food classics. Downstairs, Ginny's Supper Club serves as a music venue with a classic Harlem speakeasy vibe.

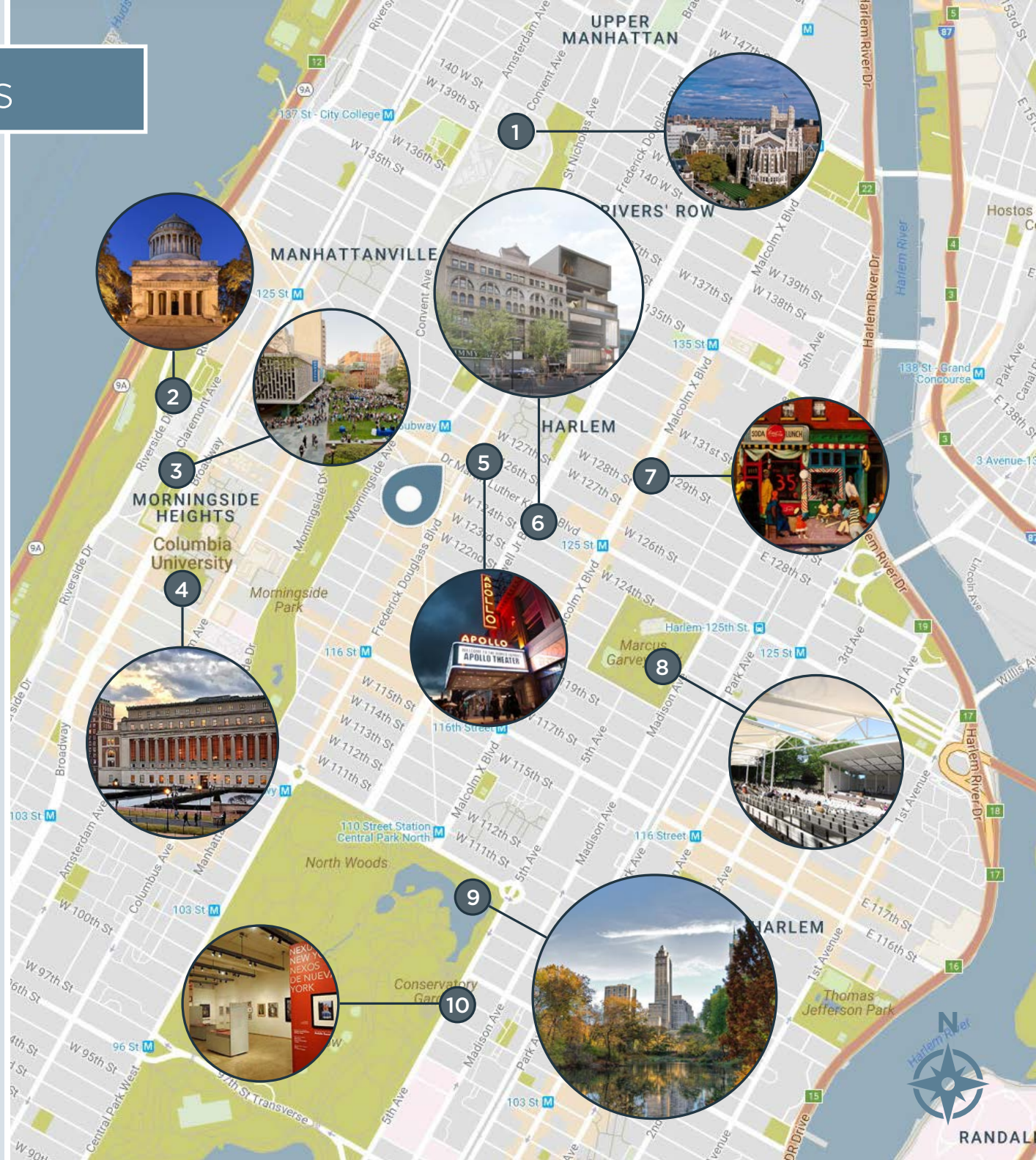
Levain Bakery at 167 W 74th St | Levain Bakery is an iconic New York City bakery best known for its decadent cookies. This 3,000-square-foot facility in Harlem—its third location—does double duty as a retail shop and the center of its quickly growing mail-order production. Levain has become a beloved “must-visit” New York institution and its cookies are commonly cited as the best in New York.

