



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CVS Pharmacy

9006 Greenwell Springs Road
Baton Rouge, LA 70814

EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 13,824 SF CVS Pharmacy at 9006 Greenwell Springs Road in Baton Rouge, Louisiana. This Deal Includes Almost 4 Years Left Remaining on the Corporate Backed Triple Net (NNN) Lease With Zero Landlord Responsibilities.

OFFERING SUMMARY

PRICE	\$4,876,615
CAP	6.50%
NOI	\$316,983
PRICE PER SF	\$352.76
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	9006 Greenwell Springs Road Baton Rouge, LA 70814
COUNTY	East Baton Rouge Parish
BUILDING AREA	13,824 SF
LAND AREA	1.52 AC
YEAR BUILT	2004



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Just Under 4 Years Left Remaining on the Corporate Backed Triple Net (NNN) Lease
- Zero Landlord Responsibilities
- In 2019, CVS Was Ranked 8th on the Fortune 500 and 19th on the Fortune Global 500
- CVS is One of the Three Largest Drugstore Chains in the U.S.; The Tenant Has Over 9,900 Locations Across 49 States and Washington D.C., Puerto Rico and Brazil
- CVS Has Recently Teamed Up With the New Orleans Convention Center to Outfit a Backup Medical Monitoring Facility so to Relieve Potential Overflow of Patients at the City's Hospitals; They Also Have More Than 1,400 COVID-19 Test Sites Across the Country
- Excellent Demographics With a Population of 60,436 Residents Making an Average Household Income of \$56,586 Within a 3-Mile Radius
- Population Jumps to Over 167,069 People Within a 5-Mile Radius Headed West Into Downtown Baton Rouge
- Near the Corner of Oak Villa Blvd and Greenwell Springs Rd With a Combined Traffic Count of Over 62,250 VPD
- 6-Miles From Exxon Mobil's Chemical Plant and Refinery, the 5th Largest Oil Refinery in the U.S. and 13th in the World and Employs 6,300 Workers
- Just 15 Minutes Away From the Southern University College, the Only Historically Black College System in the Nation
- Located on the Eastern Bank of the Mississippi River, Baton Rouge is the Capital of Louisiana and is the 2nd Largest City in LA After New Orleans; It is Home to the Louisiana State University Which Serves Over 30,000 Students
- Nearby Tenants Include: Walmart Supercenter, Lowe's, Big Lots, Academy, Domino's, McDonald's, Taco Bell, Family Dollar, Home Depot, AutoZone and More



LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	Building of Approximately 13,824 SF
LEASE COMMENCEMENT	July 31, 2004
LEASE EXPIRATION	February 24, 2024
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Drug Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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13,824 SF

