



440 E DIXIE DR | ASHEBORO, NC



EXCLUSIVELY LISTED BY:

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

THE OFFERING

Bill Pedersen of the Matthews Real Estate Investment Services™ is pleased to offer, to qualified investors, an absolute NNN CVS located in Hickory, NC. CVS has been in operation at the location since 2004 and is highly committed to this location evidenced by their recent 20-year lease extension.




INVESTMENT HIGHLIGHTS


- **Massive rent increase:** Features a rare 61.95% rental increase in the first option period
- **Essential Business:** CVS has opened more than 4,000 COVID-19 test sites across the country since March 2020 and have administered over six million tests. CVS Health front store sales increased 2.7% Q3 2020 compared to prior year. Prescriptions filled increased 4.6% Q3 2020 compared to the prior year.
- **Low Price Point:** One of few CVS on the market that is available in the low \$3M range.
- **Absolute NNN Lease:** Zero landlord responsibilities.
- **Long Term Lease:** Less than one year ago CVS executed a 20-year lease extension with ten (10) additional five (5) year options to renew.
- **Strong Operating History:** CVS has been in business at this location since 2004 and has an established client base.
- **Prototype CVS Store Format:** Prototype CVS building with a drive-thru pharmacy located at a signalized intersection.
- **Corporate Backed Lease:** Lease is fully backed by CVS Health. CVS Health has investment grade credit. CVS is the largest retail pharmacy in the US dispensing \$109 billion in prescriptions in 2019 and has over 9,900 locations. CVS Health is a Fortune 500 company - Ranked #5 in 2020.



EXECUTIVE OVERVIEW

PROPERTY ADDRESS	440 E Dixie Dr
LOCATION	Asheboro, NC 27203
GLA	± 10,881 SF
LOT (ACRES)	± 1.51 AC
YEAR BUILT	2004
APN	7750-96-5335


\$3,211,000
LIST PRICE


\$144,500
NOI


4.50%
CAP RATE


NNN
LEASE TYPE

LEASE SUMMARY

TENANT	CVS
STORE NUMBER	3527
TYPE OF OWNERSHIP	Fee simple
LEASE GUARANTOR	CVS Health Corporation
LEASE TYPE	Bond NNN
ROOF AND STRUCTURE	Tenant
ORIGINAL LEASE TERM	20 years
LEASE COMMENCEMENT DATE	9/6/19
RENT COMMENCEMENT DATE	10/1/19
LEASE EXPIRATION DATE	12/31/39
TERM REMAINING	±19 Years
OPTIONS	Ten (10) five (5) year options

ANNUALIZED OPERATING DATA

TERM	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT PSF	RENT INCREASES	CAP RATE
Initial term	1-20	\$144,500.04	\$12,041.67	\$13.28		4.50%
Extensions 1-10	21-70	\$234,021.12	\$19,501.76	\$21.51	62%	7.29%

DEBT QUOTE



LTV: 50-63%
RATE: 3.50-3.79%
AMORTIZATION: 30 Years
TERM: 10 Years

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

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SURROUNDING TENANTS



SURROUNDING TENANTS



TENANT PROFILE

COMPANY NAME

CVS Health Corporation

OWNERSHIP

Public

WEBSITE

www.cvs.com

INDUSTRY

Drug Store

HEADQUARTERS

Woonsocket, Rhode Island



CVS PHARMACY

CVS Health Corporation, together with its subsidiaries, provides integrated pharmacy health care services. It operates through Pharmacy Services and Retail/LTC segments. The Pharmacy Services segment offers pharmacy benefit management solutions, such as plan design and administration, formulary management, Medicare Part D services, mail order, and specialty pharmacy services, retail pharmacy network management services, prescription management systems, clinical services, disease management programs, and medical pharmacy management services.