Sylvia's 'Soul Food' Restaurant 328 Malcolm X Blvd • 3 | Founded in 1962, this world-famous Harlem soul food is so popular, it has spawned a line of Sylvia products. What started as a 35-seater has evolved into a cavernous 450-capacity location that takes up most of a city block.

Schomburg Center for Research in Black Culture at 515 Malcolm X Blvd • 4 | This extraordinary trove of vintage literature and memorabilia—all relating to black culture and the African diaspora—was founded in 1926 by bibliophile Arturo Alfonso Schomburg. The center hosts jazz concerts films, lectures and tours.

Harlem Attractions

- 1** The City College of New York
Founded in 1847, this Harlem public school is known for its liberal arts & engineering programs - **16,150+ students**
- 2** General Grant National Memorial
Burial site of President Ulysses S. Grant, the largest mausoleum in North America
- 3** Barnard College
Private women's liberal arts college founded in 1889 - **2,300+ students**
- 4** Columbia University
Private Ivy League research university founded in 1754 - **27,900+ students**
- 5** Apollo Theater
Historic comedy & music venue
- 6** Studio Museum
Museum devoted to the work of African American artists
- 7** The National Jazz Museum in Harlem
Museum dedicated to preservation and celebration of Harlem's jazz history
- 8** Marcus Garvey Park
Public space offering playgrounds, a community center, and summer concerts
- 9** Central Park
World-famous 843-acre park featuring a zoo, carousel, boat rentals & a reservoir - **40 million annual visitors**
- 10** El Museo del Barrio
Museum devoted to Latino culture in the Americas



Harlem Transportation

Largest rapid transit system in the world – 472 stations

1,725,000,000+
Annual Riders

5,550,000+
Daily Riders



Seventh Avenue Express



Lexington Avenue Express



Eighth Avenue Express/Local



Sixth Avenue Express



Queens Boulevard Express



5-15 West 125th Street

Retail Development - 3-story retail building housing TJ Maxx, Bed Bath & Beyond, New York & Company, and WeWork.

Manhattanville Factory District

Multi-Building Office & Retail - 350K SF mixed-use commercial, community facility & retail space, 150,000 SF mixed-use commercial and hi-tech building, offices and co-working lab space, and commercial/retail hub.



125th St Developments

233 West 125th Street

Mixed-Use Development - 26-story building split into two towers: one with a 200-room hotel, the other with 191 rental apartments, cultural space and retail.

Columbia Manhattanville Campus

17-acre, \$6.3 billion development
Completion by 2021
2,400 projected employees

9-story, 450,000 SF **Jerome L. Greene Science Center** research facility & community wellness center. 8-story, 60,000 SF **Lenfest Center for the Arts**.



56 West 125th Street

Mixed-Use Development - 17-story residential building, 12,410-square-foot ground floor retail space, 100,930 square feet of residential.

196 East 125th Street

Under Development - Up to 613,605 square feet of residential

1800 Park Avenue

Mixed-Use Development - 32 stories, 525 feet. 670 residences expected, plus retail, attendant parking for 162 vehicles and 2,224 square feet of space for 343 bicycles



212, 224 West 124th Street

Residential Development - Two 12-story residential buildings. 216 planned units and 227,000 square feet each.

324 West 125th Street

Retail Development - Two stories, 32,250 square feet of retail. Two ground floor retail tenants, second floor restaurant with a 4,000-square-foot rooftop bar.





metro
PCS.



