

# OFFERING MEMORANDUM

♥ **CVS** pharmacy | Recently Extended 15 Year Term



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## **Disclaimer**

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **1209 Sunset Dr, Grenada, MS 38901**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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## Investment Summary

<b>Purchase Price:</b>	<b>\$5,709,340</b>
<b>Cap Rate:</b>	<b>5.00%</b>
<b>Annual Rent:</b>	<b>\$285,467</b>

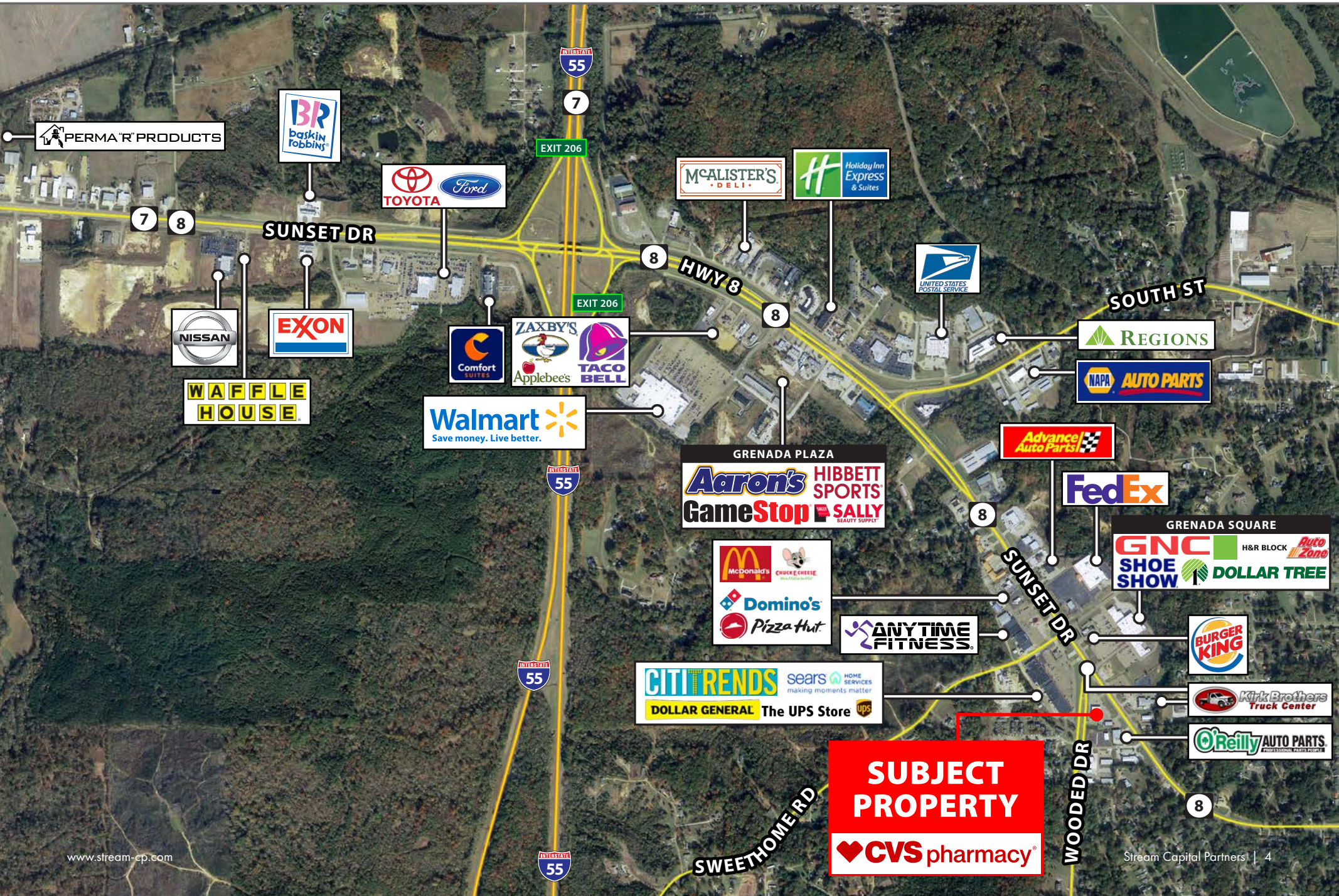
## Lease Summary

<b>Address:</b>	1209 Sunset Dr, Grenada, MS 38901
<b>Building Size:</b>	12,125 SF
<b>Land Size:</b>	1.5 Acres
<b>Year Built:</b>	2008
<b>Tenant:</b>	CVS
<b>Guarantor:</b>	CVS Caremark Corporation
<b>Ownership:</b>	Fee Simple
<b>Lease Type:</b>	Absolute NNN
<b>Landlord Responsibilities:</b>	None
<b>Rent Commencement:</b>	June 2009
<b>Lease Expiration:</b>	July 2037
<b>Options to Renew:</b>	Ten, Five-year options



- Absolute NNN with no landlord obligations – providing passive investment opportunity
- CVS just signed a new 15- year lease showing their long term commitment to this location
- Corporately Guaranteed by CVS, the Largest Pharmacy Chain in the U.S. | S&P "BBB+"
- Strategic Hard Corner Location with daily traffic of more than 28,000 vehicles per day (combined at intersection)
- Grenada is the County Seat of Grenada county and serves as the primary trade area for the region
- Nearby National Retailers include: Walmart, McDonald's, Applebee's, Zaxby's, AutoZone, Dollar Tree, Dollar General, Burger King, Advance Auto Parts, Captain D's, Hibbett Sports

