



**HORVATH  
& TREMBLAY**



## SINGLE TENANT NET LEASE OPPORTUNITY

## DRONE VIDEO



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**DISCLAIMER**

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## INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the CVS investment property located at 776-784 Dudley Street in Boston, Massachusetts (the "Property"). CVS signed a brand new, 25-year lease in 2007 that currently has over 12 years of term remaining and is followed by six, 5-year renewal options. The lease features rare rental increases every five years throughout the option periods.

CVS is situated on a corner parcel at the signalized intersection of Dudley Street, Ramsay Street and Columbia Road, in the densely populated Dorchester neighborhood of Boston. The Property is located in the Uphams Corner District on a busy commercial corridor with easy access for neighborhood residents on foot and for those travelling by car. CVS benefits from an exceptionally large municipal lot that provides ample parking. Additionally, CVS is located less than 0.2 miles from the Uphams Corner Station along the Fairmount Commuter Rail Line.

CVS has subleased approximately 4,746 square feet of space to Brother's Super Market, a popular neighborhood grocery store with two (2) locations in Dorchester, MA. For more information please visit [brothersupermarkets.com](http://brothersupermarkets.com)

- **LONG LEASE TERM REMAINING:** The lease currently has over 12 years of term remaining with six, 5-year renewal options.
- **INVESTMENT GRADE CREDIT:** CVS Health (NYSE: CVS) is a publicly traded company and the largest retail pharmacy in the country with over 9,900 locations. The company holds an investment grade credit rating of BBB (S&P) and Baa2 (Moody's), and reported 2019 revenues of over \$256 billion.
- **URBAN IN-FILL LOCATION:** The Property is located on a corner parcel along a busy retail corridor in a densely populated neighborhood of urban Boston. The location offers easy access for neighborhood residents on foot and for those traveling by car. CVS benefits from a large municipal lot that provides ample parking. Additionally, CVS is located less than 0.2 miles from the Uphams Corner Station along the Fairmount Commuter Rail Line.
- **EXCEPTIONAL DEMOGRAPHICS:** An impressive 433,157+ people live within a 3-mile radius of the Property with an average household income of over \$110,000.
- **HIGH TRAFFIC COUNTS:** An average traffic count of over 33,500 vehicles per day pass by the property at the nearby signalized intersection of Dudley Street and Columbia Road.
- **RARE RENT BUMPS:** The CVS lease features rare 5.0% rent increases at the start of each option period, providing the investor with an attractive increase in revenue and a hedge against inflation.





## PROPERTY OVERVIEW



**\$7,727,272**  
LIST PRICE



**5.50%**  
CAP RATE



**\$425,000**  
NET OPERATING INCOME

776-784 DUDLEY STREET | BOSTON, MA 02125

OWNERSHIP:	Fee Simple
BUILDING AREA:	14,162 SF
LAND AREA:	0.59 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Triple Net *
ROOF:	Tenant Responsible
STRUCTURE:	Landlord Responsible
RENT COMMENCEMENT DATE:	08/12/2007
LEASE EXPIRATION DATE:	01/31/2033
LEASE TERM REMAINING:	12+ Years
RENEWAL OPTIONS:	6, 5-Year Options

\*LL is responsible for the exterior portions and structural portions of the building but not the roof. LL is also responsible for all plumbing, pipes, conduits and utility lines leading to and from the building. CVS is responsible for all other portions of the building, including the roof and roof supports, gutters, downspouts, loading docks, all fixtures, systems and equipment.



