

CVS (232.16% Rent Increase in Options)

139 E Broadway Blvd

Jefferson City, TN, 37760



ON MARKET:
CVS IN JEFFERSON CITY, TENNESSEE



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- ▶ **CVS in Jefferson City, TN**
28 MILES NORTHEAST OF KNOXVILLE
- ▶ **Long Term Triple Net Lease (NNN) with 19 Years Remaining**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty from CVS Health | S&P:BBB**
- ▶ **Hedge Against Inflation**
232.16% RENT INCREASE IN OPTIONS
- ▶ **Ideally Located Along E Broadway Blvd**
MORE THAN 21,000 VEHICLES PER DAY (VPD)
- ▶ **Below Market Rent**
- ▶ **Essential Service Tenant Throughout the Pandemic**
- ▶ **Additional Retail in the Area Includes:**
WALMART, LOWE'S HOME IMPROVEMENT, BIG LOTS, AUTOZONE AUTO PARTS, FOOD CITY, DOMINO'S PIZZA, MCDONALD'S, DOLLAR GENERAL, TRACTOR SUPPLY CO, AND MANY MORE

FINANCIAL OVERVIEW

139 E BROADWAY BLVD
JEFFERSON CITY, TN, 37760

PRICE	\$1,100,000
CAP RATE	4.00%
NOI	\$44,000
PRICE PER SQUARE FOOT	\$109.46
RENT PER SQUARE FOOT	\$4.38
YEAR BUILT	2001
APPROXIMATE LOT SIZE	1.16 Acres
GROSS LEASEABLE AREA	10,050 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	CVS Health
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA			
BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	5/31/2039	\$44,000	\$3,667
Option Periods		\$146,151	\$12,179



CVS - Jefferson City, Tennessee

LEASE SUMMARY

LEASE COMMENCEMENT DATE	6/1/2019
LEASE EXPIRATION DATE	5/31/2039
LEASE TERM	20 Years
TERM REMAINING	19 Years
INCREASES	In Options
OPTIONS TO RENEW	Six, 5-Year Options



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

TENANT OVERVIEW

CVS Health Corporation, together with its subsidiaries, is a pharmacy innovation company helping people on their path to better health. At the forefront of a changing health care landscape, the Company has an unmatched suite of capabilities and the expertise needed to drive innovations that will help shape the future of health care. CVS is currently the only integrated pharmacy health care company with the ability to impact consumers, payors, and providers with innovative, channel-agnostic solutions. They have a deep understanding of their diverse needs through their unique integrated model, and are bringing them innovative solutions that help increase access to quality care, deliver better health outcomes and lower overall health care costs. Through more than 9,900 retail locations, more than 1,100 walk-in health care clinics, a leading pharmacy benefits manager with nearly 90 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year, expanding specialty pharmacy services and a leading stand-alone Medicare Part D prescription drug plan. They are delivering break-through products and services, from advising patients on their medications at their CVS Pharmacy locations, to introducing unique programs to help control costs for their clients at CVS Caremark, to innovating how care is delivered to their patients with complex conditions through CVS Specialty, to improving pharmacy care for the senior community through Omnicare, or by expanding access to high-quality, low-cost care at CVS MinuteClinic.



OVERVIEW

TENANT TRADE NAME CVS Health

TENANT CVS

OWNERSHIP Public

LEASE GUARANTOR CVS Health

NUMBER OF LOCATIONS 9,900+

HEADQUARTERED Woonsocket, RI

WEB SITE www.cvs.com

SALES VOLUME \$256 Billion (2019)

NET WORTH \$84.49 Billion (2020)

