

CVS/pharmacy®

2305 JONESBORO ROAD, ATLANTA (MCDONOUGH) GEORGIA

OFFERING MEMORANDUM



CVS/pharmacy®

2305 JONESBORO ROAD, ATLANTA (MCDONOUGH) GEORGIA



01 INVESTMENT 02 TENANT 03 MARKET



**CUSHMAN &
WAKEFIELD**

BRANDON PRICE

Capital Markets
858 558 5673
brandon.price@cushwake.com

BLAKE TAGMYER

Director
858 558 5670
blake.tagmyer@cushwake.com

01





INVESTMENT OFFERING

THE SUBJECT PROPERTY IS A 13,241 SQUARE FOOT CVS LOCATED IN MCDONOUGH, GEORGIA. 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 signalized intersection of Jonesboro Road and Chambers Road, the subject property is positioned along one of the area's main retail corridors, **just west of Henry Town Center, a 700,000 square foot regional power center anchored by Super Target, Home Depot, Belk, Old Navy and Michael's**. Other retailers in the immediate area include Sam's Club, Best Buy, Dick's Sporting Goods, LA Fitness and many more. The area surrounding the property is an affluent community boasting an average household income in excess of \$107,000.

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



JUST WEST OF HENRY TOWN CENTER

700,000 square foot power center anchored by Super Target, Home Depot, Belk, Old Navy and More