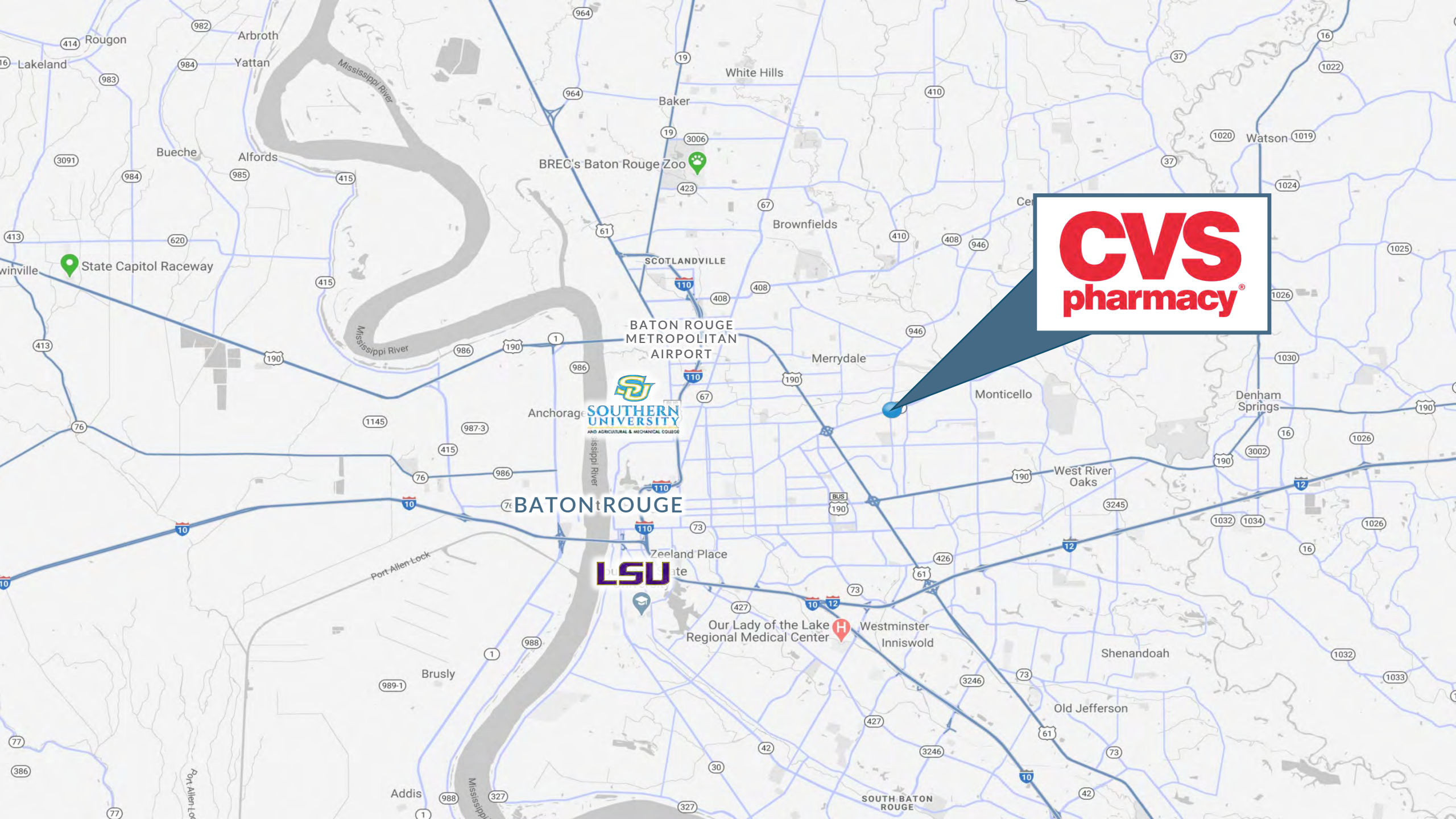
\$316,983

\$22.93



ACTUAL PROPERTY IMAGES







Fox Hills
Apartments

Club MVP

Magnolia Garden
Apartments



Millwright's
Local



CONCORDANCE[®]
HEALTHCARE SOLUTIONS



PREMIUM
SPACES



Kicks Plus+



Oaks Villa Blvd

Greenwell Springs Rd





Shoppers
Value Foods

Park Forest
Middle School

O'Reilly
AUTO PARTS

KFC

McDonald's

Miracle Place
Church

efcu
FINANCIAL

Southern Oaks
FAMILY DENTAL CARE

DOLLAR GENERAL

POPEYES
LOUISIANA KITCHEN

Mobil

Benny's

DOLLAR TREE

Greenwell Springs Rd

NCS
National Coatings & Supplies

EHP Direct
South

Auto
Zone

Oaks Villa Blvd

CVS
pharmacy



Greenwell Springs Rd

Oaks Villa Blvd



BATON ROUGE | PARISH | LOUISIANA

Baton Rouge is the capital of the U.S. state of Louisiana. Located on the eastern bank of the Mississippi River, it is the parish seat of East Baton Rouge Parish, the most populous parish in Louisiana. It is the 99th most populous city in the United States, and second-largest city in Louisiana after New Orleans. It is also the 16th most populous state capital. As of the U.S. Census Bureau's July 2018 estimate, Baton Rouge had a population of 221,599 residents. Baton Rouge is the center of Greater Baton Rouge, the second-largest metropolitan area in Louisiana, with a population of 834,159 people as of 2017.

Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System's flagship university and the largest institution of higher education in the state. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation. The Port of Greater Baton Rouge is the 10th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. Baton Rouge's largest industry is petrochemical production and manufacturing. ExxonMobil's Baton Rouge Refinery complex is the fourth-largest oil refinery in the country; it is the world's 10th largest.