The Retail/LTC segment sells prescription drugs, over-the-counter drugs, beauty products, and cosmetics, personal care products, convenience foods, seasonal merchandise, and greeting cards, as well as provides photo finishing services. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. Hook-SuperRx, LLC operates as a subsidiary of CVS Health Corporation and retails drugs in the United States. It is based in Indianapolis, Indiana, and does business as CVS Pharmacy. [Click here to read about how CVS Pharmacy is providing exceptional service to its customers and employees throughout COVID-19.](#)



9,967+

Locations



1963

Year Founded



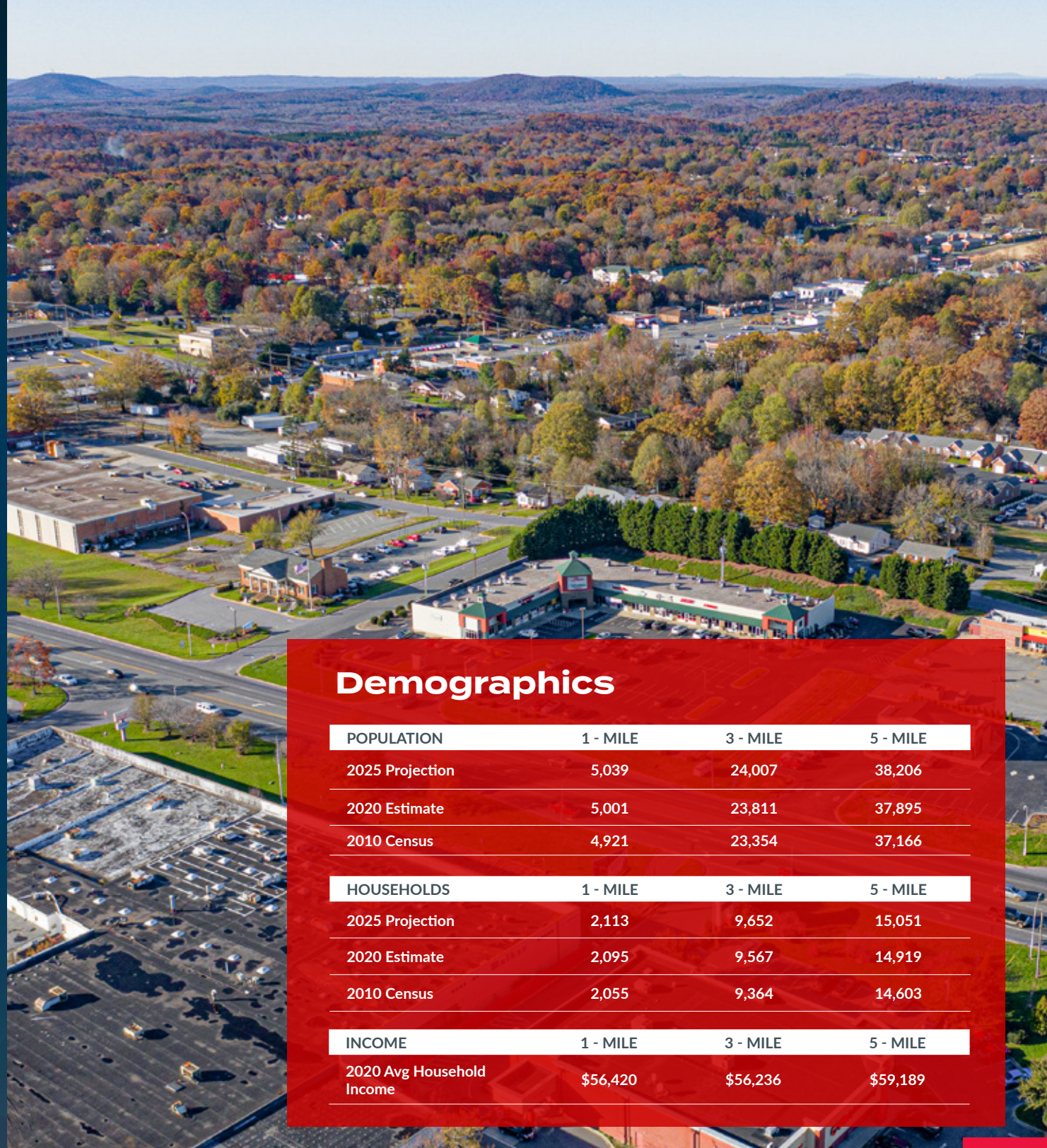
203,000+

Employees

Asheboro, NC

Located in the heart of North Carolina, Asheboro is home to rich economic, natural and cultural resources. With a population of approximately 25,000, Asheboro is the largest city in Randolph County and is part of the Piedmont Triad, an area that includes Greensboro, High Point and Winston-Salem. Major employers in Asheboro include Randolph Hospital, Energizer, Klaussner Furniture, MAS-Acme, Technimark, Asheboro City Schools and Post Consumer Brands.

Asheboro is the proud home of the North Carolina Zoo, one of the world's largest natural habitat zoos and home to over one thousand animals representing the continents of North America and Africa. Asheboro was one of only ten All-America City Award winners and the sole city from North Carolina. The All-America Award highlighted community efforts to "ensure that all our children are healthy and successful in school and life."



Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	5,039	24,007	38,206
2020 Estimate	5,001	23,811	37,895
2010 Census	4,921	23,354	37,166
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	2,113	9,652	15,051
2020 Estimate	2,095	9,567	14,919
2010 Census	2,055	9,364	14,603
INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Avg Household Income	\$56,420	\$56,236	\$59,189



CHARLOTTE, NC

Charlotte is the largest city in North Carolina and the second-largest Banking Center in the country. It is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm. Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center. A number of notable universities and colleges are based in Charlotte such as Johnson & Wales University, Queens University of Charlotte, Johnson C. Smith University, Charlotte School of Law, York Technical College, Clinton Junior College, Winthrop University and University of North Carolina at Charlotte

