



CVS/pharmacy®

3500 N SLAUGHTER LANE | AUSTIN, TX
OFFERING MEMORANDUM





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INVESTMENT SUMMARY

J2 Capital Advisors is pleased to present an opportunity to acquire the fee simple interest of single-tenant, corporate guaranteed, CVS Pharmacy located in the highly desired city of Austin, TX. This asset is a 13,813 SF store located on a signalized, high traffic corner. CVS has recently executed a 20-year extension on their lease, leaving 19 years of term with 4, 5-year options remaining. The site boasts a Minute Clinic, a Drive Thru, as well as a Health Hub, making it one of the most up to date stores available. This is a rare opportunity to own a top producing, all inclusive CVS store in one of the hottest markets in the country.

EARLY LEASE EXTENSION

- + CVS executed a 20-year early lease extension, showcasing the strong performance of the store.
- + CVS had been operating at this location for 16 years prior to the 20-year extension.

AUSTIN, TX LOCATION

- + Austin, TX is one of the fastest growing markets in the nation and is one of the most desirable cities to own real estate in Texas.
- + Texas is a non-income tax state.

HEALTH-HUB / MINUTE CLINIC

- + This location is part of the new Health-Hub model that CVS is tolling out after their acquisition of Aetna, making this site one of the leading stores in their future business plan.
- + Minute Clinic's provide basic medical services such as testing, vaccinations, and consultations.

EXCEPTIONAL STORE PERFORMANCE

- + The store performs very well, signified by the 20 year early extension, being included in the Health-Hub roll out, and the extremely strong demographics in the surrounding area.
- + The drive thru alongside the busy intersection that receives upwards of 30,000 VPD provide a huge amount of daily store traffic.

ABSOLUTE NNN SITE

- + No Landlord Obligations, true absolute NNN lease structure.

STRONG SURROUNDING DEMO'S

- + Average household income of \$120,404 in a 1 mile and \$112,230 in a 5 mile radius.
- + Expected population growth of 8% in a 5 mile radius in 5 years' time.





THE PROPERTY

PRICE	\$7,662,337
CAP RATE	3.85%
ADDRESS	3500 N Slaughter Lane Austin, TX 78749
TENANT	CVS/Caremark
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
LEASE TERM	18.5 Years
NOI	\$294,999.96
TOTAL SF	13,813 SF
YEAR BUILT	2003
OPTIONS	Four, 5-Year Options, 5% Increases in Each Option

RENT SCHEDULE

6/1/2020 - 5/30/2040	\$294,999.96
6/1/2040 - 5/30/2045	\$309,750.00
6/1/2045 - 5/30/2050	\$325,237.56
6/1/2050 - 5/30/2055	\$341,499.36
6/1/2055 - 5/30/2060	\$358,574.40