MCDONALD'S



T-Mobile
OLD NAVY

CHUCK E.
CHEESE'S

MODELL'S
SPORTING GOODS

Gotta
Go To
Mo's



K&G
FASHION
SUPERSTORE



kidsfoot Locker

United Jewelry

Ballers USA

ALDO
THE CHILDREN'S
PLACE

aloft
A VISION OF W HOTELS

Mamais Contracting
Corporation

Harlem NY Souvenirs

NYPD 28th Precinct

123rd St

Dwyer Cultural Center

Soul Saving Station

Grace Cleaners

124th St

St Nicholas Ave | 11,919 VPD

Hancock Park

Mannie L Wilson
Towers

The Dimon Institute

Roosevelt Triangle

Martin Luther King Jr. Blvd | 18,591 VPD

Florida Deli

POPEYES
LOUISIANA KITCHEN

House of Angels
Medical Uniforms

126th St



Capital One

DSW
Party City

True Value

H&R
BLOCK

WESTERN
UNION



BANANA REPUBLIC

Petits Poussins

Apollo Deli & Fruit

Frederick Douglass Blvd | 13,538 VPD



Demographics



Population

	0.5 miles	1 mile	1.5 miles
2019 Population	62,131	227,544	395,976
2024 Population	63,881	232,398	404,368
2000-2010 Annual Rate	0.49%	0.37%	0.16%
2010-2019 Annual Rate	0.59%	0.46%	0.45%
2019-2024 Annual Rate	0.56%	0.42%	0.42%
2019 Median Age	34.7	35.2	36.1