The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Recreational opportunities are abundant from Atlantic Ocean water and whitewater rafting at the U.S. National Whitewater Center to roller coasters at Carowinds and hiking in one of the many surrounding national parks and reserves.

GROWTH

The city of Charlotte has been marked by impressive growth recently. Charlotte metro has seen an influx of 880,000 new residents over the past 10 years; this has produced a decade-long growth rate of 59.6%, making it the fastest growing city in the country over this time period.

In 2016, Charlotte added more new residents than all but 10 cities in the country, according to the U.S. Census Bureau. Much of this growth is attributed to the strong economy and good quality of life.

Current estimates have Charlotte metro's population growing by 18.4% between the years 2014 and 2025. Office jobs are projected to increase by 25% over this timeline, with an estimated 42.6% growth in healthcare and social services jobs. Demand for office space is expected to soar up to 132,000,000 square feet, and the city is projected to be home to 14 Fortune 500 companies by 2025.

ECONOMY

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation's second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo's capital markets activities including sales and trading, equity research, and investment banking. Bank of America's headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft's East Coast headquarters are in Charlotte as well.

As of 2019, Charlotte has seven Fortune 500 companies in its metropolitan area. Listed in order of their rank, they are: Bank of America, Honeywell, Nucor, Lowe's, Duke Energy, Sonic Automotive and Brighthouse Financial. The Charlotte area includes a diverse range of businesses, such as Chiquita Brands International, Harris Teeter, Snyder's-Lance, Carolina Foods Inc, Bojangles', Food Lion, Compass Group USA, and Coca-Cola Bottling Co. Consolidated (Charlotte being the nation's second-largest Coca-Cola bottler); motor and transportation companies such as RSC Brands, Continental Tire the Americas, LLC., Meineke Car Care Centers, Carlisle Companies, along with a wide array of other businesses.



RANKED #1

Most up and coming city in America



15TH MOST POPULOUS

City in the United States



#7

Best places for business and careers -Forbes



\$156.7B

2019 Gross Metro Product

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **CVS** located at **440 E Dixie Dr, Asheboro, NC 27203** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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