



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

CVS Pharmacy

845 4th Street North
St. Petersburg, FL 33701

CVS

CVS/pharmacy 24 HOURS

845

baby

pharmacy

photo



pharmacy

health

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 4th Street N and 9th Avenue N in the Heart of St. Petersburg, FL (Tampa MSA). This Property Has Approximately 19 Years Remaining on the Base Term of the Lease and Features Rare 5% Increases at Each of the First Four of the Ten (5-Year) Option Periods Providing a Hedge Against Inflation. The Building Includes a Double Lane Drive-Thru and Sits on Over 1.26 Acres of Land. This Location is Open 24 Hours a Day and the Location Has Two Major Medical Facilities Within a 1.5-Mile Radius. 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 December 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	\$5,975,000
CAP	4.00%
NOI	\$239,000
PRICE PER SF	\$549.17
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	845 4th Street North St. Petersburg, FL 33701
COUNTY	Pinellas
BUILDING AREA	10,880 SF
LAND AREA	1.26 AC
BUILT	2001



HIGHLIGHTS

BEST IN CLASS INVESTMENT FEATURING STRONG YIELD

- Approximately 19 Years Remaining on Base Term of the Lease
- Corporate Guaranteed Lease Featuring Investment Grade Credit (BBB - S&P Global) / (Baa2 - Moody's)
- Absolute NNN Lease With Zero Landlord Responsibilities and Depreciation Benefits
- Rare 5% Rental Increase at Each of the First Four of the Ten (5-Year) Option Periods Provides Hedge Against Inflation
- 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 December 2020 Providing For Ease of Transaction - Perfect For a 1031 Exchange Buyer
- Double Lane Drive-Thru Prototype Building Situated on Over 1.26 Acres of Land

DAILY NEEDS & NECESSITY BASED TENANT

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

DOMINANT ST. PETERSBURG (TAMPA MSA) LOCATION

- Strong Traffic Counts - Over 41,600 Vehicles Per Day Combined at the Intersection of 9th Avenue N and 4th Street N
- Affluent Trade Area - Average Household Income Over \$79,000 Within a 1-Mile Radius
- Dense Population Base - Over 232,510 People Within 5-Miles
- Income Tax Free State Offering Additional Future Residual Value
- Located Within the Tampa-St. Petersburg-Clearwater MSA With Approximately 2.8 Million Residents
- St. Anthony's Hospital and Johns Hopkins Children's Hospital Both Located Within 1.5-Miles of the Subject Property With Over 600 Beds Combined
- Less Than a Mile and a Half From Tropicana Field - 1.1 Million Square Foot Stadium Home to the Tampa Bay Rays

