

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



4101 Fairmont Parkway | Pasadena, Texas

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Broker/Designated Officer: Edward Heap, SRS Real Estate Partners – Houston, LLC | TX License No. 626392



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PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, freestanding, CVS investment property located in Pasadena, Texas. The tenant has approximately 7 years remaining with 10 (5-year) options to extend, demonstrating their commitment to the site. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor within an income tax free state. CVS Pharmacy is America's leading retail pharmacy with nearly 10,000 locations, including over 1,700 pharmacies inside of Target and Schnucks Grocery Stores. The site's performance ranks among the top 15% of CVS stores nationwide - contact agent for further details.

CVS is ideally situated at the signalized hard corner intersection of Burke Road and Fairmont Parkway which serves over 50,000 vehicles per day. Furthermore, the asset benefits from nearby access to Sam Houston Tollway (85,000 VPD), making this an ideal, centralized location with easy commutes. The subject property is strategically located between HCA Houston Healthcare Southeast (350 beds), St. Luke's Health - Patients Medical Center (61 beds), and Surgery Specialty Hospitals of America (37 beds), providing a direct consumer base from which to draw. Furthermore, the site is located less than 2-miles east of Fairway Centre, a Target, Kohl's, and Hobby Lobby anchored power center. Other nearby national/credit tenants include Walmart Supercenter, Lowes, Aldi, Kroger, Home Depot, and more. Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site. Moreover, the subject property is within close proximity of multiple apartment complexes including Mosaic (504 units), Ashmore Apartments (696 units), The Parkway Apartments (122 units), and more. Located 14 miles from downtown Houston, the 5-mile subject trade area is supported by more than 298,000 residents and 113,000 daytime employees who earn an average household income of more than \$81,000.



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$4,584,000
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Net Operating Income	\$320,855
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Cap Rate	7.00%
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Rent Credit ⁽¹⁾	\$831,000
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Net Price	\$3,753,000
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Net Cap	8.55%
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Tenant	CVS (S&P: BBB)
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Lease Type	Absolute NNN
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Landlord Responsibilities	None
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1) Seller to credit the 3-year rent holiday at the end of the initial term. See page 17 for more details.

PROPERTY SPECIFICATIONS

Rentable Area	14,352 SF
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Land Area	2.08 Acres
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Property Address	4101 Fairmont Parkway Pasadena, Texas 77504
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Year Built	2005
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Parcel Number	1265880010001
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Ownership	Fee Simple (Land & Building Ownership)
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Approximately 7 Years Remaining | Top 15% in Performance | Investment Grade Tenant | 5M Daily Customers Chain Wide | Top 15% in Sales

- CVS has an investment grade credit rating of S&P: BBB
- The tenant, has approximately 7 years remaining with 10 (5-year) options to extend, demonstrating their commitment to the site
- CVS fills or manages more than 1.9 billion prescriptions per year and serves more than 5 million customers daily
- The site's performance ranks among the top 15% of CVS stores nationwide - contact agent for further details.

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in an income tax free state

Strong Demographics in 5-Mile Trade Area | Houston MSA

- The dense 5-mile trade area is supported by more than 298,000 residents and 113,000 daytime employees
- \$81,000 average household income
- Houston experienced the second-largest population surge in the U.S. from 2021-2022, making it the fifth-largest metro in the U.S.

Signalized, Hard Corner Intersection | Heavily Traveled Trade Area | HCA Houston Healthcare Southeast (350 Beds)

- CVS is ideally situated at the signalized hard corner intersection of Burke Road and Fairmont Parkway which serves over 50,000 vehicles per day
- The asset benefits from nearby access to Sam Houston Tollway (85,000 VPD), making this an ideal, centralized location with easy commutes
- The subject property is strategically located between HCA Houston Healthcare Southeast (350 beds), St. Luke's Health - Patients Medical Center (61 beds), and Surgery Specialty Hospitals of America (37beds), providing a direct consumer base from which to draw

Strong National/Credit Tenants | Dense Retail Corridor | Fairway Centre | Nearby Apartment Complexes

- The site is located less than 2-miles east of Fairway Centre, a Target, Kohl's, and Hobby Lobby anchored power center
- Other nearby national/credit tenants include Walmart Supercenter, Lowes, Aldi, Kroger, Home Depot, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site
- The subject property is within close proximity of multiple apartment complexes including Mosaic (504 units), Ashmore Apartments (696 units), The Parkway Apartments (122 units), and more

