



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CVS Pharmacy
65 E Main Street
Apopka, FL 32703

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Single Tenant Absolute NNN CVS Located at the Signalized Corner of Main Street and S Park Avenue in the Heart of Apopka, FL (Orlando MSA). This Property Has Over 18 Years Remaining on the Base Term of the Lease and Features Rare 5% Increases at Each of the 5 (5-Year) Option Periods Providing a Hedge Against Inflation. The Building Includes a Double Lane Drive-Thru and Sits on Over 1.6 Acres of Land. This Location is Open 24 Hours a Day and CVS Recently Remodelled the Location to Update to the New Prototype Featuring a CVS "Health Hub". CVS is the Largest Pharmacy Provider in the Country By Prescription Revenue and Features an Investment Grade Credit Rating of BBB (S&P Global Ratings). The Property is Located in an Income Tax Free State and Provides an Investor With Depreciation Benefits Given the Building Lease Nature of the Asset. With New Third Party Reports From September 2020, This Investment is Perfect For a 1031 Buyer. This Deal Offers a Long-Term Secure Income Stream, Strong Credit a Pandemic and Recession Resistant Tenant.

OFFERING SUMMARY

PRICE	\$7,115,000
CAP	4.00%
NOI	\$284,650
PRICE PER SF	\$652.27
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	65 E Main Street Apopka, FL 32703
COUNTY	Orange
BUILDING AREA	10,908 SF
LAND AREA	1.64 AC
BUILT	2001



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

BEST IN CLASS INVESTMENT FEATURING STRONG YIELD

- Over 18 Years Remaining on Base Term of the Lease
- Corporate Guaranteed Lease Featuring Investment Grade Credit (BBB - S&P Global) / (Baa2 - Moody's)
- Absolute NNN With Zero Landlord Responsibilities With Depreciation Benefits
- Rare 5% Rental Increase at Each of the 5 (5 Year) Option Periods Provides Hedge Against Inflation
- CVS Recently Remodelled Location to Update to the New Prototype Featuring a CVS "Health Hub"
- CVS Elected to Sign a New 20 Year Lease Prior to Their Option Period Demonstrating Their Confidence in This Location
- New 3rd Party Reports as of September 2020 Providing For Ease of Transaction – Perfect For a 1031 Exchange Buyer
- Double Lane Drive-Thru Prototype Building Situated on Over 1.6 Acres of Land

DAILY NEEDS & NECESSITY BASED TENANT

- Tenant Has Remained Open and Paying Rent Throughout the COVID-19 Pandemic
- CVS Pharmacy is the Top Drug Store in the Country Based on Prescription Drug Revenue Holding Nearly 25% of the Prescription Drug Market
- Drug Stores Provide a "Daily Needs" For Consumers Making the Property Pandemic and Recession Resistant

DOMINANT APOPKA (ORLANDO MSA) LOCATION

- Strong Traffic Counts - Over 77,740 Vehicles Per Day Combined at the intersection of Main St and S Park Ave
- Affluent Trade Area – Average Household Income Over \$86,844 Within a 5-Mile Radius
- Dense Population Base - Over 134,195 People Within 5-Miles
- Income Tax Free State Offering Additional Future Residual Value
- Located Within the Orlando MSA - 3rd Largest in Florida With a Population Estimated at Over 2.6 Million Residents