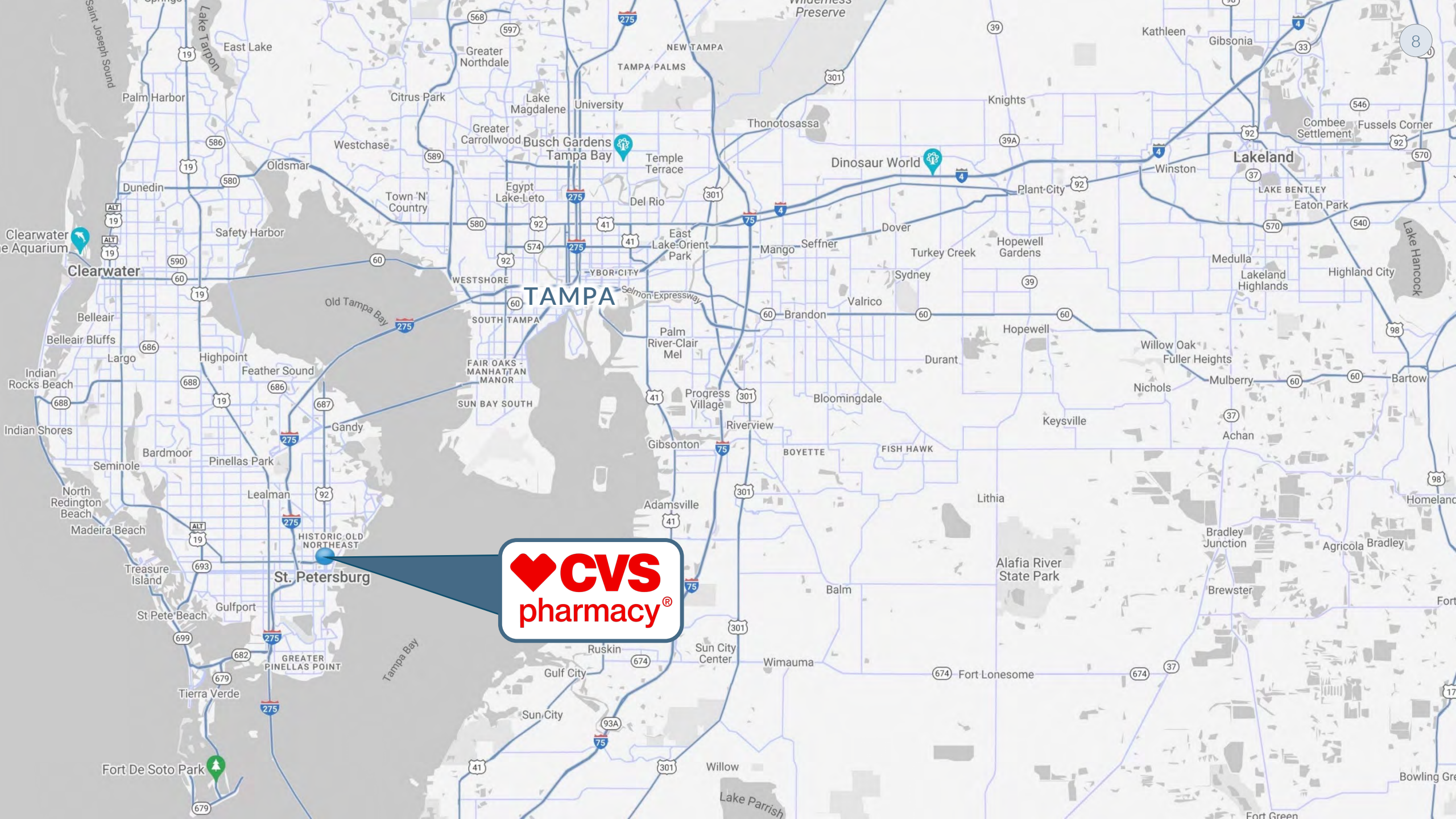


TERM PERIOD	ANNUAL BASE RENT	RENT PER SF
Current – 12/31/2040	\$239,000	\$21.97
Option 1: 01/01/2041 – 12/31/2046	\$250,950	\$23.07
Option 2: 01/01/2047 – 12/31/2052	\$263,497	\$24.22
Option 3: 01/01/2053 – 12/31/2058	\$276,672	\$25.43
Option 4: 01/01/2059 – 12/31/2064	\$290,505	\$26.70
Option 5: 01/01/2065 – 12/31/2070	\$290,505	\$26.70
Option 6: 01/01/2071 – 12/31/2076	\$290,505	\$26.70
Option 7: 01/01/2077 – 12/31/2082	\$290,505	\$26.70
Option 8: 01/01/2083 – 12/31/2088	\$290,505	\$26.70
Option 9: 01/01/2089 – 12/31/2094	\$290,505	\$26.70
Option 10: 01/01/2095 – 12/31/2100	\$290,505	\$26.70

LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Building of Approximately 10,880 SF
LEASE COMMENCEMENT	July 25, 2002
LEASE EXPIRATION	December 31, 2040
LEASE TERM	18.8 Years Remaining
RENEWAL OPTIONS	10 x 5 Years
RENT INCREASES	5% at Options 1-4 and 0% at Options 5-10
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







