



ACTUAL PROPERTY



LONG TERM NN LEASE | AFFLUENT MARKET | RARE FIXED RENT INCREASES
3095 OLD ATLANTA RD., CUMMING, GA 30041

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TENANT DESCRIPTION

Tenant Description
Disclosure

CLICK FRAME TO SEE PROPERTY VIDEO



ACTUAL PROPERTY

CBRE is pleased to present this well-established CVS investment property located in the affluent Atlanta suburb of Cumming, GA. CVS has been at this location for nearly 13 years and the property is situated at the hard corner signalized intersection with excellent visibility and access. It is located directly across the street from the from The Village Shoppes at Windermere, a Publix anchored retail center and surrounded by other national retailers such as McDonald's, Goodyear, Zaxby's and Regions Bank. This store is also in close proximity to the South Forsyth Middle School, Sharon Elementary School and Lambert High School.

Cumming is the largest city in Forsyth County and a 2019 study by 24/7 Wall St. named Forsyth County as the fastest growing county in Georgia. Between 2010 and 2018 the county experienced a 34.8% increase in population and Forsyth County Schools have been ranked among the best in Georgia.

investment highlights

- Investment grade credit
- Affluent area with average HH Incomes in excess of \$191k within 1-mile & \$162k within 5-miles
- 12 years and 9 months remaining on initial 25 year lease
- Rare 5% rent increases every 5 years throughout the initial term and options
- Hard corner signalized intersection
- Excellent visibility and access – Large efficient parcel
- Directly across the street from a Publix anchored retail center
- Limited landlord responsibilities
- No debt to assume – Able to pay all cash

| | |
|-----------------------|---|
| PRICE: | \$5,858,250 |
| ANNUAL RENT: | \$319,275 |
| CAP RATE: | 5.45% |
| TENANT: | Georgia CVS Pharmacy, LLC |
| GUARANTOR: | CVS Health Corporation |
| REMAINING LEASE TERM: | 12 Years, 9 months (through January 31, 2033) |
| OPTIONS: | (4) 5-year options |
| RENT ESCALATIONS: | 5% every 5 years including options |
| RENT COMMENCEMENT: | October 20, 2007 |
| LANDLORD OBLIGATIONS: | Roof & Structure |
| EXISTING FINANCING: | No debt to assume |
| BUILDING SIZE: | 14,604± SF |
| LAND SIZE: | 2± acres |
| PARKING SPACES: | 60 spaces (4.1 spaces per 1,000 SF) |
| DRIVE THROUGH LANES: | 2 lanes |
| YEAR BUILT: | 2007 |



Cumming, Georgia

As one of the fastest growing communities in the nation, Cumming continues to evolve and add new amenities for residents and visitors.

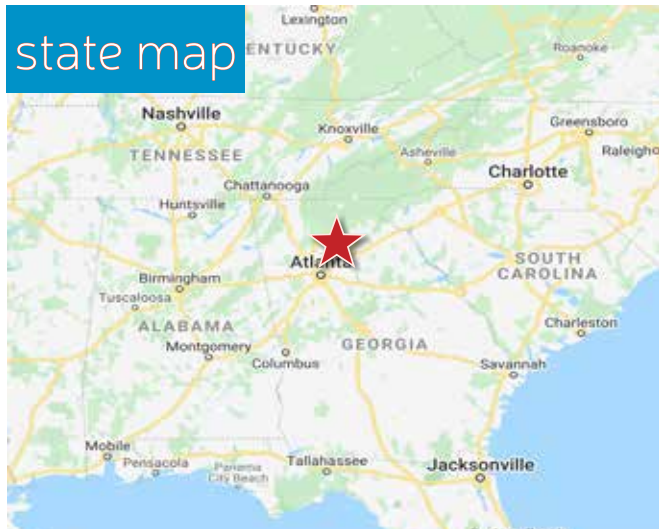
In the next few years, Mayor Troy Brumbalow and City Council will establish the Cumming City Center near downtown Cumming that will feature shopping, dining and small venues for live entertainment. Mayor and Council members hope the City Center will serve as a gathering spot for our community and visitors from surrounding counties, while helping to bring some of the small-town, Southern charm back to the City of Cumming.