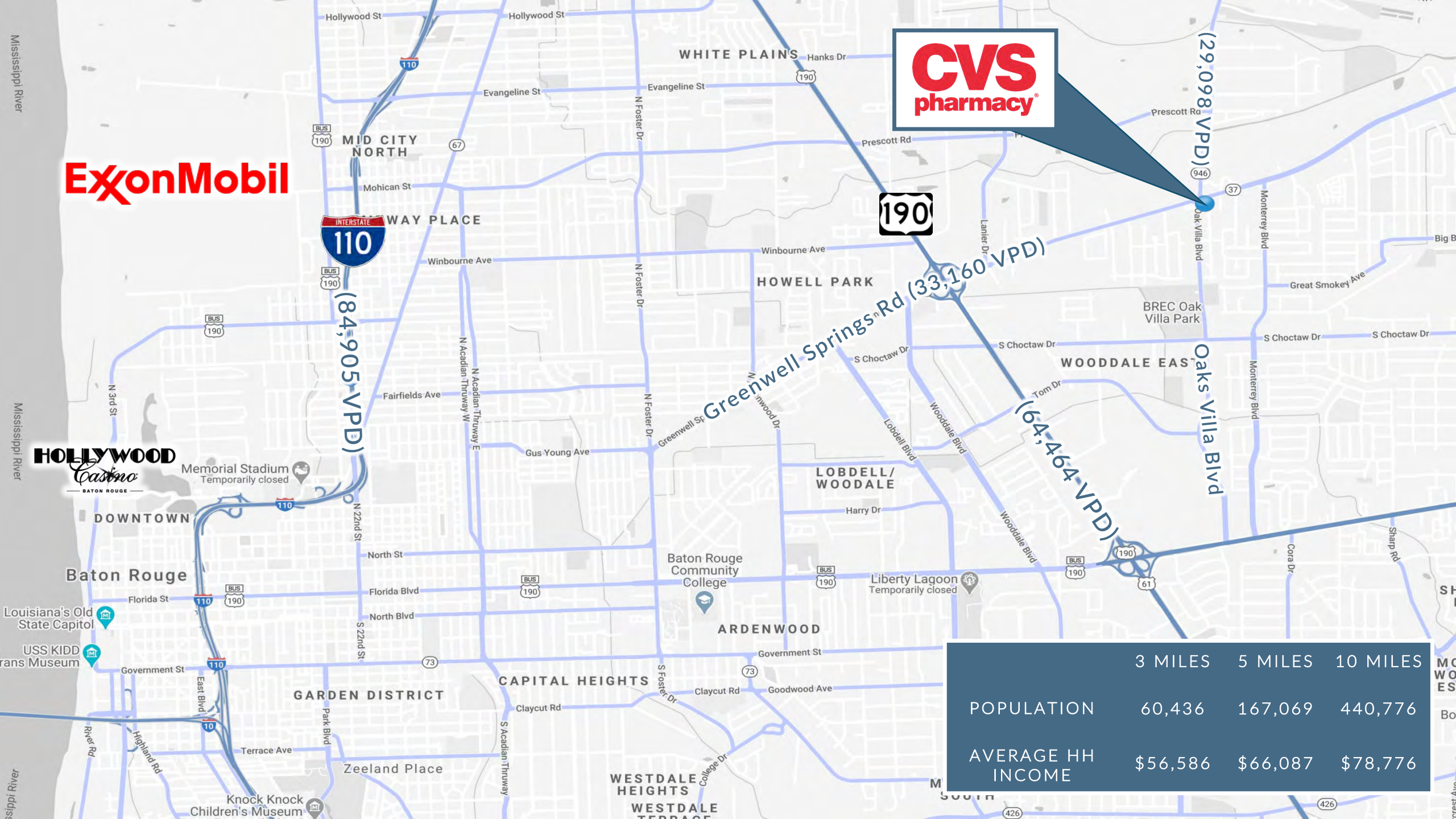
Baton Rouge has an expanding visual arts scene, which is centered downtown. This increasing collection of venues includes the Shaw Center for the Arts. The many architectural points of interest in Baton Rouge range from antebellum to modern. Several plantation homes in the area, such as Magnolia Mound Plantation House, Myrtles Plantation, and Nottoway Plantation, showcase antebellum-era architecture. Every year, Baton Rouge hosts many Mardi Gras parades, including Baton Rouge's first and only all-female parading Mardi Gras Keweenaw. The city's antebellum landmarks include the castle-like Old Louisiana State Capitol, now a museum, and Magnolia Mound Plantation, with its French Creole house. LSU Rural Life Museum is a complex of refurbished buildings illustrating 18th- and 19th-century life. On the river, the USS Kidd is a retired WWII destroyer that is now a museum.



BATON ROUGE PORT



MARDI GRAS PARADE



190

Greenwell Springs Rd (33,160 VPD)

Oaks Villa Blvd (64,464 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	60,436	167,069	440,776
AVERAGE HH INCOME	\$56,586	\$66,087	\$78,776

CVS PHARMACY

TENANT PROFILE

CVS Pharmacy is the second largest pharmacy chain in the United States with more than 9,900 locations in 49 states including the District of Columbia and Puerto Rico. The company was founded in Lowell, Massachusetts and originally named the Consumer Value Store. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 12th largest company in the world serving 5 million customers each day.