4th STREET
SHRIMP STORE
Restaurant

UPTOWN
SNOBALLS

CHASE

TIJUNA
FLATS
TEX-MEX FOR ALL

Exxon



Break
Café

687

9th Ave N

CVS
pharmacy®



American
Red Cross

Kingston Court
Townhomes



4th St N



verizon



Flatbread
& Butter



92

Old Northeast
Tavern

Boho
Beauty Bar

FRESENIUS
KIDNEY CARE

AutoZone BIG LOTS!
save a lot cricket
Aaron's goodwill



Lowe's Wawa
CUBESMART self storage

PAPA JOHN'S SHERWIN-WILLIAMS
Pizza Hut Lash



sam's club Office DEPOT OfficeMax
Winn-Dixie Bank of America
FIT BODY BOOT CAMP Extra Space Storage

CVS pharmacy®

Starbucks Tijuana Flats
CHASE Exxon

Publix Starbucks DOLLAR TREE
Badcock & more TAKE 5 FLOOR DECOR &

THORNTONS Culver's ALDI
Winn-Dixie T Pizza Hut

Advance Auto Parts save a lot
Walgreens

9th Ave N

4th St N

WHITEHOUSEBLACKMARKET
Hancock Whitney RUTH'S CHRIS STEAK HOUSE AMC
chico's BankOZK



FAMILY DOLLAR Walmart
HIBBETT SPORTS CITITRENDS
T Exxon

the Publix
Orangetheory FITNESS MAPLE STREET

AutoZone Walgreens
Rainbow Checkers
the Y metro by T-Mobile cricket

CVS pharmacy Bank of America
Publix Starbucks SUBWAY
Great Clips FIFTH THIRD BANK

ST. PETERSBURG | PINELLAS COUNTY | FLORIDA

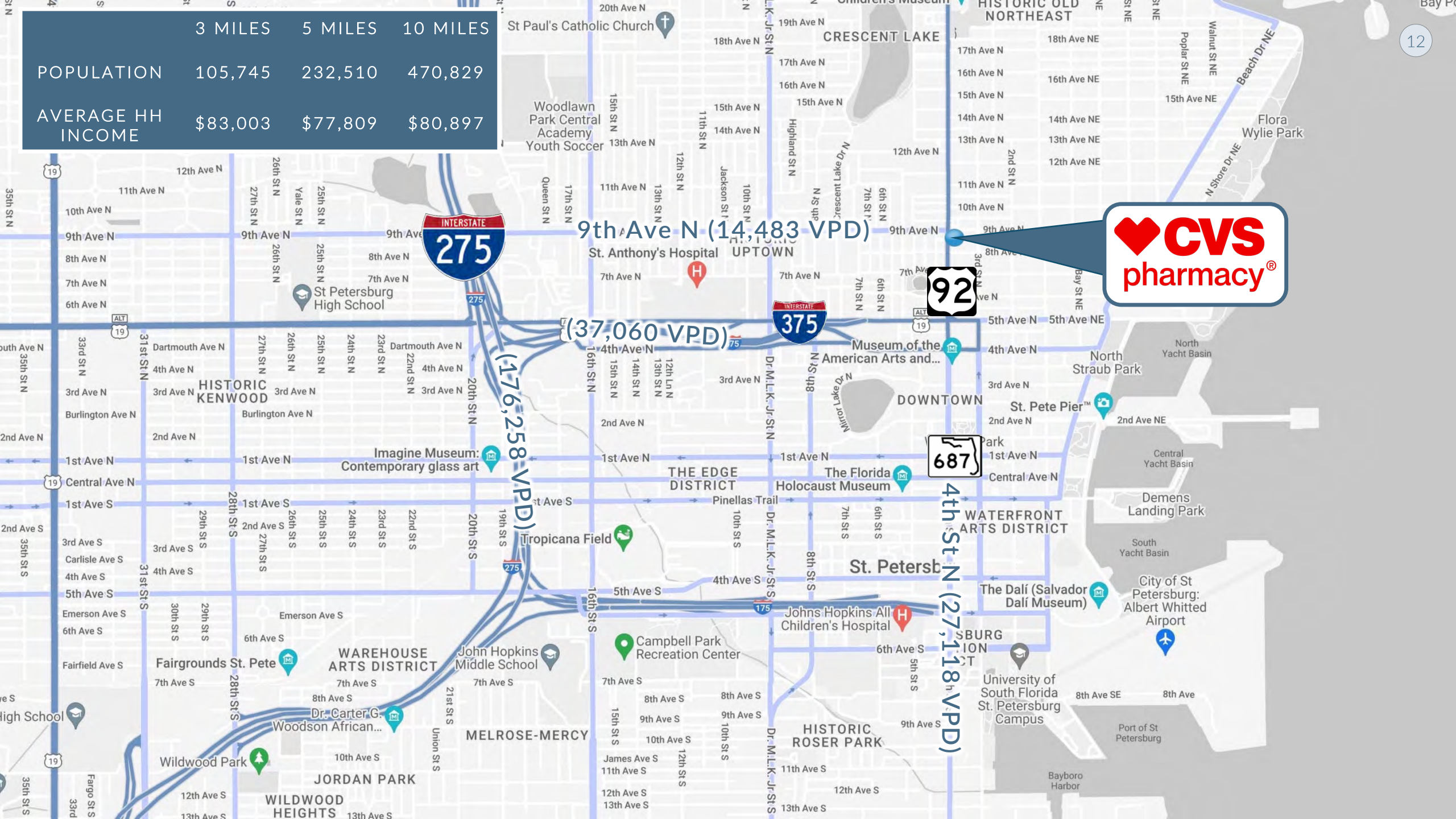
St. Petersburg is a city in Pinellas County, Florida, United States. St. Petersburg is the fifth-largest city in Florida and the second-largest city in the Tampa Bay Area, after Tampa. Along with Clearwater, these cities are part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area, the second-largest in Florida with a population of around 2.8 million. St. Petersburg is located on the Pinellas peninsula between Tampa Bay and the Gulf of Mexico and is connected to mainland Florida to the north. The City of St. Petersburg, Florida (the "City") is the southernmost and largest of the 24 municipalities in Pinellas County and is located at the approximate mid-point on the west coast of Florida. Tampa Bay forms the eastern and southern boundaries, and Boca Ciega Bay, which is part of the Intercoastal Waterway, forms the western boundary of the City. The City of Saint Petersburg is the 5th largest city in Florida with a population of 263,928 as of July 1, 2021.