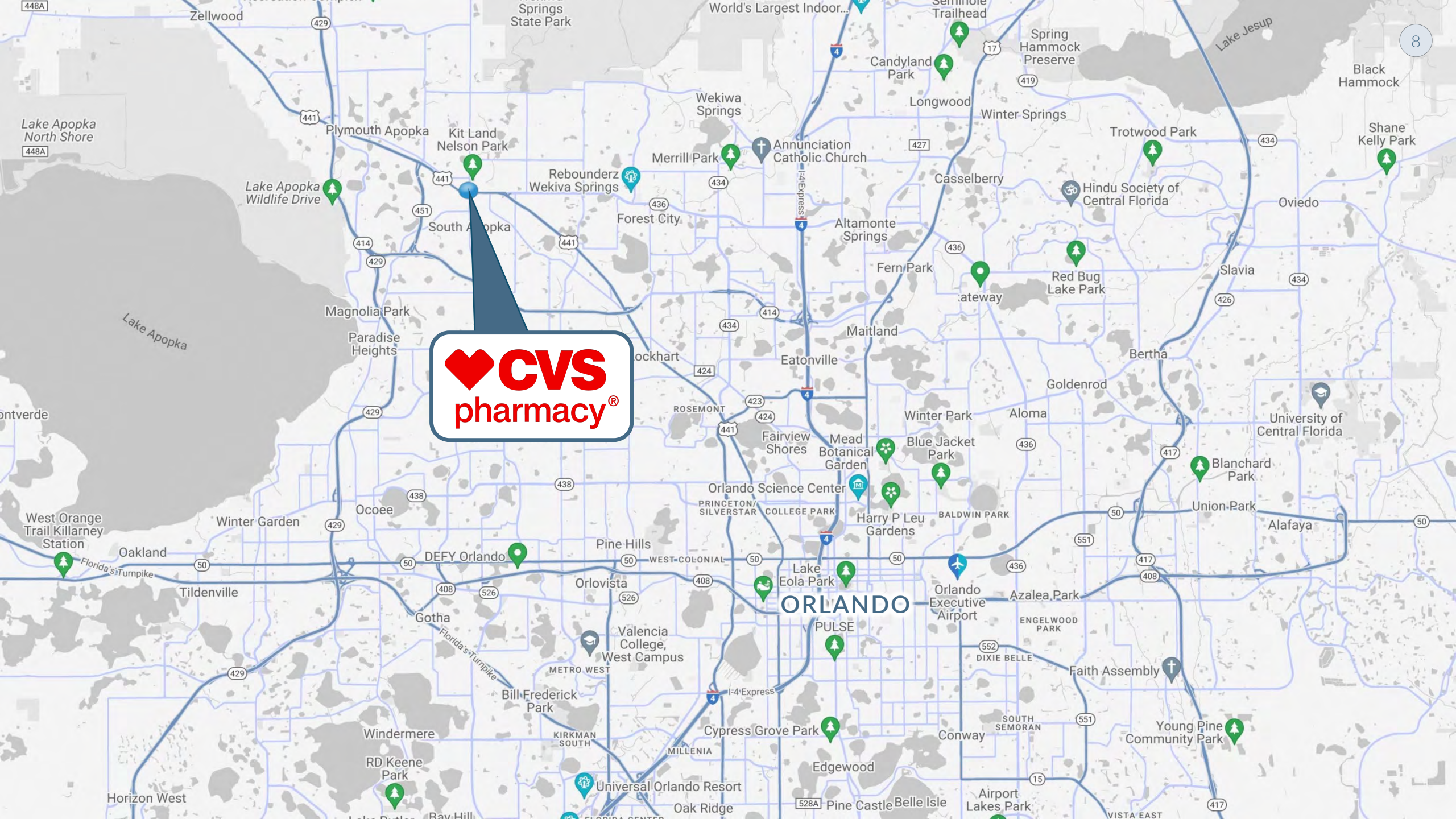
ACTUAL PROPERTY IMAGE

TERM PERIOD	ANNUAL BASE RENT	RENT PER SF
Current – 11/30/2040	\$284,649.96	\$26.10
Option 1: 12/01/2041 - 11/30/2046	\$298,882.44	\$27.40
Option 2: 12/01/2046 - 11/30/2051	\$313,826.64	\$28.77
Option 3: 12/01/2051 - 11/30/2056	\$329,517.96	\$30.21
Option 4: 12/01/2061 - 11/30/2066	\$345,993.84	\$31.72
Option 5: 12/01/2071 - 11/30/2077	\$363,293.52	\$33.31

LEASE SUMMARY

TENANT	Florida CVS Pharmacy, LLC
PREMISES	A Building of Approximately 10,908 SF
LEASE COMMENCEMENT	May 17, 2001
LEASE EXPIRATION	November 30, 2040
LEASE TERM	18.7 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	5% at Option Periods
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility







Mobil

Apopka Police Department

Victory Church

Government building

Central Grocery

Hands 4 You

HBJR LLC

weINSURE

ACE Hardware

Fifty Four East Marketplace

Aunt Singbird's Bakery

PROPAGATE

Save Green Outdoors

Master Furniture Services

VEW VETERANS OF FOREIGN WARS

Hall's Feed Store

McLeod Law Firm

CB CELL BROS

Dat hoot smoke shop

MDG Welding Company

Access SUPPLY ONE

NELSON TENTS & EVENTS

Fisherman III Lures Inc

H&R BLOCK

No 1 Chinese

Apopka Bail Bonds

Domino's

T&S Beauty Supply LLC

BANK OF AMERICA

Elohim Christian Church

Dart Auto Repairs

CHASE

HITTING FACTORY

Breckenridge by Royal Oak Homes

Orlando pressure washing services

Quest, Inc. - Training Center Apopka

SOUTHLAND CONSTRUCTION, INC.