CVS sells prescription drugs and a wide assortment of general merchandise including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores. It also provides healthcare services to more than 1,100 MinuteClinic medical clinics in 33 states including the District of Columbia. As a pharmacy innovation company, CVS focuses on charitable giving in ways that will help people on their path to better health by improving health outcomes and building healthier communities. Their in-store fundraising campaigns, in-kind donations and corporate grants provide support for national nonprofit partners that are focused on helping people on their path to better health.



COMPANY TYPE
NYSE: CVS



FOUNDED
1963



OF LOCATIONS
9,900+



HEADQUARTERS
Woonsocket, RI



WEBSITE
cvs.com

CONFIDENTIALITY AGREEMENT

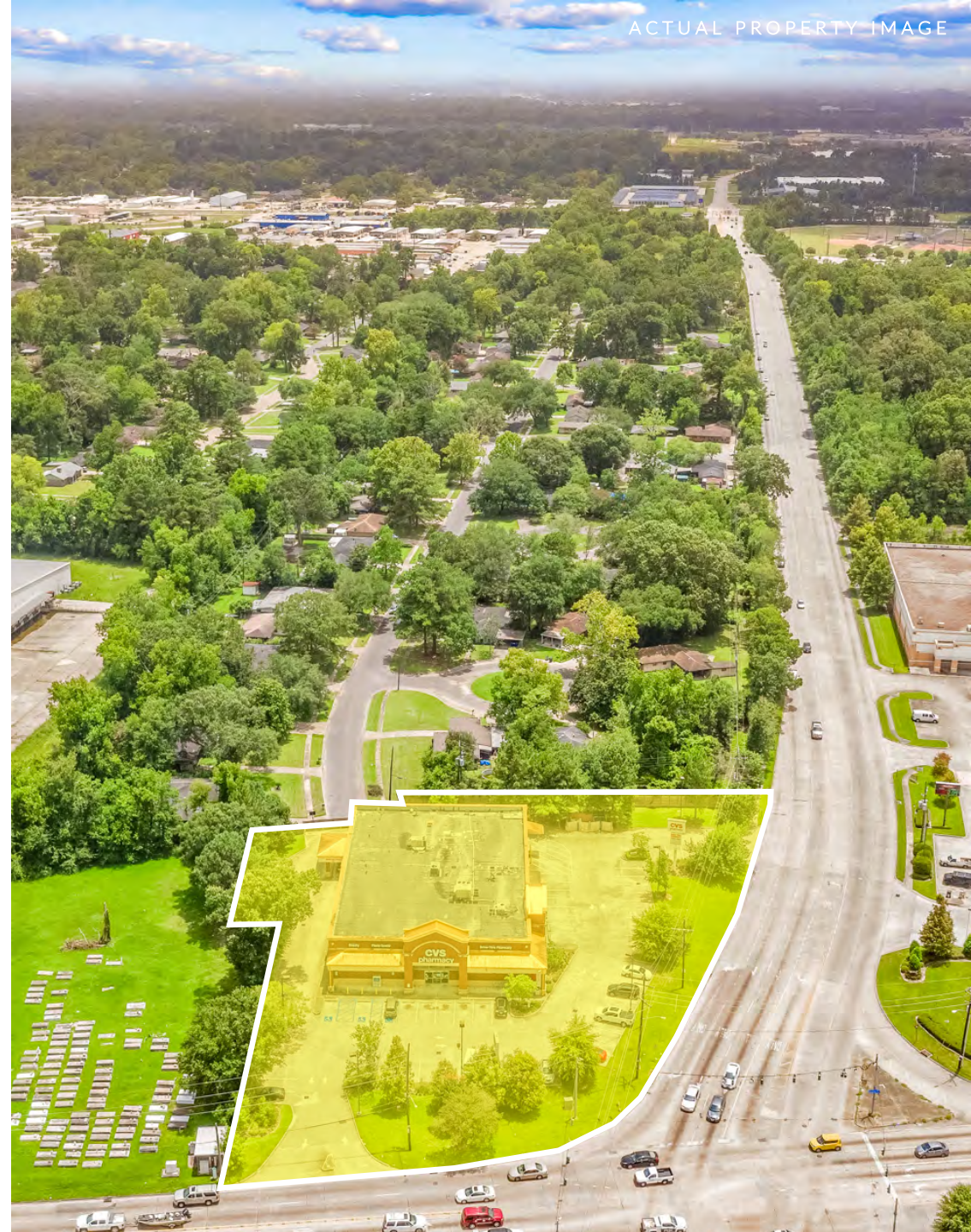
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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