## ANNUALIZED OPERATING DATA

YEARS	START	END	TERM	RENT	% INC
1 - 25	08/12/2007 - 01/31/2033		CURRENT	\$425,000	
26 - 30	02/01/2033 - 01/31/2038		OPTION 1:	\$446,250	5.0%
31 - 35	02/01/2038 - 01/31/2043		OPTION 2:	\$468,562	5.0%
36 - 40	02/01/2043 - 01/31/2048		OPTION 3:	\$491,991	5.0%
41 - 45	02/01/2048 - 01/31/2053		OPTION 4:	\$516,591	5.0%
46 - 50	02/01/2053 - 01/31/2058		OPTION 5:	\$542,420	5.0%
51 - 55	02/01/2058 - 01/31/2063		OPTION 6:	\$569,541	5.0%



## TENANT OVERVIEW

### CVS HEALTH AT A GLANCE:

RETAIL PHARMACY LOCATION:	9,800+
PHARMACY CUSTOMERS PER DAY:	5M+
EMPLOYEES:	290K+
CVS CAREMARK PHARMACY PLAN MEMBERS:	93M+
AETNA MEDICAL INSURANCE PLAN MEMBERS:	22M+
EXTRACARE REWARD MEMBERS:	62M+
2019 REVENUE:	256B+



## ABOUT THE TENANT



CVS Pharmacy is a subsidiary of the American retail and health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. CVS Health today is the 7th largest company by revenue (over \$184 billion) on the Fortune 500 and CVS Pharmacy is the 2nd largest pharmacy chain in the United States by number of locations (over 9,800 as of 2018) and total prescription revenue.

CVS Health companies include CVS Pharmacy, CVS Caremark, CVS Specialty, MinuteClinic and Aetna. CVS Health Corp. made big moves in 2018 to further expand its footprint. The company fully integrated its acquisition of Omnicare, a pharmacy specializing in nursing homes, and the pharmacies of Target stores. In November 2018, CVS also completed its \$68 billion acquisition of the health insurance company, Aetna Inc. and its 22.1 million medical members. The acquisition created a healthcare behemoth with \$246 billion in annual revenue across sectors including retail pharmacy, benefit management, and insurance.





OVERVIEW

Dorchester is a densely populated residential neighborhood of approximately 6 square miles in the City of Boston, Massachusetts. With a population of approximately 130,000, it is home to nearly one quarter of all Boston residents. Dorchester is located south of downtown Boston and is surrounded by the neighborhoods of South Boston, Roxbury, Jamaica Plain, Hyde Park, South End, and the city of Quincy and town of Milton.

Dorchester is one of Boston's most diverse neighborhoods. The nation's first Vietnamese Community Center is located in Fields Corner. Dorchester Avenue anchors the neighborhood business district with a unique mix of ethnic restaurants, beauty salons, electronics stores, and pharmacies. Franklin Park, considered the "crown jewel" of Frederick Law Olmsted's Emerald Necklace Park System, is located here. The Park features 527 acres of green space and walking paths, a zoo, and an 18-hole municipal golf course. Bordered by the Neponset River and Boston Harbor, Dorchester residents enjoy the riverfront amenities of Pope John Paul II Park as well as harbor beaches and boating opportunities.

The neighborhood is served by five stations on the Red Line (MBTA) rapid transit service, five stations on the Ashmont-Mattapan High Speed Line, five stations on the Fairmount Commuter Rail Line, 3 of which have opened within the last year (Newmarket, Four Corners & Talbot Ave) and various bus routes. Interstate 93 (concurrent with Route 3 and U.S. 1) runs north-south through Dorchester between Quincy, Massachusetts and downtown Boston, providing access to the eastern edge of Dorchester at Columbia Road, Morrissey Boulevard (northbound only), Neponset Circle (southbound only), and Granite Avenue (with additional southbound on-ramps at Freeport Street and from Morrissey Blvd at Neponset). Several other state routes traverse the neighborhood, e.g., Route 203, Gallivan Boulevard and Morton Street, and Route 28, Blue Hill Avenue.

