

HOUSTON TEXAS INVESTMENT OFFERING

CVS/pharmacy®

12234 JONES ROAD | HOUSTON, TX 77070



PRESENTED BY:

NICK PRICE

Senior Vice President

Direct: 619.297.0055 x303

np@pharmapropertygroup.com

CA DRE Lic. 01773111

JASON STUART PONGSRIKUL

Managing Principal

Direct: 619.297.0055 x302

jp@pharmapropertygroup.com

CA DRE Lic. 01918332

WILLIAM LEE RUSSELL

Broker of Record

Direct: 512.422.1397

williamlrussell@msn.com

TX DRE Lic. 361025

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Offering Summary

LIST PRICE	\$4,533,333
CAP RATE	6.30%
PRICE PER SF	\$383.53
TERM REMAINING	±7.5 Years
OPTIONS	2 (4-year) and 8 (5-year) Options
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$285,600
MONTHLY RENT	\$23,800
BUILDING SIZE (SF)	±11,820
LOT SIZE (SF)	±63,732
YEAR BUILT	2002

Investment Highlights

STABLE INCOME

Income guaranteed by CVS Corporate investment grade credit rating of BBB (S&P), Top 10 Fortune 500 Company with ±9,840 locations.

ABSOLUTE NET LEASE WITH NO LANDLORD RESPONSIBILITIES

Approximately 7.5 years remaining on an absolute net lease basis with no landlord responsibilities whatsoever.

3.5% RENTAL INCREASE IN 2028

The lease allows for a rental increase of approximately 3.5% at the first option which begins in February of 2028.

AFFLUENT INFILL HOUSTON LOCATION

The subject property is located in an infill area of Houston with an average household income in a five-mile radius of \$99,776 and the population in a five-mile radius is 274,166.

EXTREMELY HIGH TRAFFIC COUNTS

The Subject property is located at the signalized southeast corner of Jones Road (36,719 VPD) and Cypress North Houston Road (24,012 VPD) with combined daily traffic counts of approximately 60,731 vehicles per day.

NEW 226-UNIT SENIOR HOUSING ONE HALF MILE NORTH

Just one-half mile north of the subject property is Arella on Jones, a new 226-unit luxury senior living development nearing completion.

TWO MAJOR MEDICAL FACILITIES NEARBY

- **Houston Methodist Willowbrook Hospital** (3.2 mi. NE) - This 312-bed, full service and acute-care regional hospital employs approximately 2,500 doctors, nurses and support staff.
- **HCA Houston Healthcare Hospital** (4.4 mi. SW) - This 163-bed, general acute care hospital is part of a 13 hospital system which employs 1,800 doctors, 6,900 nurses and over 6,000 additional supporting staff in the Greater Houston area.

STRATEGICALLY LOCATED ACROSS FROM WALGREENS

Directly across the street from the subject property is located a Walgreens, making this a strategic location for CVS.



Lease Summary

ADDRESS	12234 Jones Road Houston, TX 77070
TENANT	CVS (NYSE: CVS)
LEASE GUARANTOR	CVS Health Corp., f/k/a CVS Corporation
CREDIT RATING	Investment Grade, BBB+ (S&P)
LEASE COMMENCEMENT	March 26, 2002
INITIAL TERM EXPIRATION	January 31, 2028
TERM REMAINING	±7.5 Years
OPTIONS	2 (4-year) and 8 (5-year) Options
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$285,600
MONTHLY RENT	\$23,800
RENT PER SF	\$24.16
RENT INCREASES	±3.5% in First Two Options
LANDLORD RESPONSIBILITIES	None

Rent Schedule

TERM	DATES	MONTHLY RENT	ANNUAL RENT
Current	3/26/2002 - 1/31/2028	\$23,800	\$285,600
Options 1-2	2/1/2028 - 1/31/2036	\$24,620	\$295,442
Options 3-10	2/1/2036 - 1/31/2076	FMV	FMV



