

CVS/pharmacy®

685 BUSINESS HIGHWAY 96 SOUTH | BEAUMONT (SILSBEE), TEXAS

OFFERING MEMORANDUM



CVS/pharmacy®

685 BUSINESS HIGHWAY 96 SOUTH | BEAUMONT (SILSBEE), TEXAS



Listed in conjunction with Texas Broker of Record: Chris Harden Director | Cushman & Wakefield of Texas, Inc. | License No. TX 0566104

01 INVESTMENT 02 TENANT 03 MARKET



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01



INVESTMENT OFFERING

THE SUBJECT PROPERTY IS A 9,830 SQUARE FOOT CVS LOCATED IN SILSBEE, TEXAS. CVS HAS SHOWN LONG TERM COMMITMENT TO THE SITE HAVING EXECUTED A **NEW 20 YEAR FIRM LEASE** TERM WHICH RUNS UNTIL OCTOBER OF 2040. THE LEASE IS STRUCTURED WITH **FIVE PERCENT RENT INCREASES** BETWEEN EACH OF THE EIGHT 5-YEAR RENEWAL OPTIONS.

The lease is **absolute NNN providing for zero landlord responsibilities**. CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol "CVS", has a current **BBB credit rating** by Standard & Poor's and reported annual revenues in excess of \$266 billion in 2020.

Located at the intersection of West Avenue N and Highway 96 South, the subject property is positioned along the area's two main traffic and retail corridors. National retailers in the immediate area include Aaron's, McDonald's, Jack in the Box, Walgreens, Wells Fargo, Shell and many more. CVS is accessible via both arteries with combined daily traffic counts in excess of 28,200.



INVESTMENT HIGHLIGHTS



ABSOLUTE NNN LEASE STRUCTURE

Zero landlord responsibilities for operating or capital expenses



CORPORATE BACKED LONG TERM LEASE

CVS signed a new 20 year lease underscoring their long term commitment to the site



BBB CREDIT RATING BY STANDARD & POOR'S

Tenant is publicly traded on the NYSE and reported annual revenues in excess of \$266 billion in 2020



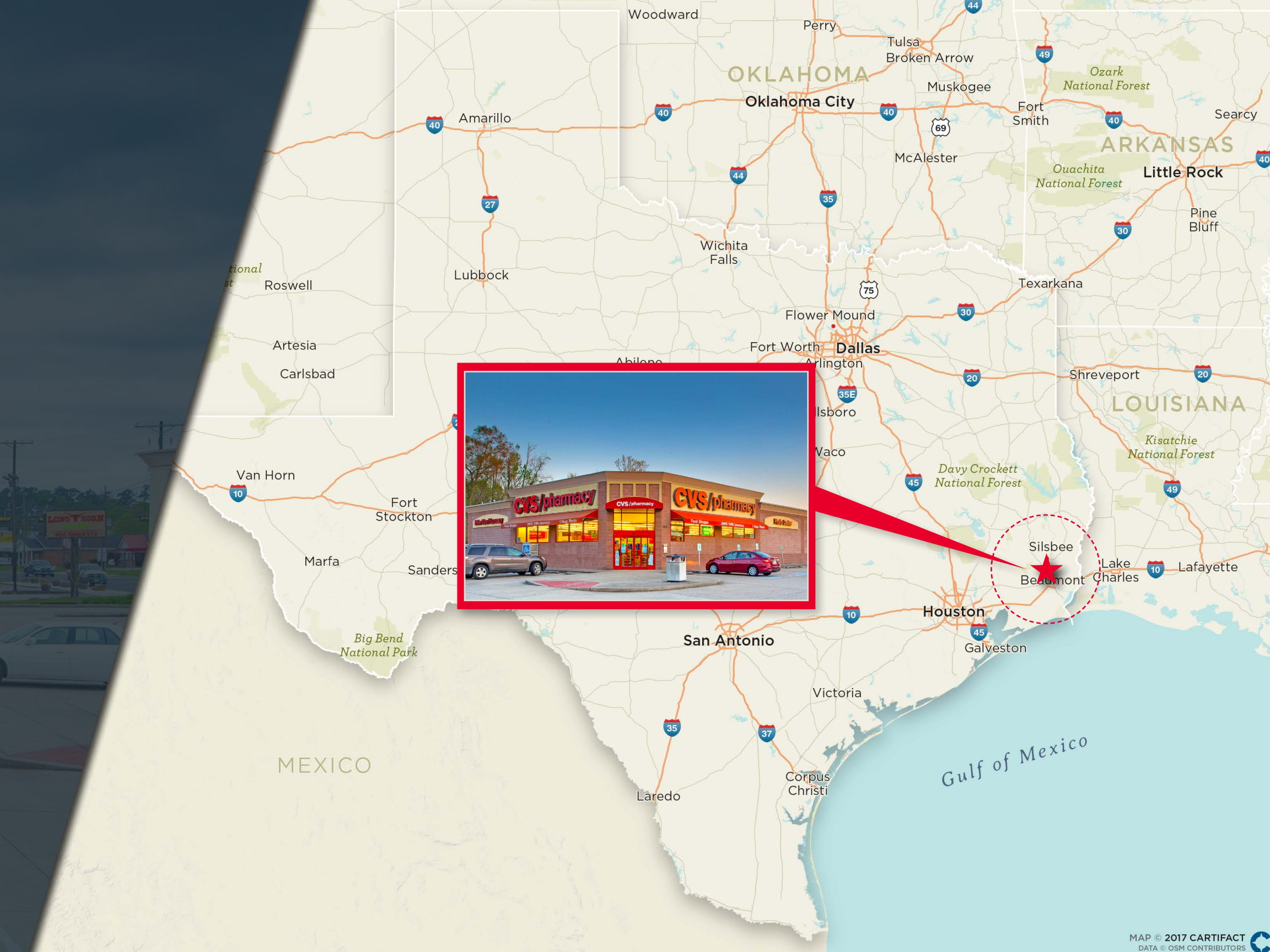
EXCELLENT EXPOSURE ALONG MAIN TRAFFIC CORRIDOR