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2020 Estimate	61,275	226,580	433,157
2025 Projection	64,449	235,375	447,866
2010 Census	54,468	197,707	374,233
<b>BUSINESS</b>			
2020 Est. Total Business	2,080	9,330	33,910
2020 Est. Total Employees	21,395	101,286	509,403
<b>HOUSEHOLDS</b>			
2020 Estimate	21,919	89,833	182,288
2025 Projection	23,478	95,079	192,083
2010 Census	19,309	77,445	154,314
<b>INCOME</b>			
Average Household Income	\$74,349	\$95,067	\$110,161
Median Household Income	\$54,044	\$65,986	\$73,372



**433,000+**  
PEOPLE WITHIN 3 MILES



**33,500+**  
VEHICLES PER DAY  
INT OF DUDLEY ST & COLUMBIA RD



**\$110,000+**  
AVERAGE HOUSEHOLD INCOME















BOSTON



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♥ CVS  
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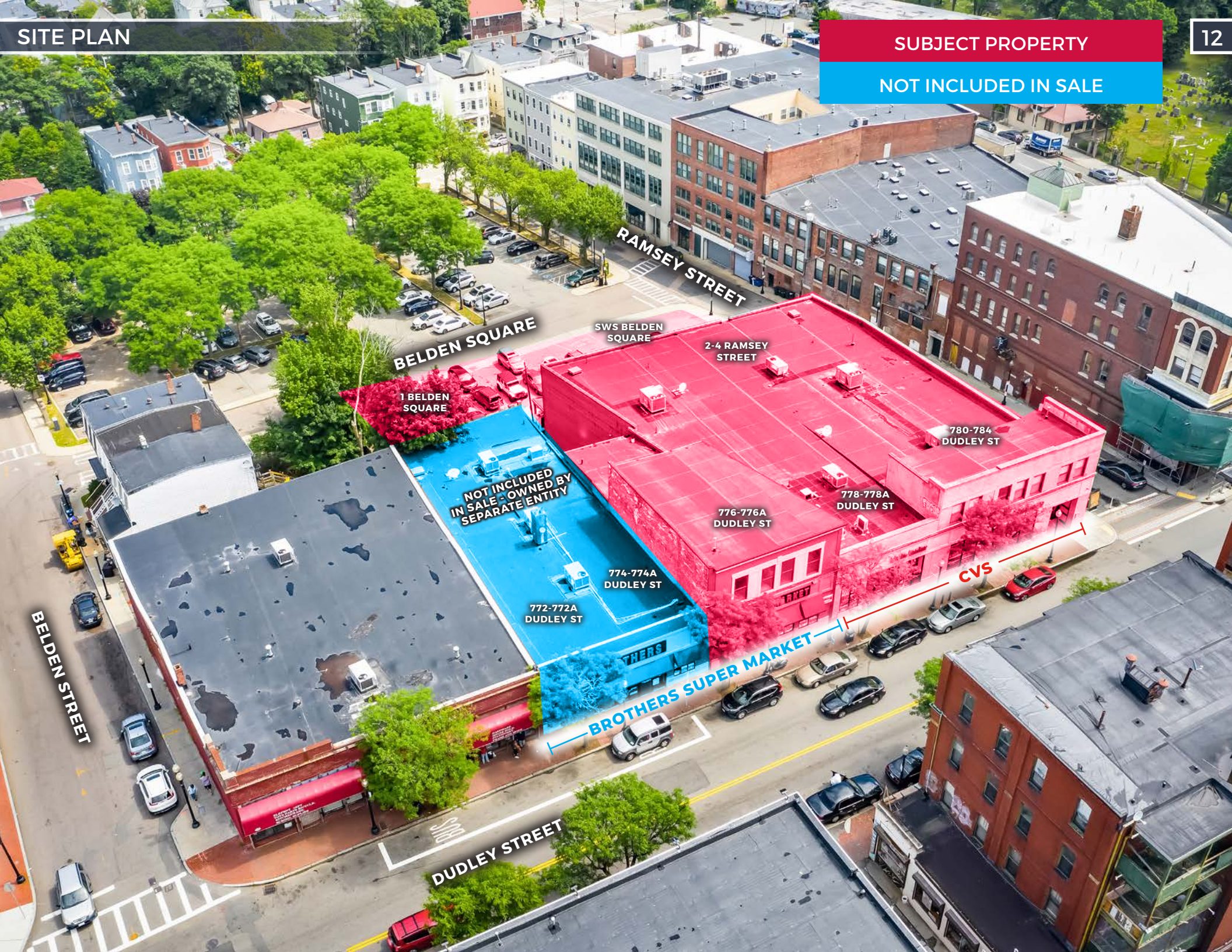