The City Center will be located on property situated between Hwy. 20 and Sawnee Drive, behind Forsyth Central High School. Construction of facilities that will be owned by the City and leased to retail and dining establishments is slated to begin in summer of 2020 with the City Center grand opening in summer of 2021. The development will provide a steady income stream for the City of Cumming to help ensure that municipal property taxes never have to be levied here, while also providing leaseholders with in-demand locations as well as the stability and security that comes with leasing from the City.

Mayor Brumbalow and Council also plan to increase the number of community events held by the City at the Cumming Fairgrounds. Among the new events that have been added since 2018 are Food Truck Fridays, Fridays at the Fairgrounds, a summer music festival series, an all-day July 4th celebration, and new Cumming Christmas Parade through downtown ending with a Christmas Festival at the Fairgrounds.

There's no doubt that the City of Cumming has always been and will continue to be a place filled with both small town heart and big city spirit!

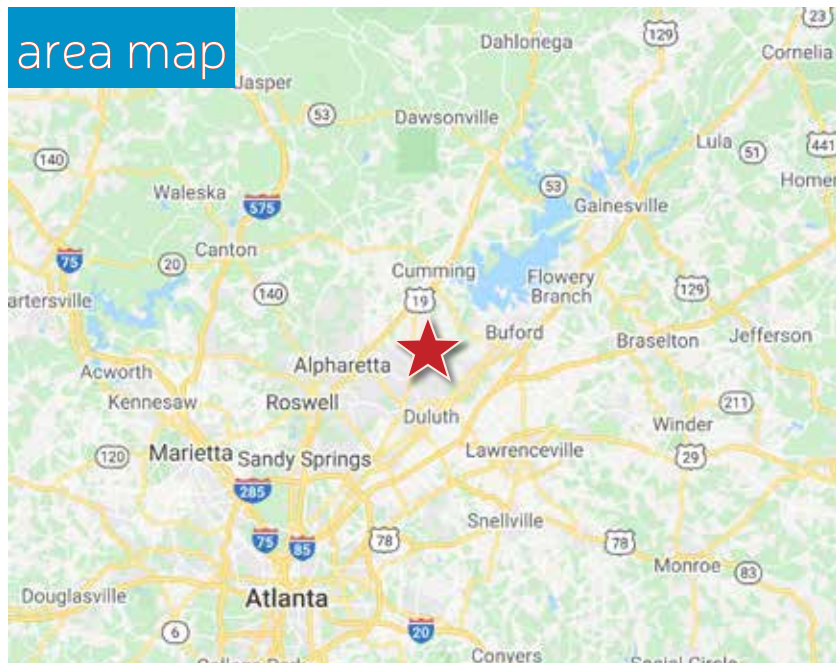
state map



local map



area map



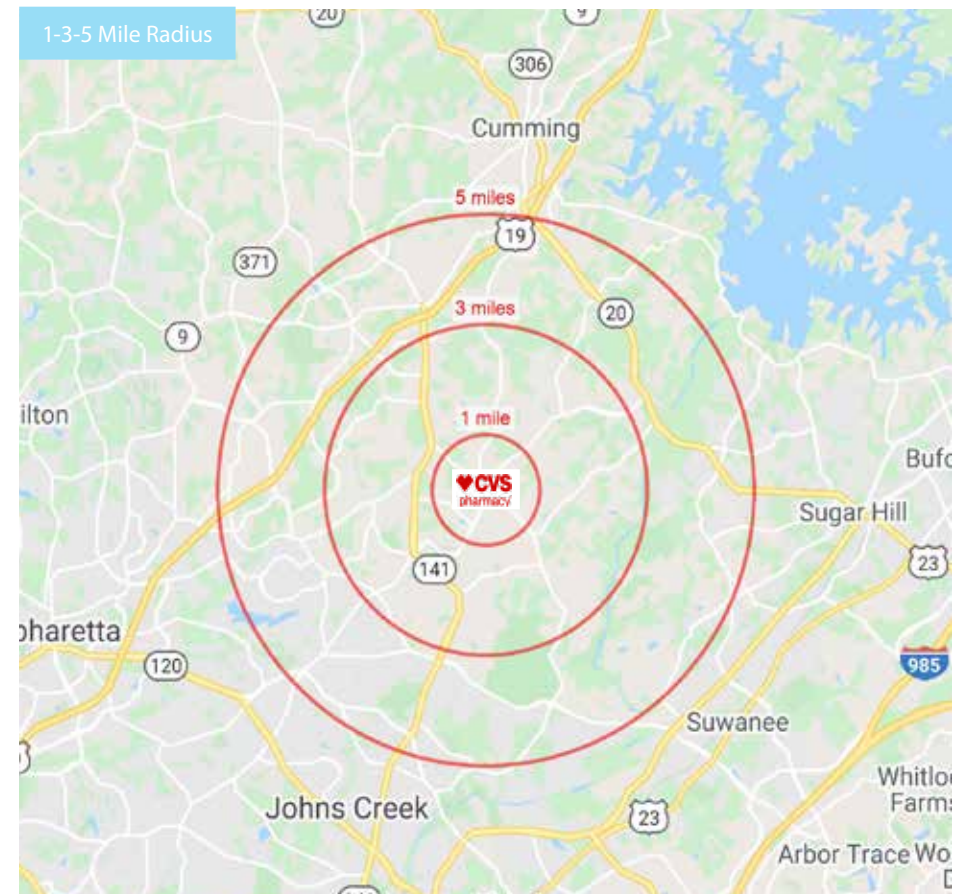
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|---------|
| Population 2010 (Census) | 5,686 | 41,831 | 109,782 |
| Population 2019 (Estimated) | 6,590 | 60,483 | 151,678 |