# AREA MAP



# AERIAL VIEW



**Walmart**  
Save money. Live better.

**McALISTER'S**  
• DELI •

**Holiday Inn Express**  
& Suites

**McDonald's**  
**Domino's**  
**Pizza Hut**

**Advance**  
Auto Parts

**CITITRENDS**  
**DOLLAR GENERAL**  
**The UPS Store**

**ANYTIME FITNESS**

**BURGER KING**

**CAPTAIN D'S**

**SUBJECT PROPERTY**  
**CVS pharmacy**

**Wooded Dr**

**4,977**  
CARS PER DAY

**Sunset Dr**

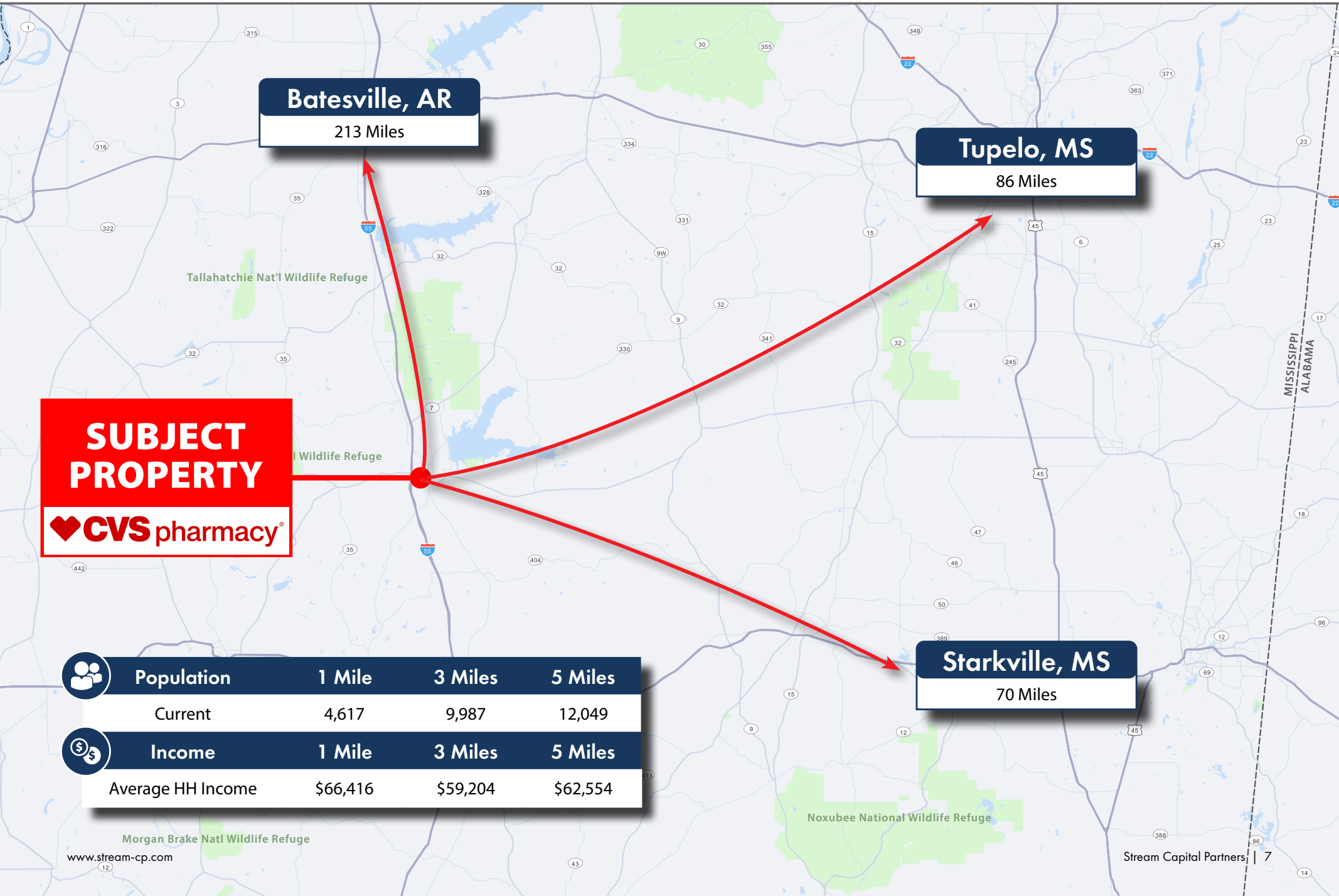
**19,901**  
CARS PER DAY

**O'Reilly AUTO PARTS**  
PROFESSIONAL PARTS PEOPLE

# BUILDING PHOTOS



# REGIONAL MAP



**SUBJECT  
PROPERTY**

♥ **CVS** pharmacy®



**Population**

**1 Mile**

**3 Miles**

**5 Miles**

Current

4,617

9,987

12,049



**Income**

**1 Mile**

**3 Miles**

**5 Miles**

Average HH Income

\$66,416

\$59,204

\$62,554



CVS Health, ([www.cvshealth.com](http://www.cvshealth.com)), is a pharmacy innovation company helping people on their path to better health. CVS Pharmacy is currently the largest pharmacy chain in the United States with more than 9,900 retail locations, 1,200+ walk-in medical clinics, and more than 300k employees in all 50 states, Washington D.C. and Puerto Rico.

CVS provides healthcare services to more than 50 million patients through its MinuteClinic medical clinics, Diabetes Care Centers, and a dedicated senior pharmacy care business serving more than one million patients per year. The company enables people, businesses, and communities to manage health in a more affordable and effective way through their health services, plans and community pharmacists. Making quality care more affordable, accessible, simple and seamless, to not only help people get well, but help them stay well in body, mind and spirit. This unique integrated model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

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 and online through CVS.com.



CVS Health is accelerating a plan to fill more than 50,000 full-time and part-time positions across the country.



**9,900+**

retail locations in 49 states, the District of Columbia and Puerto Rico



**4.5M**

customers served by CVS Pharmacy stores daily



Approximately

**1,100**

MinuteClinic locations



Approximately

**300K**

colleagues across all 50 states, Washington, D.C. and Puerto Rico



**2.5B**

prescriptions managed or filled



**50M**

patient visits to the MinuteClinic



## EXCLUSIVELY LISTED BY:

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