Combined daily traffic counts exceed 28,200 vehicles



HARD CORNER LOCATION WITH DRIVE-THRU

Easily accessible via both West Avenue N and Highway 96 South



FINANCIAL HIGHLIGHTS

685 BUSINESS HIGHWAY 96 S
SILSBEE, TEXAS



YEAR BUILT

2006



OWNERSHIP TYPE
FEE SIMPLE



BUILDING SIZE

9,830 SQUARE FEET



LOT SIZE

2.43 +/- ACRES



LIST PRICE

\$4,099,039



CAP RATE

5.00%



LEASE TYPE
ABSOLUTE NNN

LEASE GUARANTOR
CORPORATE

LEASE COMMENCEMENT
OCTOBER 7, 2020

LEASE EXPIRATION
OCTOBER 6, 2040

TERM REMAINING
19.5 YEARS

RENEWAL OPTIONS
EIGHT 5-YEAR OPTIONS

RENT INCREASES
5% BETWEEN OPTIONS

RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
Current – 10/6/2040	\$204,952	\$17,079
Option 1 (5 Years)	\$215,200	\$17,933
Option 2 (5 Years)	\$225,960	\$18,830
Option 3 (5 Years)	\$237,258	\$19,771
Option 4 (5 Years)	\$249,120	\$20,760
Option 5 (5 Years)	\$261,576	\$21,798
Option 6 (5 Years)	\$274,655	\$22,888
Option 7 (5 Years)	\$288,388	\$24,032
Option 8 (5 Years)	\$302,807	\$25,234

02

CVS/pharmacy®

MARKET CAP

REVENUE

\$94.15 BILLION

\$266 BILLION

CVS
pharmacy

DRIVE
THRU
PHARMACY

CVS pharmacy

Photo Center

Beauty

CVS Pharmacy

Try the
custom
pickups

A photograph of a CVS Pharmacy building at night, illuminated by warm interior and exterior lighting. The building has a modern design with large windows and a prominent entrance. The word 'pharmacy' is visible in red lettering on the building's facade.

TENANT OVERVIEW

OWNERSHIP

Public

TICKER SYMBOL

CVS (NYSE)

CREDIT RATING

BBB (Standard & Poors)

OF EMPLOYEES

246,000

CVS HEALTH CORPORATION, TOGETHER WITH ITS SUBSIDIARIES, PROVIDES INTEGRATED PHARMACY HEALTH CARE SERVICES.