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33,500 VPD







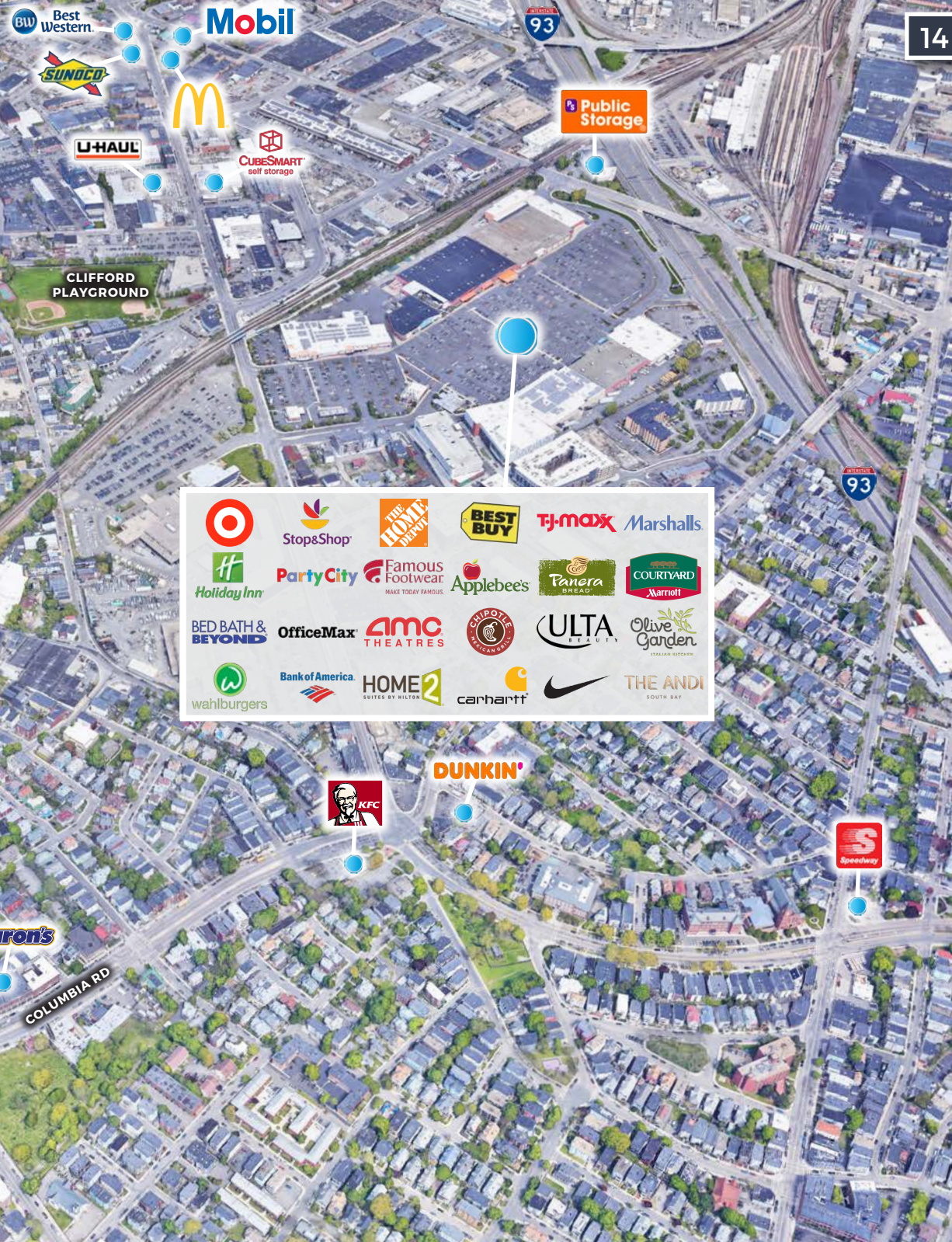