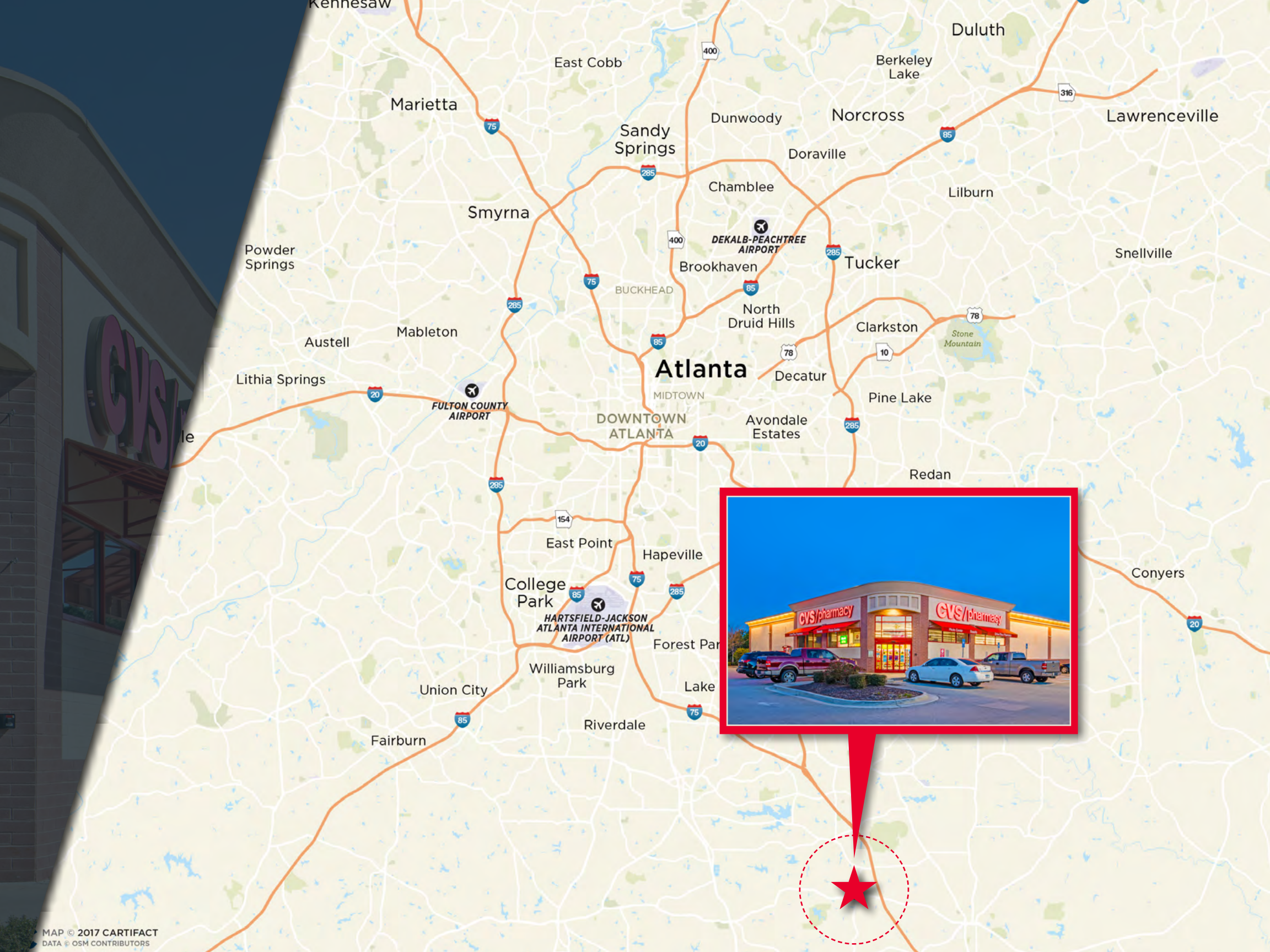
AFFLUENT COMMUNITY

Average household income in excess of \$107,000



HARD CORNER LOCATION WITH DRIVE-THRU

Easily accessible via two of the area's main traffic corridors



FINANCIAL HIGHLIGHTS

CVS/pharmacy®

2305 JONESBORO ROAD, ATLANTA (MCDONOUGH) GEORGIA



\$5,994,043

LIST PRICE



4.80%

CAP RATE



13,241 SF

RENTABLE BUILDING AREA



19.5 YEARS

LEASE TERM REMAINING

LEASE TYPE

ABSOLUTE NNN

LEASE GUARANTOR

CORPORATE GUARANTEE

OWNERSHIP TYPE

FEE SIMPLE

YEAR BUILT

2007

LEASE COMMENCEMENT

OCTOBER 7, 2020

LEASE EXPIRATION

OCTOBER 6, 2040

LOT SIZE

1.62 ACRES +/-

RENEWAL OPTIONS

EIGHT 5-YEAR OPTIONS

RENT INCREASES

5% BETWEEN OPTIONS

BASE RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
Current – 10/6/2040	\$287,714	\$23,976
Option 1 (5 Years)	\$302,100	\$25,175
Option 2 (5 Years)	\$317,205	\$26,434
Option 3 (5 Years)	\$333,065	\$27,755
Option 4 (5 Years)	\$349,718	\$29,143
Option 5 (5 Years)	\$367,204	\$30,600
Option 6 (5 Years)	\$385,564	\$32,130
Option 7 (5 Years)	\$404,843	\$33,737
Option 8 (5 Years)	\$425,085	\$35,424



02

CVS/pharmacy®

MARKET CAP

\$94.15 BILLION

REVENUE

\$266 BILLION

CVS
pharmacy

DRIVE
THRU
PHARMACY

CVS pharmacy

Photo Center

Beauty

CVS Pharmacy

Try the
custom
pickups

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

MCDONOUGH, GEORGIA IS LOCATED ONLY 20 MILES SOUTHEAST OF DOWNTOWN ATLANTA, WITH ACCESS TO A SUPERIOR TALENT POOL AND MINUTES FROM THE WORLD'S BUSIEST AIRPORT, HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT.



Part of the Atlanta metropolitan area, McDonough is the county seat of Henry County. The centerpiece of downtown McDonough is the courthouse, built in 1897 by J. W. Golucke & Stewart Architects. Golucke was Georgia's most prolific architect of county courthouses, building 27 in Georgia. Additionally, the City is home to a number of major national and international companies including Home Depot, Whirlpool, Ken's Foods, ALPLA and Luxottica Retail Group.

Home of the Geranium Festival, McDonough is a place of old-fashioned charm and a relaxed pace, with boutique shops and a town square. A historical antebellum South location, McDonough hosts ghost legends and stories of Civil War soldiers and early pioneers, while enjoying close proximity to Atlanta, one of the nations largest metropolitan areas.

AREA DEMOGRAPHICS

2020 1 Mile 3 Miles 5 Miles

Total Population	2,589	22,650	84,546
Median Age	39.1	39.8	36.6

Housing Units:

Total Housing Units	831	8,064	31,532
Occupied Housing Units	95.6%	95.7%	94.9%
Vacant Housing Units	4.4%	4.3%	5.1%

Household Income:

Avg Household Income	\$107,096	\$104,021	\$88,948
----------------------	-----------	-----------	----------



84,500+ RESIDENTS
WITHIN 5 MILES



\$107,096 AVG INCOME
WITHIN 1 MILE

2025 1 Mile 3 Miles 5 Miles

Total Population	3,015	24,916	90,109
Median Age	40.0	40.7	37.5

Housing Units:

Total Housing Units	971	8,932	33,942
Occupied Housing Units	95.4%	95.6%	94.9%
Vacant Housing Units	4.7%	4.4%	5.1%

Household Income:

Avg Household Income	\$119,558	\$116,645	\$99,922
----------------------	-----------	-----------	----------

POPULATION TREND 1 Mile 3 Miles 5 Miles

2020	2,589	22,650	84,546
2025	3,015	24,916	90,109

2020 TO 2025 CHANGE	16.4%	10.0%	6.6%
----------------------------	--------------	--------------	-------------



AREA AMENITIES





STATEMENT OF CONFIDENTIALITY + CONDITIONS

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.





BRANDON PRICE

Capital Markets
858 558 5673
brandon.price@cushwake.com

BLAKE TAGMYER

Director
858 558 5670
blake.tagmyer@cushwake.com