A Abra Key Dabra Locksmith

Direct AUTO INSURANCE

Brown Agency

Advance Auto Parts

Public Storage

Commercial Cuevas

Tienda Guatemala

ACE CASH EXPRESS

FARM BUREAU INSURANCE

ONE FLORIDA BANK

State Farm

FARM CREDIT OF CENTRAL FLORIDA

CVS pharmacy

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First United Methodist Church



CVS
pharmacy®



publix
snap fitness^{24/7} 

O'Reilly
AUTO PARTS
FAMILY DOLLAR

ROSS
DRESS FOR LESS
BED BATH & BEYOND
FAMOUS footwear
HURRICANE GRILL & WINGS
Marshall's
five BELOW
REGAL
Aaron's
petco

ACE Publix
JET'S PIZZA
Retro Fitness
burn boot camp

save a lot
CITITRENDS
DOLLAR GENERAL
DQ
Pizza Hut

NAPA
TACO BELL
McDonald's
TAKE 5

TSC TRACTOR SUPPLY CO
Hungry Howie's
FLAVORED CRUST PIZZA

HARBOR FREIGHT
DOLLAR GENERAL
PAPA JOHN'S

planet fitness
LOWE'S
Winn-Dixie

THE HOME DEPOT
Staples
DOLLAR TREE
FIREHOUSE SUBS

CVS
pharmacy[®]

BIG LOTS!
Badcock & more
DOLLAR TREE
Key Food FRESH
FAMILY DOLLAR

WORLD'S FINEST FUDGE
bealls OUTLET
Bealls
HOBBY LOBBY
DOLLAR TREE

BURGER KING
tropical SMOOTHIE CAFE
Walmart
Neighborhood Market

414

TOLL
451

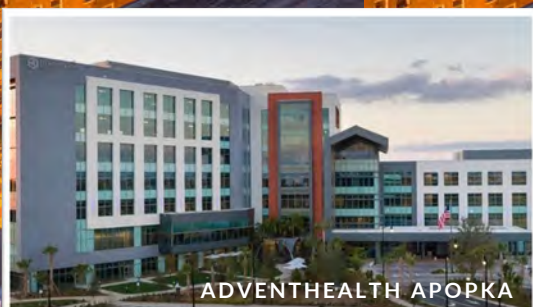
N Park Ave

441

The City of Apopka, incorporated in 1882, is located in northwest Orange County within the 12 Orlando Metropolitan Area. The City is the second largest municipality in Orange County and continues to be one of the County's fastest growing municipalities. The Apopka area offers countless business and recreational opportunities for local residents. The City is centrally located 13 miles northwest of Orlando amid Florida's beautiful backdrop of lakes, springs and forests. The City currently occupies a land area of 35.549. Apopka is a Seminole word for "Potato eating place" and is also often referred to as the "Indoor Foliage Capital of the World". The City of Apopka had a population of 54,965 as of July 1, 2021.

Apopka Region has a total of 6,876 businesses. In 2021, the leading industries in Apopka Region were Administrative and Support Services, Retail, Health Care and Social Services, and Construction. Target industries in the city include Agri-Science, Aviation, Cleantech, Construction, Eco-Tourism, Logistics & Distribution and Manufacturing. Major shopping areas, entertainment, tourist destinations and airports are just minutes away with direct access to northwest Central Florida's growing highway network. Apopka is a fast-growing city and is expanding in all directions. Apopka is home to several logistics and distribution companies. Amazon, Cold Link Logistics, and Quality Custom Distribution, are all present in Apopka, with many other top logistics companies on the way. Major employers include Northrop Grumman, Wal-Mart Supercenter, Randall Construction, AdventHealth Apopka (Formerly Florida Health) and Century Link (formerly Embarq & Sprint).

The people of Apopka have preserved the history of their city well. One can visit the Apopka Historical Society to get an idea about the life of early settlers. The city has a golf course and is a very popular fishing spot. It boasts the 180-acre Northwest Recreation Complex, located on Jason Dwelley Boulevard in northwest Apopka. The Apopka area boasts some of Florida's natural wonders. Only minutes from downtown Apopka, one can find Wekiwa Springs State Park, home of a second magnitude spring where guests can swim or snorkel. One can also take an adventure on Wekiva River in a canoe or kayak or hike through the park's many trails. West of downtown Apopka is the Lake Apopka North Shore, home to the greatest diversity of bird species of any inland area in North America. On the 11-mile Lake Apopka Wildlife Drive, visitors witness the restoration of marshland have the opportunity to see alligators, otters, foxes, panthers, osprey, and many other creatures.