| Population 2024 (Projected) | 7,618 | 72,618 | 175,947 |
| Historical Annual Growth | | | |
| 2010-2019 | 1.61% | 4.07% | 3.56% |
| Projected Annual Growth | | | |
| 2019-2024 | 2.94% | 3.72% | 3.01% |

| 2019 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|----------------------------------|--------|--------|---------|
| White | 5,437 | 48,542 | 106,905 |
| Black | 244 | 2,600 | 10,639 |
| Asian | 624 | 6,774 | 26,091 |
| American Indian & Alaskan Native | 27 | 177 | 359 |
| Pacific Islander | 0 | 30 | 65 |
| Other Race | 72 | 660 | 3,358 |
| Two or More Races | 185 | 1,699 | 4,261 |
| Hispanic & Non-Hispanic | | | |
| Hispanic | 354 | 3,354 | 11,097 |
| White Non-Hispanic | 5,190 | 46,085 | 99,951 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| Households 2010 (Census) | 1,655 | 13,313 | 35,187 |
| Households 2019 (Estimate) | 1,888 | 19,048 | 48,070 |
| Households 2024 (Projected) | 2,166 | 22,721 | 55,493 |
| Historical Annual Growth | | | |
| 2010-2019 | 1.43% | 3.95% | 3.43% |
| Projected Annual Growth | | | |
| 2019-2024 | 2.79% | 3.59% | 2.91% |

| HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------|-----------|-----------|-----------|
| 2019 Average | \$191,172 | \$172,604 | \$162,861 |
| 2019 Median | \$157,021 | \$142,978 | \$130,070 |

| 2019 AGE REPORT | 1 MILE | 3 MILE | 5 MILE |
|-----------------|--------|--------|--------|
| Median Age | 37.70 | 37.70 | 37.50 |