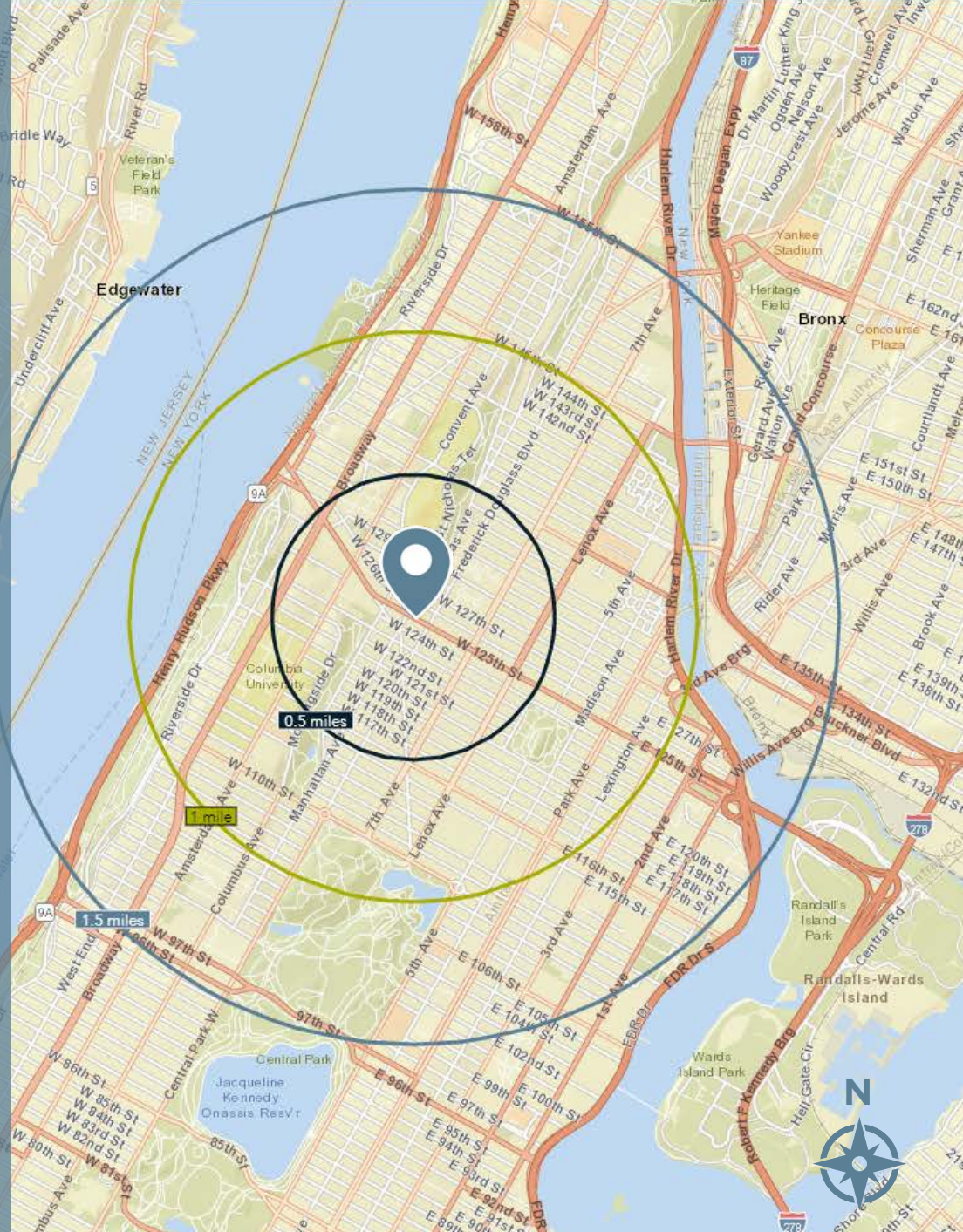
Households

2019 Total Households	25,359	91,798	161,440
2024 Total Households	26,094	93,670	164,776
2000-2010 Annual Rate	0.45%	0.54%	0.37%
2010-2019 Annual Rate	0.62%	0.48%	0.46%
2019-2024 Annual Rate	0.57%	0.40%	0.41%



Household Income

2019 Average Household Income	\$76,942	\$77,419	\$80,707
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Section Four

Tenant Overviews



CVS Pharmacy



CVS Health Corporation (NYSE: CVS) operates retail pharmacy and pharmacy benefit management businesses in the United States. The company offers prescription drugs and general merchandise, including over-the-counter drugs, beauty products and cosmetics, seasonal merchandise, greeting cards, convenience foods, and film and photofinishing services. It sells its products through CVS or CVS Pharmacy retail stores, as well as through its online retail website CVS.com. The company also offers pharmacy benefit management services, including mail order pharmacy, specialty pharmacy, plan, design, and administration, formulary management, and claims processing services.

As of December 31, 2017, it operated more than 9,800 retail drugstores, more than 1,100 walk-in health care clinics, 23 retail specialty pharmacy stores, 18 specialty mail order pharmacies and 83 branches for infusion and enteral services, including approximately 73 ambulatory infusion suites and three centers of excellence. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island.

For FYE December 31, 2018, CVS Health Corporation reported total revenue of \$195 billion, operating income of \$4 billion and a net worth in excess of \$58 billion. CVS currently holds a Standard & Poor's credit rating of BBB.

Tenant Profile

Company	CVS Health Corporation
Entity Type	CVS
D/B/A	Public
Credit Rating	BBB (S&P)
Number of Locations	9,800+
Total Revenue	\$195 billion*
Operating Income	\$4 billion*
Net Worth	\$58 billion*
Founded	1963
Headquarters	Woonsocket, RI
Website	www.cvs.com

Zwanger-Pesiri Radiology



Zwanger-Pesiri Radiology was founded by Dr. Jerome Zwanger who sought to change the patient experience. He founded a radiology practice with the goal of providing patients and physicians

modern medical diagnostics in a caring and compassionate environment. He began the practice out of his house, which became the current Massapequa office. He began a partnership with Dr. E.J. Pesiri in 1958, which continued until July of 2001, when Dr. Pesiri retired. Dr. Zwanger continued to practice part-time until he retired in June 2008.

ZP provides diagnostic testing and imaging services throughout Long Island. Zwanger-Pesiri Radiology is equipped with Board Certified radiologists with advanced training in areas of Neuroradiology, Musculoskeletal Radiology, Body Imaging, MRI, CT, Nuclear Radiology, Ultrasound, Interventional Radiology, and Mammography.



- **Long Islanders Voted Zwanger-Pesiri Radiology Best MRI / Radiology on Long Island 6 Years in a Row**
- **Zwanger-Pesiri is the only outpatient center on LI with the Diagnostic Imaging Center of Excellence accreditation.**
- **Since 2009. Zwanger-Pesiri has been providing free radiological care to uninsured and indigent Long Islanders.**

Tenant Profile

Company	Zwanger-Pesiri Radiology
Company Type	Privately Held
Patients Served (2015)	800,000
Number of locations	24
Number of Employees	60+
Founded	1953
Headquarters	Lindenhurst, NY
Website	www.zwangerpesiri.com

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going beyond