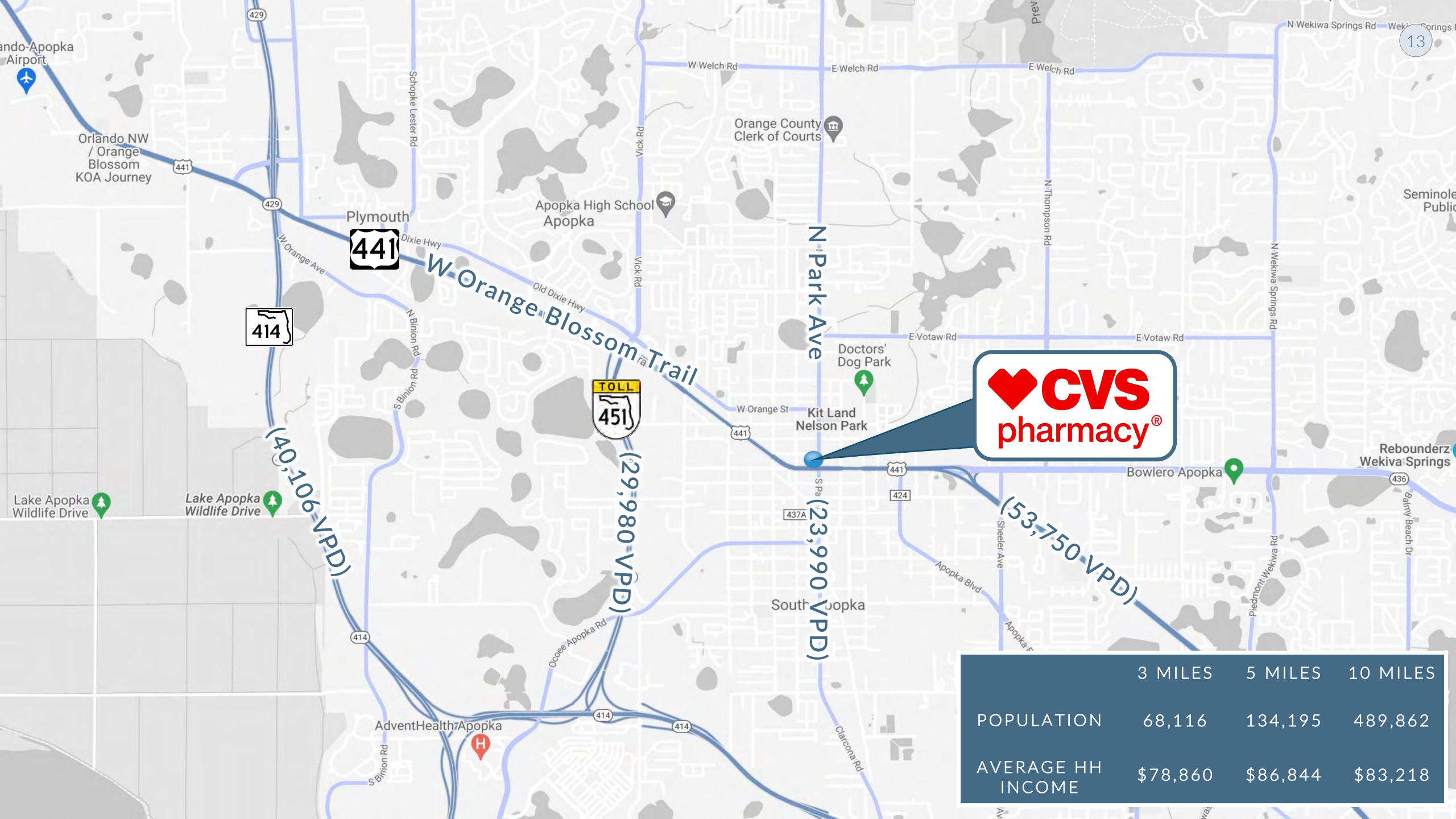


ADVENTHEALTH APOPKA



WEKIWA SPRINGS





	3 MILES	5 MILES	10 MILES
POPULATION	68,116	134,195	489,862
AVERAGE HH INCOME	\$78,860	\$86,844	\$83,218

TENANT PROFILE

CVS Pharmacy is the second largest pharmacy chain in the United States. We hold more than 9,900 retail locations as of December 31, 2021 and expect to close 900 over the course of 2022 through 2024 as announced on November 18, 2021. The company was founded in Lowell, Massachusetts and originally named the Consumer Value Store. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 12th largest company in the world serving 5 million customers each day.

CVS sells prescription drugs and a wide assortment of general merchandise including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores. It also provides healthcare services to more than 1,100 MinuteClinic medical clinics in 33 states including the District of Columbia. As a pharmacy innovation company, CVS focuses on charitable giving in ways that will help people on their path to better health by improving health outcomes and building healthier communities. Their in-store fundraising campaigns, in-kind donations and corporate grants provide support for national nonprofit partners that are focused on helping people on their path to better health.



COMPANY TYPE
NYSE: CVS



FOUNDED
1963



OF LOCATIONS
9,900+



HEADQUARTERS
Woonsocket, RI



WEBSITE
cvs.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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