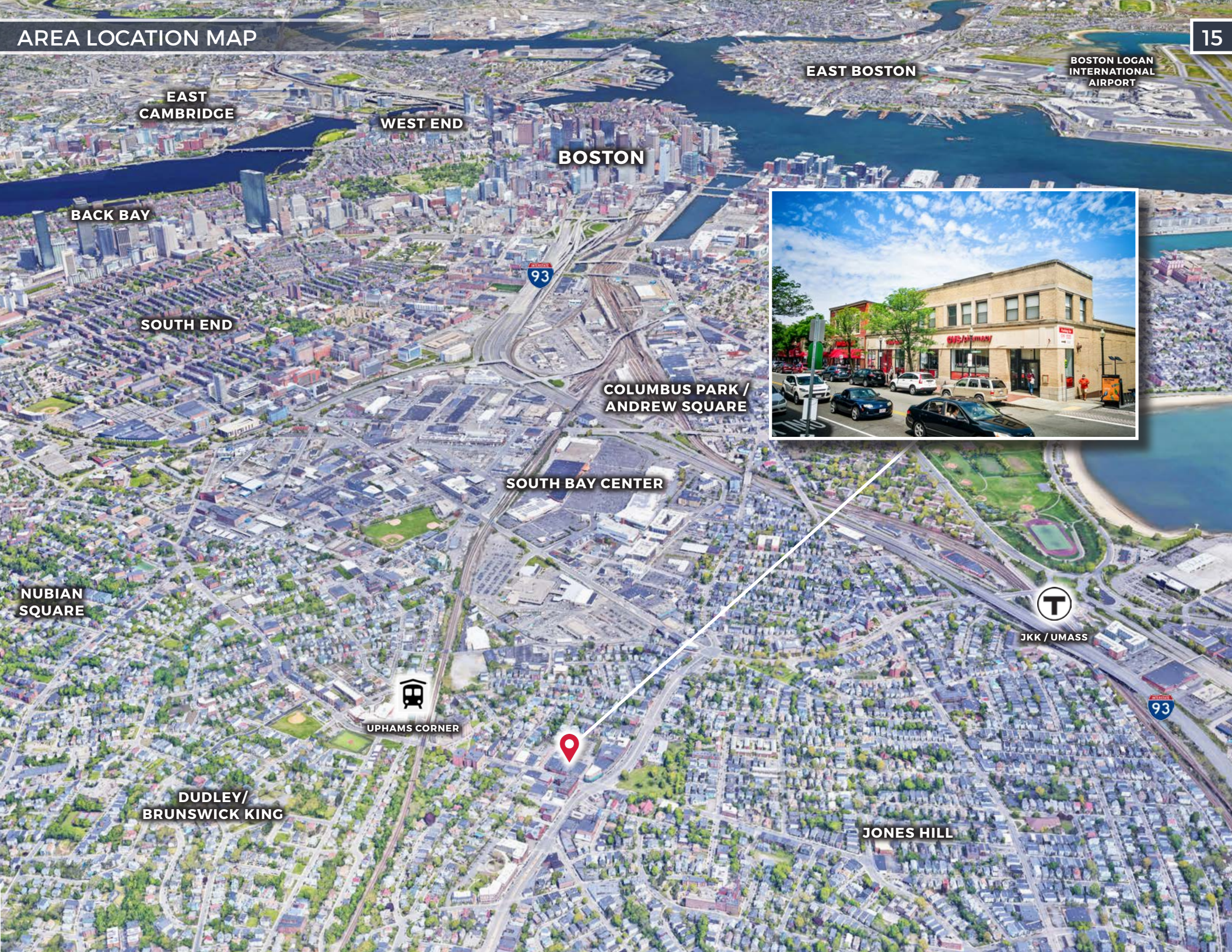


AREA LOCATION MAP

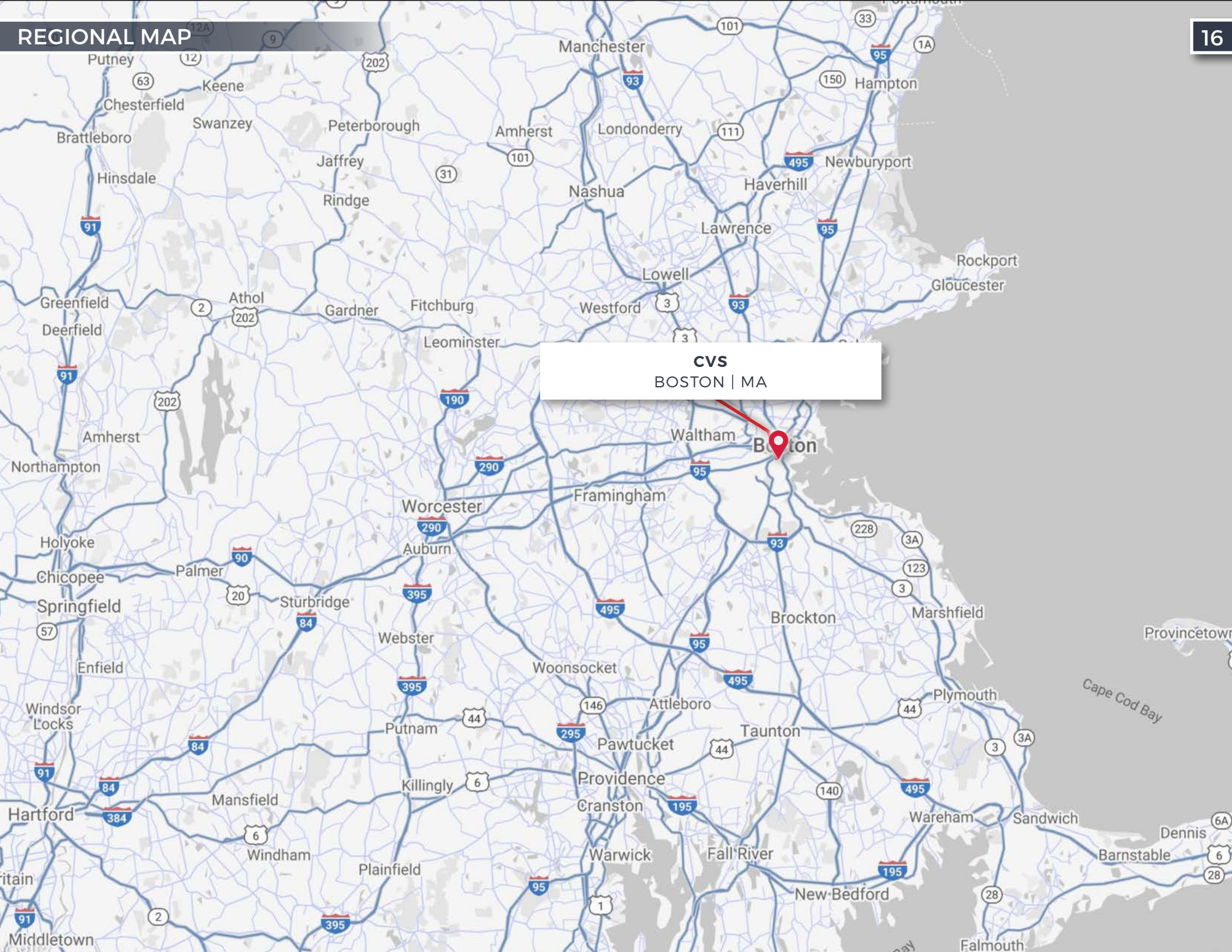




AREA LOCATION MAP









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