St. Petersburg continues to develop as one of the brightest spots in the Southeast, not only as a business location, but as a home for a talented workforce. St. Petersburg has a higher percentage of higher education degree holding residents than Florida or the US. As part of one of the largest consumer markets in Florida and 13th largest television market in the nation, St. Petersburg has proven itself as a mature marketplace with retailers and beyond. St. Petersburg offers a large and abundant regional workforce of over 1.4 million. St. Petersburg is part of a seven-county media market, second largest in Florida and 11th in the nation. The region leads the state in buying power, retail sales, food sales, bank deposits, and has the largest consumer market. St. Petersburg is the anchor of Florida's High-Tech Corridor a partnership of three research universities, more than 20 local and regional economic development organizations, 14 community and state colleges and 12 regional workforce boards. Principal employers of the city St. Petersburg include Raymond James & Associates, All Children's Health, Publix Super Markets, HSN and Jabil Circuit.

Along with beautiful, award-winning beaches, St. Petersburg is home to the world-renowned Salvador Dali Museum, top-rated restaurants and beautiful Fort De Soto Park. The waterfront escape is a perfect family getaway with so many things to do! Downtown St. Petersburg is the city's heart, home to great shopping, restaurants, bars and cultural attractions. After making a stop to check out the largest collection of Dali's work outside of Spain, swing by the Chihuly Collection on Central Avenue to witness mind-blowing glasswork. St. Petersburg has many arts and entertainment attractions. Some of the more significant attractions include American Stage, Baywalk, Dr. Carter G Woodson African-American Museum, Florida Holocaust Museum, Florida International Museum, Sunken Gardens, Mahaffey Theater, St. Petersburg Little Theater and the Pier. Residents of St. Petersburg also have easy access to all of the arts and entertainment offerings of Tampa Bay, just across the bay.



	3 MILES	5 MILES	10 MILES
POPULATION	105,745	232,510	470,829
AVERAGE HH INCOME	\$83,003	\$77,809	\$80,897



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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