Property Photos



Location Aerial



Kroger

CVS/pharmacy
SUBJECT PROPERTY

Walgreens

Chase

Davita

Papa John's

Family Dollar

Little Caesars

Wells Fargo

Public Storage

Pizza Hut

Jack in the Box

State Farm Insurance

The Perfect Workout

All About Music & Arts

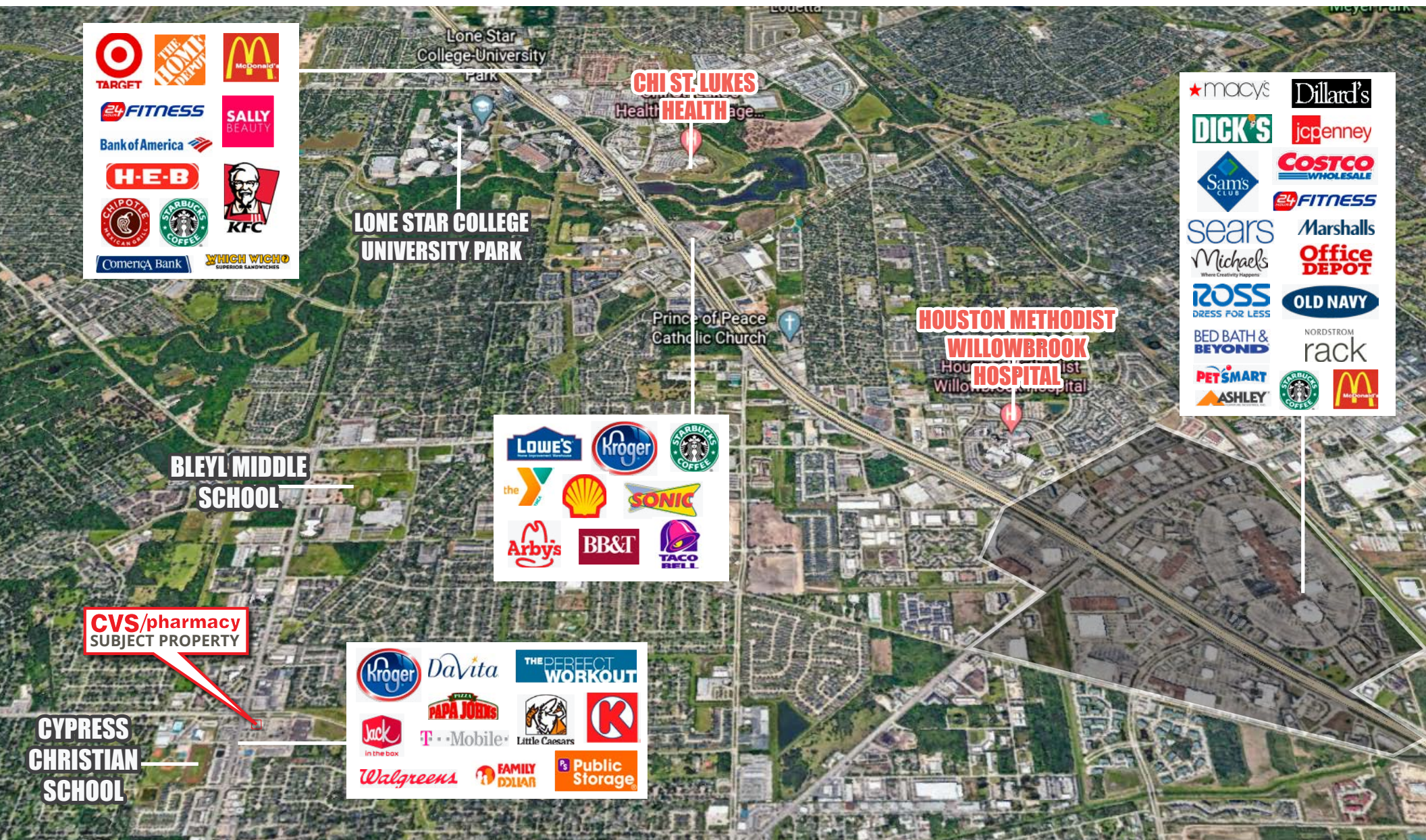
Cypress Christian School

Jones Road - ±36,719 VPD

Cypress North Houston Rd - ±24,012 VPD

Requested Personnel

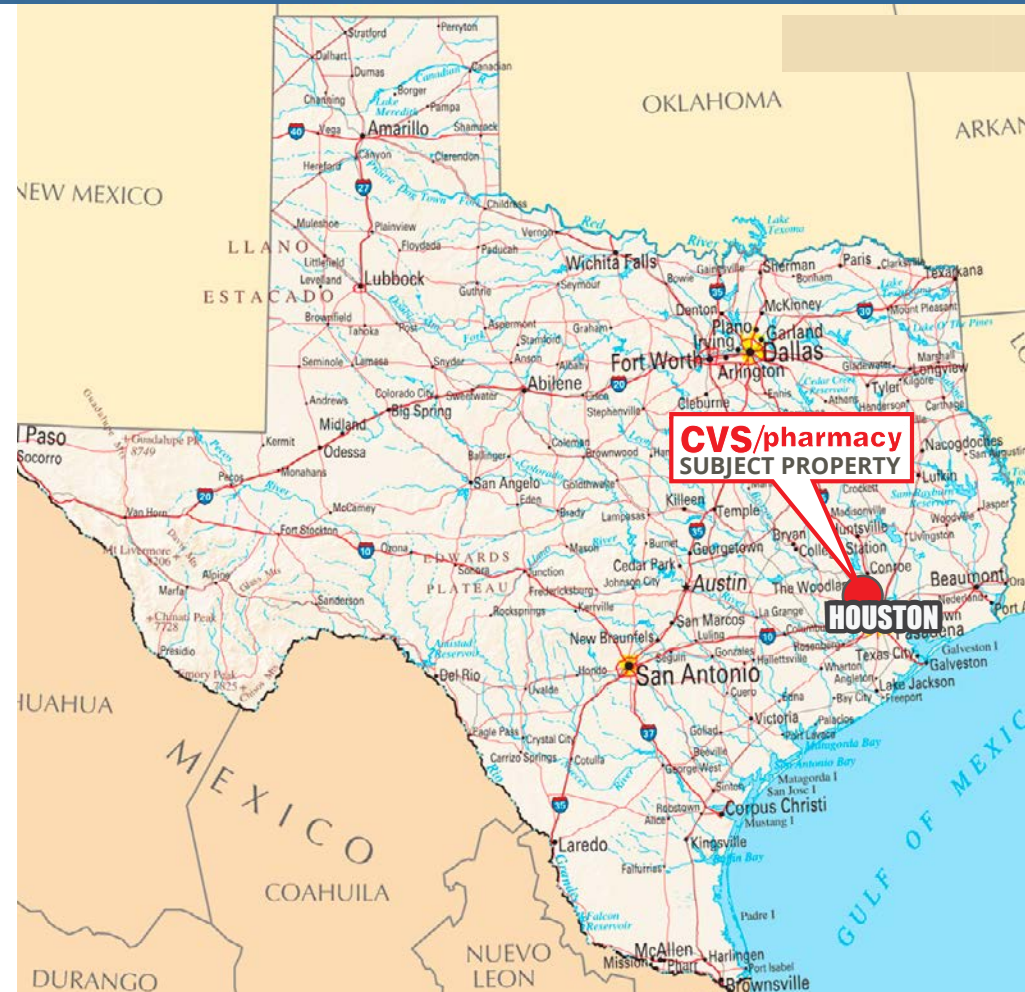
Property Aerial



Location Overview and Demographics

Houston is the most populous city in the state of Texas and the fourth-most populous city in the United States. It is also the largest city in the United States in size (667 square miles) and the county seat of Harris County. Located in Southeast Texas near the Gulf of Mexico, Houston is home of NASA's Johnson Space Center, the location of the Mission Control Center. This city is also home of the Texas Medical Center, the largest concentration of healthcare and research institutions in the country. Major employers in the area include:

- **HOUSTON METHODIST WILLOWBROOK HOSPITAL (3.2 MI. NE)** - This 312-bed, full service and acute-care regional hospital employs approximately 2,500 doctors, nurses and support staff.
- **LONE STAR COLLEGE (3.6 MI. NE)** - This 3-story, 50,000 square foot facility is part of a group of 7 colleges and 12 other centers which support the enrollment of approximately 87,656 students in the region.
- **WILLOWBROOK MALL (3.7 MILES NE)** - This regional mall contains approximately 1,510,000 square feet of retail space and is anchored by Macy's, Nordstrom Rack, Dillards, JCPenney and 140 other tenants.
- **HCA HOUSTON HEALTHCARE HOSPITAL (4.4 MI. SW)** - This 163-bed, general acute care hospital is part of a 13 hospital system which employs 1,800 doctors, 6,900 nurses and over 6,000 additional supporting staff in the Greater Houston area.