STOCK SYMBOL CVS

BOARD NYSE

CREDIT RATING BBB

RATING AGENCY Standard & Poor's

RANK BBB

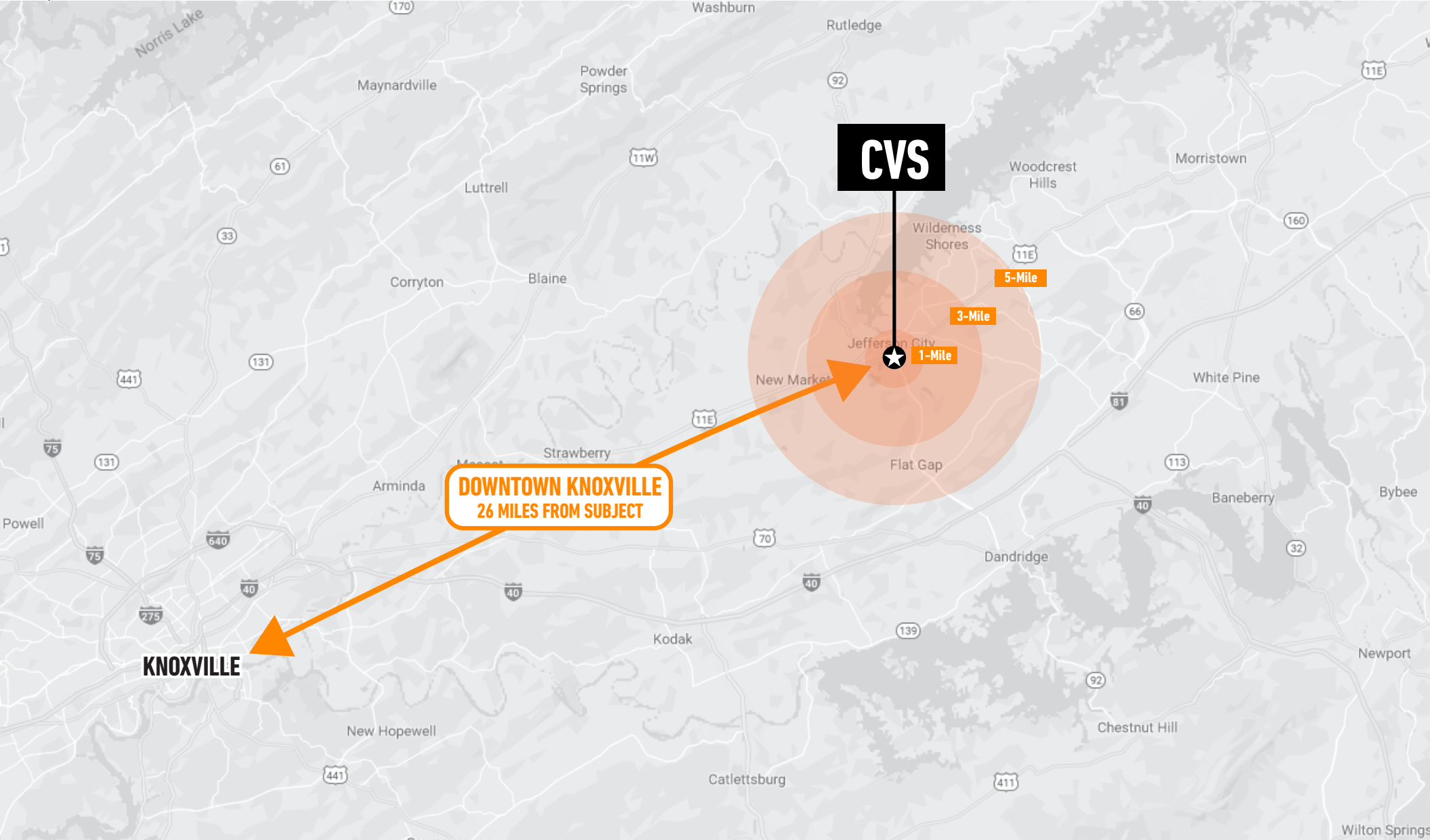
ABOUT JEFFERSON CITY

Jefferson City is a city in Jefferson County, Tennessee. It is part of the Morristown, Tennessee, Metropolitan Statistical Area. The city was originally named "Mossy Creek" but was changed in 1901 to honor Thomas Jefferson. Carson-Newman University, a Baptist college founded in 1851, is located in Jefferson City.

U.S. Route 11E, the Andrew Johnson Highway, passes through the south side of the city. It leads northeast 13 miles to the center of Morristown and west 3 miles to New Market. Knoxville is 28 miles to the southwest via Route 11E. Tennessee State Route 92 passes through the west side of Jefferson City, leading north 14 miles to Rutledge and south 9 miles to the center of Dandridge.



REPRESENTATIVE PHOTO



	1-Mile	3-Mile	5-Mile
2000 Population	5,091	10,597	17,826
2010 Population	5,178	10,901	19,120
2020 Population	5,288	11,242	19,713
2025 Population	5,424	11,552	20,247

	1-Mile	3-Mile	5-Mile
2000 Households	1,794	3,921	6,736
2010 Households	1,752	4,026	7,225
2020 Households	1,809	4,179	7,475
2025 Households	1,860	4,300	7,685

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$43,840	\$56,614	\$63,304
2020 Median HH Income	\$34,103	\$42,617	\$48,483
2020 Per Capita Income	\$14,997	\$21,045	\$24,004

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