PROPERTY OVERVIEW

LOCATION



Pasadena, Texas
Harris County
Houston MSA

ACCESS



Burke Rd: 1 Access Point
Fairmont Parkway: 1 Access Point

TRAFFIC COUNTS



Bruke Rd : 16,000 VPD
Fairmont Parkway: 34,900 VPD
State Highway 8: 85,000 VPD

IMPROVEMENTS



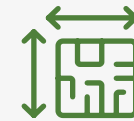
There is approximately 14,352 SF of existing building area

PARKING



There are approximately 81 parking spaces on the owned parcel.
The parking ratio is approximately 5.64 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 1265880010001
Acres: 2.08
Square Feet: 90,605

CONSTRUCTION



Year Built: 2005

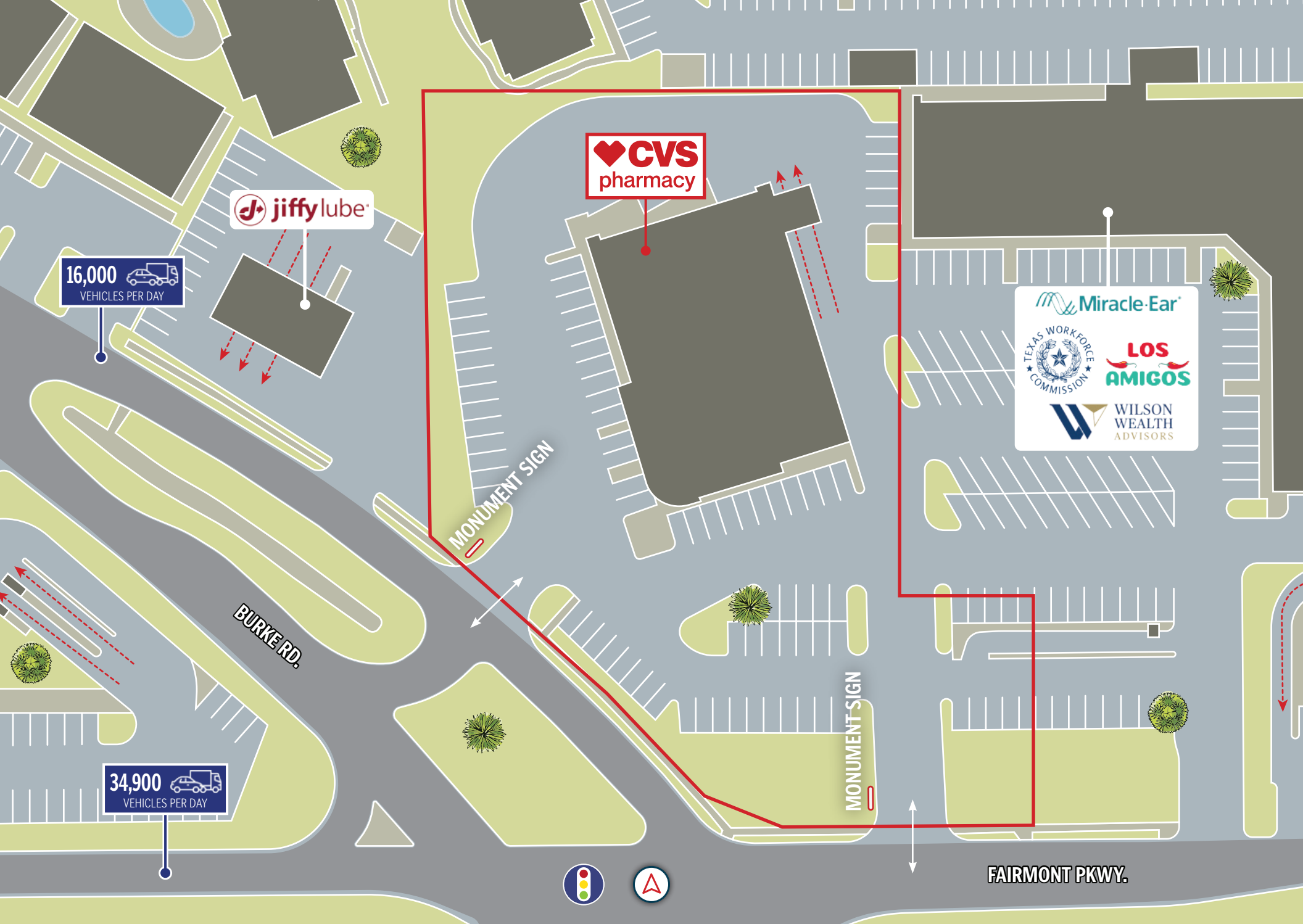
ZONING



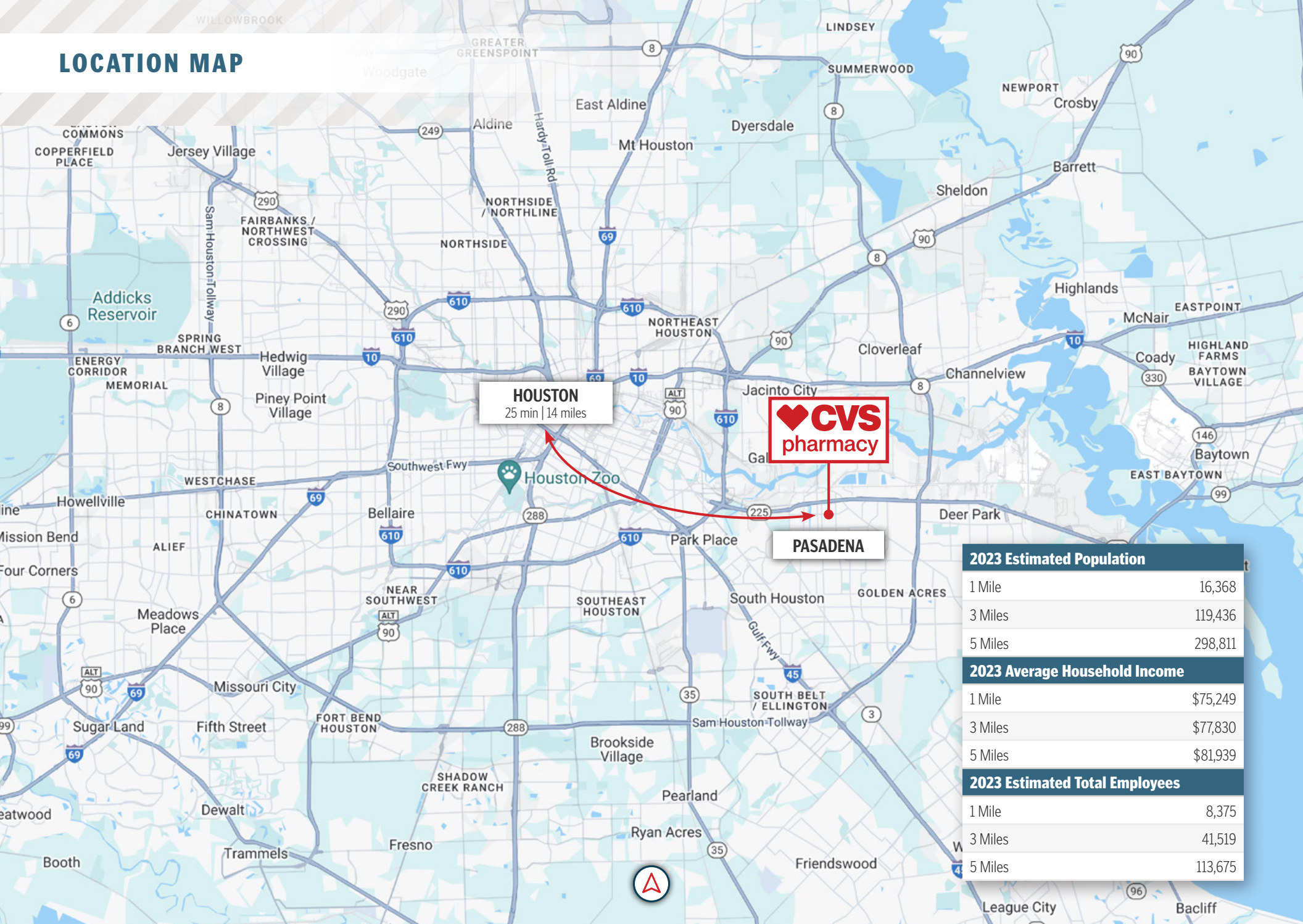
General Commercial







LOCATION MAP



2023 Estimated Population	
1 Mile	16,368
3 Miles	119,436
5 Miles	298,811
2023 Average Household Income	
1 Mile	\$75,249
3 Miles	\$77,830
5 Miles	\$81,939
2023 Estimated Total Employees	
1 Mile	8,375
3 Miles	41,519
5 Miles	113,675



PASADENA, TEXAS

Pasadena is a Texas city located about 14 miles southeast of Houston in Harris County. The city is serviced by several thoroughfares, including Texas State Highway 225 (known as the Pasadena Freeway), Interstate I-45, and the Sam Houston Tollway. Pasadena is bordered by Deer Park (to the east) and Jacinto City (to the north). The City of Pasadena had a population of 151,575 as of July 1, 2023.