\$7,662,337
LIST PRICE

3.85%
CAP RATE



PROPERTY HIGHLIGHTS



STRONG DEMOGRAPHICS

\$120K Average HH
Income in 5-Mile Radius



HEALTHHUB LOCATION

New HealthHub
Model Used at Location



EARLY 20 YEAR EXTENSION

Strong Performing
Location



DRIVE-THRU LOCATION

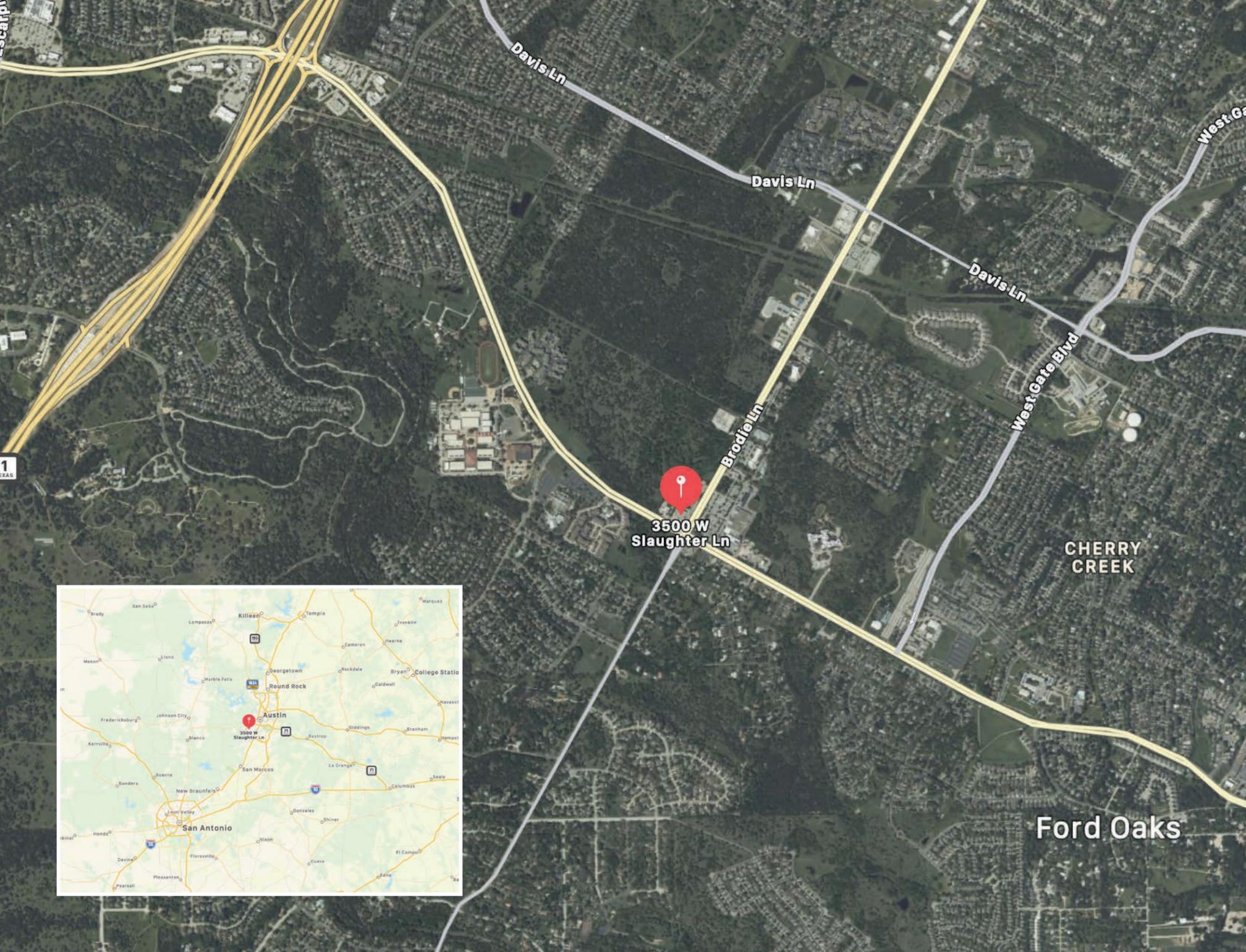
Drive-Thru Supports
Longer Lines



ABSOLUTE NNN

No Landlord
Responsibilities





LOCATION OVERVIEW

AUSTIN, TEXAS

The Asset is located within Austin, TX as a freestanding building on the corner of the busy N Slaughter Lane and Brodie Lane.

Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it is the 11th-most populous city in the United States, the fourth-most-populous city in Texas.

As of the 2020 census, Austin had a population of 961,855, up from 790,491 at the 2010 census. The city is the cultural and economic center of the Austin–Round Rock metropolitan statistical area, which had an estimated population of 2,295,303 as of July 1, 2020, roughly 84% increase from the year 2000.



Emerging from a strong economic focus on government and education, since the 1990s, Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook, Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. Dell's worldwide headquarters is located in the nearby suburb of Round Rock. With regard to education, Austin is the home of the University of Texas at Austin, which is one of the largest universities in the U.S. and is attended by over 50,000 students.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION.	9,118	97,785	216,420
2026 POPULATION EST.	9,774	104,179	233,039

INCOME	1 MILE	3 MILE	5 MILE
AVG. HOUSEHOLD INCOME	\$120,404	\$119,559	\$112,230
MEDIAN HOUSEHOLD INCOME	\$106,831	\$98,614	\$90,494

TRAFFIC COUNTS	
BRODIE LN x GRAYBUCK RD SW	25,280 VPD
W SLAUGHTER LN x BRODIE LN SE	36,845 VPD
W SLAUGHTER LN x BRODIE LN NW	32,829 VPD
BRODIE LN x W SLAUGHTER LN SW	22,822 VPD



TENANT OVERVIEW

CVS HEALTH

CVS Pharmacy is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization in excess of \$80 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB. The company has launched assertive growth plans in recent quarters. CVS is currently the only integrated pharmacy healthcare company with the capability to have an influence on consumers, payors, and providers with innovative resolutions. They have a profound outlook of their diverse needs through their unique integrated model, and are bringing them innovative solutions that help increase access to quality care, deliver better health outcomes and lower overall health care costs.

MARKET LEADING TENANT

CVS Health Corporation is engaged in the retail drugstore business. The company operates 9,900+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS Pharmacy is the nation's drugstore chain and total prescription revenue. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963. In December of 2017, CVS announced it would buy Aetna for more than \$69 billion. This acquisition would combine CVS' drugstores and pharmacy benefits manager platform with Aetna's insurance business. This merger brings together two complementary businesses with unique capabilities, the goal being to reshape the consumer health care experience, putting people at the center of health care delivery to ensure they have access to high-quality, more affordable care.

CVS/pharmacy

CVS HEALTH COMPANY OVERVIEW

BBB/ STABLE
CREDIT RATING

CVS (NYSE)
OWNERSHIP

300,000+
NUMBER OF EMPLOYEES

\$268.7B
ANNUAL REVENUE

WOONSOCKET, RI
HEADQUARTERS





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