CVS Health is the nation's premier health innovation company helping people on their path to better health. Whether in one of its pharmacies or through its health services and plans, CVS Health is pioneering a bold new approach to total health by making quality care more affordable, accessible, simple and seamless. CVS Health is community-based and locally focused, engaging consumers with the care they need when and where they need it. The Company has more than 9,800 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with approximately 93 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. CVS Health also serves an estimated 39 million people through traditional, voluntary and consumer-directed health insurance products and related services, including a rapidly expanding Medicare Advantage offering. This innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

aetnaSM

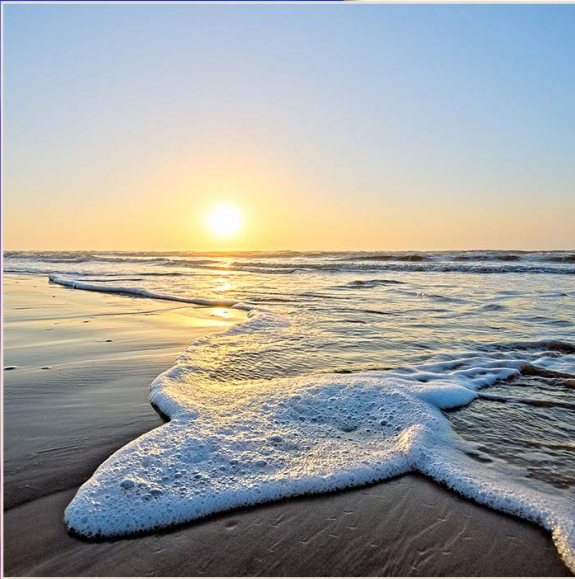
Exemplifying the organizations commitment to leading the transformation of health care, CVS Health recently completed their acquisition of Aetna, establishing the company as the nation's premier health innovation company. The acquisition will transform the consumer health experience and build healthier community through a new innovative health care model that is local, cost efficient and consumer centric. The combined company will connect consumers with the powerful health resources of CVS Health in communities across the country and Aetna's network of providers to help remove barriers to high quality care and build lasting relationships with consumers, making it easier for consumers to access the information, resources and services they need to achieve their best health.

CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island. To find more information regarding how CVS Health is shaping the future of health visit: www.cvshealth.com.

03



MARKET OVERVIEW



NESTLED IN THE PINEY WOODS OF SOUTHEAST TEXAS DEEP WITHIN THE BIG THICKET NATIONAL PRESERVE, SILSBEE OFFERS A HOMETOWN ATMOSPHERE WITH MODERN CONVENIENCES SET IN ONE OF THE MOST BEAUTIFUL NATURAL ENVIRONMENTS IN TEXAS.

Any season is a great time to canoe the densely forested sections of Southeast Texas. Each season brings its own splendor to the Piney Woods and the Big Thicket.

The historic proximity to the very origins of the oil industry at Spindletop 20 miles away, and the lush timber of East Texas, Silsbee was founded when the railroad extended to the timber camps located there in the late 19th century.



Silsbee is located in Southeast Texas 17 miles north of the Beaumont/Port Arthur, 90 miles west of Houston, 90 miles west of Lake Charles and 250 miles south of Dallas/Forth Worth. Silsbee has sufficient rail for large manufacturing, with numerous spurs and lines throughout the community, which is easily connected to a major international port in Beaumont, 17 miles away. Major industries include Health Care, Educational Services, Construction, Accommodation, Public Administration, Paper, and Finance/Insurance. Silsbee is very aggressive and progressive when it comes to negotiating the right deal with the right company.

2020 DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 7 Miles



POPULATION

Total Population	4,429	9,916	19,689	35,301
Median Age	40.5	39.6	40.6	38.7



HOUSING

Total Housing Units	1,946	4,408	8,472	14,896
Occupied Housing Units	87.0%	86.2%	87.7%	88.0%
Vacant Housing Units	13.0%	13.8%	12.3%	12.0%



INCOME

Avg Household Income	\$64,583	\$72,391	\$80,979	\$82,196
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2025 PROJECTED DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 7 Miles



POPULATION

Total Population	4,778	10,449	20,815	37,729
Median Age	41.4	40.4	41.6	39.6



HOUSING

Total Housing Units	2,123	4,690	9,034	16,057
Occupied Housing Units	86.7%	85.9%	87.5%	87.7%
Vacant Housing Units	13.3%	14.1%	12.5%	12.3%



INCOME

Avg Household Income	\$72,399	\$81,255	\$91,061	\$91,803
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\$80,979
AVERAGE INCOME

WITHIN A 5-MILE RADIUS
OF THE PROPERTY

POPULATION
19,689



*Report counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence). © 2017 Easy Analytic Software, Inc. (EASI®) All Rights Reserved, Alteryx, Inc. © 2017 Experian Information Solutions, Inc. All Rights Reserved, Alteryx, Inc. © 2017 Experian Marketing Solutions, Inc. All Rights Reserved, Alteryx, Inc.



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This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller's exclusive agent, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

IS/pharmacy

d Shoppe

Allpoint
ATM

DRIVE-THRU/pharmacy

1 Hour Photo

Photo Center

Beauty

Drive-Thru Pharmacy





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