

CVS/pharmacy[®]

3734 SOUTH PARK AVENUE | BUFFALO, NY





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CVS/pharmacy[®]

3734 SOUTH PARK AVENUE | BUFFALO, NY

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INVESTMENT OFFERING

THE SUBJECT PROPERTY IS A 12,087 SQUARE FOOT CVS LOCATED IN BUFFALO, NEW YORK. 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 South Park Avenue and Lark Avenue, the site has exposure and accessibility along two of the area's main traffic corridors with combined daily traffic counts in excess of 27,700 vehicles. The subject property is positioned adjacent to Frontier Elementary School and the Neighborhood Health Center, a local healthcare organization which offers a variety of services ranging from family medicine and pediatrics, to integrated care services including dentistry, podiatry, nutritional counseling and more. National retailers in the immediate area include Save-A-Lot, Dollar General, 7-Eleven, Tim Hortons, Advance Auto Parts and many more. This densely populated area is home to over 53,000 residents within a three mile radius and **over 137,000 residents within a five mile radius.**



INVESTMENT HIGHLIGHTS

CORPORATE BACKED LONG TERM LEASE

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

ABSOLUTE NET LEASE STRUCTURE

Zero landlord responsibilities for operating or capital expenses

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

ADJACENT TO FRONTIER ELEMENTARY SCHOOL AND NEIGHBORHOOD HEALTH CENTER

Local healthcare organization offering variety of primary and integrated care services

DENSELY POPULATED AREA

Over 53,000 residents within a three mile radius and over 137,000 residents within a five mile radius

EXCELLENT EXPOSURE AND ACCESSIBILITY ALONG AREA'S MAIN TRAFFIC ARTERIES

Combined daily traffic counts exceed 27,700 vehicles



Lake Ontario

DOWNTOWN BUFFALO
7 MILES NORTH



FINANCIAL HIGHLIGHTS

**3734 SOUTH PARK AVENUE
BUFFALO, NY**



YEAR BUILT
2005



OWNERSHIP TYPE
FEE SIMPLE



BUILDING SIZE
12,087 SQUARE FEET



LOT SIZE
1.51 +/- ACRES



LIST PRICE
\$5,300,043



CAP RATE
4.60%

CVS/pharmacy®

TENANT
CVS

LEASE GUARANTOR
CORPORATE GUARANTEE

LEASE TYPE
ABSOLUTE NNN

RENT COMMENCEMENT
OCTOBER 7, 2020

LEASE EXPIRATION
OCTOBER 6, 2040

REMAINING LEASE TERM
19.5 YEARS

RENEWAL OPTIONS
EIGHT 5-YEAR

RENT INCREASES
5% BETWEEN OPTIONS

RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
Current – 10/6/2040	\$243,802	\$20,317
Option 1 (5 Years)	\$255,992	\$21,333
Option 2 (5 Years)	\$268,792	\$22,399
Option 3 (5 Years)	\$282,231	\$23,519
Option 4 (5 Years)	\$296,343	\$24,695
Option 5 (5 Years)	\$311,160	\$25,930
Option 6 (5 Years)	\$326,718	\$27,226
Option 7 (5 Years)	\$343,054	\$28,588
Option 8 (5 Years)	\$360,207	\$30,017



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.

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MARKET OVERVIEW

Buffalo is the second-largest city in the U.S. state of New York and the largest city in Upstate New York.

Buffalo is the county seat of Erie County and serves as a major gateway for commerce and travel across the Canadian border, forming part of the bi-national Buffalo Niagara Region, the Buffalo–Niagara Falls metropolitan area and Western New York.

The chief manufactures include auto parts, chemicals, plastics, medical supplies, machine tools, pharmaceuticals, and wood products. However, services (notably those related to trade and government employment) constitute the largest share of the city's economy. Buffalo is a major port of the St. Lawrence Seaway; it is the terminus of the New York State Canal System and is a major rail centre and highway crossroads. As the main U.S. gateway to the Toronto–Hamilton industrial region of Ontario, it processes a large percentage of trade between the United States and Canada.

Buffalo is on the eastern shore of Lake Erie, at the head of the Niagara River, 16 miles south of Niagara Falls. Its early embrace of electric power led to the nickname "The City of Light." The city is also famous for its urban planning and layout by Joseph Ellicott, an extensive system of parks designed by Frederick Law Olmsted, as well as significant architectural works. Its culture blends Northeastern and Midwestern traditions, with annual festivals including Taste of Buffalo and Allentown Art Festival, two major professional sports teams (Buffalo Bills and Buffalo Sabres), a Division I college athletics program (Buffalo Bulls) and a thriving and progressive music and arts scene.

The State University of New York at Buffalo (University at Buffalo) was founded in 1846, and the State University College at Buffalo (Buffalo State College) originated in 1867. Colleges in the city and suburbs include Canisius (1870), Medaille (1875; chartered 1937), D'Youville (1908), Erie Community (1946), Daemen (1947), Trocaire (1958), and Villa Maria (1960). Buffalo is also an established centre for medical research. Cultural institutions include the Albright–Knox Art Gallery, the Buffalo and Erie County Historical Society, the Buffalo Museum of Science, Kleinhans Music Hall (home of the Buffalo Philharmonic Orchestra), Shea's Performing Arts Center, and Studio Arena. Ralph Wilson Stadium is the home of the Buffalo Bills (professional football team), and the First Niagara Center houses the Sabres professional ice hockey team. Buffalo is also home to the Buffalo Zoological Gardens which is the third oldest institution of its kind in the United States.

Forbes magazine declared Buffalo the "best U.S. city" for commuting. Buffalo's average commute time—it has been clocked at 20 minutes—is the second-shortest of the country's 52 largest cities. That translates to an enhanced quality of life for our faculty, staff and students, who enjoy stress-free travel regardless of where they're headed around the region.

2020 DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 7 Miles



POPULATION

Total Population	8,171	53,705	137,326	228,911
Median Age	40.4	41.8	41.5	41.9



HOUSING

Total Housing Units	4,110	26,153	64,803	110,373
Occupied Housing Units	93.0%	91.9%	91.7%	89.7%
Vacant Housing Units	7.0%	8.1%	8.3%	10.3%



INCOME

Avg Household Income	\$58,647	\$61,895	\$70,605	\$71,886
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2025 PROJECTED DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 7 Miles



POPULATION

Total Population	8,149	54,427	138,911	230,831
Median Age	41.2	42.5	42.4	42.8



HOUSING

Total Housing Units	4,162	26,877	66,464	112,635
Occupied Housing Units	92.8%	91.7%	91.5%	89.5%
Vacant Housing Units	7.2%	8.3%	8.5%	10.5%



INCOME

Avg Household Income	\$67,078	\$70,197	\$79,699	\$81,413
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\$70,605

AVERAGE INCOME

WITHIN A 5-MILE RADIUS
OF THE PROPERTY

137,326

POPULATION





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.



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