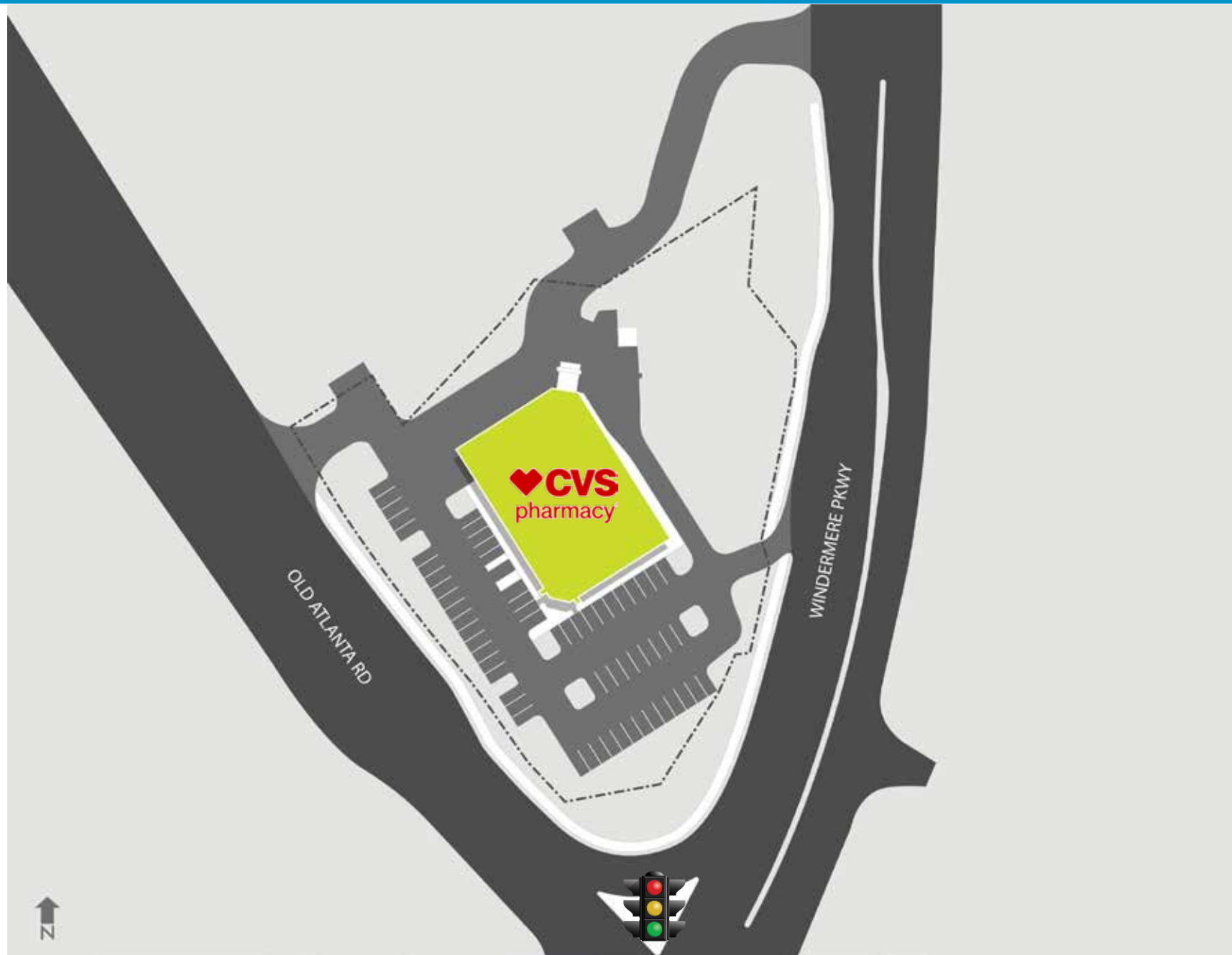












CVS HEALTH CORPORATION

NYSE: CVS

S&P Rating: BBB

www.cvs.com

CVS Health Corporation (NYSE: CVS, previously CVS Caremark Corporation) 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 healthcare.

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.

As of December 31, 2016, the Retail/LTC Segment included 9,709 retail locations (of which 7,980 were stores that operated a pharmacy and 1,674 were pharmacies located within Target Corporation ("Target"). The retail locations are in 49 states and the District of Columbia. With the addition of the Target pharmacies, they currently operate in all of the top 100 United States drugstore markets. The pharmacies within Target stores sell prescription drugs and over-the-counter drugs that are required to be held behind the counter. Existing retail stores range in size from approximately 5,000 to 30,000 square feet. Most new stores range in size from approximately 11,000 to 15,000 square feet and typically include a drive-thru pharmacy. The pharmacies within Target stores range in size from approximately 450 to 1,100 square feet. During 2016, their Retail/LTC Segment filled approximately 1.2 billion prescriptions (counting 90-day prescriptions as three prescriptions) and held approximately 23.8% of the United States retail pharmacy market.



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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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REPRESENTATIVE PHOTO

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