- **SAM HOUSTON RACE PARK (5.1 MILES SE)** - This Class 1 horse racing venue is also used for events and concerts and has a capacity of 30,000 people.



Total Population

1 MILES	14,945
3 MILES	113,233
5 MILES	274,166



Average Household Income

1 MILES	\$80,599
3 MILES	\$86,723
5 MILES	\$99,776



Total Households

1 MILES	5,782
3 MILES	42,888
5 MILES	102,723



Average Age

1 MILES	35.90
3 MILES	36.00
5 MILES	36.40



Traffic Counts Vehicles/Day

JONES ROAD	36,719
CYPRESS	24,012
HWY 249	139,839

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.





Company Summary*

CVS Health Corporation provides health services and plans in the United States. The company's Pharmacy Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, clinical, and disease and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans (PDPs), Medicaid managed care plans, plans offered on public health insurance and private health insurance exchanges, other sponsors of health benefit plans, and individuals.

This segment operates retail specialty pharmacy stores; and specialty mail order, mail order dispensing, and compounding pharmacies, as well as branches for infusion and enteral nutrition services. Its Retail/LTC segment sells prescription and over-the-counter drugs, beauty and personal care products, and cosmetics; and provides health care services through its MinuteClinic walk-in medical clinics. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to chronic care facilities and other care settings.

The company's Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. The company was founded in 1963 and is headquartered in Woonsocket, Rhode Island.

**Source: Yahoo Finance*

Tenant Profile (As of May 2020)

WEBSITE	https://cvshealth.com/
LOCATIONS	9,840
STOCK SYMBOL (NASDAQ)	CVS
CREDIT RATING (S&P)	BBB
MARKET CAPITALIZATION	\$83.44 Billion
REVENUE (2019)	\$194.5 Billion
ASSETS	\$196.4 Billion
EMPLOYEES	295,000



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