Incorporated in 1928, Pasadena slowly transitioned from a farming economy to an industrial one. By the time of World War II, a major increase in the ship-channel industries solidified the transition in the city's economy. Employment in Pasadena today is still closely linked to the ship-channel industries as well as the Lyndon B. Johnson Space Center in adjacent Clear Lake. The annual Strawberry Festival, Pasadena Livestock Show & Rodeo, and the legendary Urban Cowboy traditions always shine a bright spotlight on Pasadena. The City of Pasadena is also a rich industrial area, and its leaders have taken a combination of abundant natural resources, an advantageous location, and a determination to succeed and built a community of strong families and successful businesses. The metropolitan area offers various opportunities to serve the citizens in their professions and amenities for their leisure time. The City has connections to the energy sector, industry and manufacturing, aeronautics, and medicine, creating a diversity that stabilizes the swings of the national economy. The City also has strong connections to petrochemicals and refining industries and benefits from the proximity to the Houston Ship Channel, a part of Port of Houston, which is a huge employment generator.

Pasadena has several museums, including the Pasadena Historical Museum and the Bay Area Museum. The Armand Bayou Nature Center is one of the largest urban wildlife and wilderness preserves in the nation. Pasadena also has a community theater, the Pasadena Little Theatre, which is one of the oldest continuously operating community theatres in the Houston area. The Pasadena Rodeo and Livestock Show is a yearly showcase event. A signature event is the annual Pasadena Strawberry Festival, which features live entertainment, arts and crafts, a carnival midway, and lots of strawberries. Some of nearby Houston's premiere attractions includes The Children's Museum of Houston, Houston Museum of Natural Science, Houston Zoo, Houston Museum of Fine Arts, The Museum of Health and Medical Science, Six Flags Astroworld, Space Center Houston.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	16,368	119,436	298,811
2028 Projected Population	16,457	118,403	297,487
2010 Census Population	15,512	118,050	291,155
Historical Annual Growth 2010 to 2020	0.51%	0.25%	0.33%
Households & Growth			
2023 Estimated Households	6,534	40,395	100,058
2028 Projected Households	6,615	40,423	100,506
2010 Census Households	6,293	38,748	94,344
Projected Annual Growth 2023 to 2028	0.25%	0.01%	0.09%
Historical Annual Growth 2010 to 2020	0.32%	0.45%	0.59%
Race & Ethnicity			
2023 Estimated White	73.91%	66.30%	58.68%
2023 Estimated Black or African American	5.59%	5.29%	7.69%
2023 Estimated Asian or Pacific Islander	3.03%	2.89%	4.25%
2023 Estimated American Indian or Native Alaskan	1.16%	1.26%	1.24%
2023 Estimated Other Races	21.35%	27.14%	25.40%
2023 Estimated Hispanic	58.10%	71.18%	67.03%
Income			
2023 Estimated Average Household Income	\$75,249	\$77,830	\$81,939
2023 Estimated Median Household Income	\$52,386	\$56,983	\$59,424
2023 Estimated Per Capita Income	\$30,205	\$26,218	\$27,396
Businesses & Employees			
2023 Estimated Total Businesses	632	3,806	9,728
2023 Estimated Total Employees	8,375	41,519	113,675



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
CVS	14,352	9/21/2005	1/31/2031	Current	-	\$26,738	\$1.86	\$320,855	\$22.36	Absolute NNN	10 (5-Year)
										Opt 1: \$288,797 Opt 2: \$288,797 Opt 3-10: FMV	

1) Tenant has a 3-year rent free period at the end of the term. Seller to credit 100% of the future free rent period via US Treasuries at the close of escrow or cash equivalent. Contact agent for more details.

Pricing Summary

Price	\$4,584,000
Net Operating Income	\$320,855
Cap Rate	7.00%
Rent Credit ⁽¹⁾	\$831,000
Net Price	\$3,753,000
Net Cap	8.55%

1) The analysis uses a discount rate of 4.16% based on the 2, 5, and 10 year treasuries to calculate the holiday credit. Treasury rates were at 4.59%, 4.11% and 4.11% respectively at the time of the analysis (12/6/2023).



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



CVS

cvs.com

Company Type: Subsidiary

Locations: 10,000+

Parent: CVS Health

2022 Employees: 219,000

2022 Revenue: \$322.47 Billion

2022 Net Income: \$4.31 Billion

2022 Assets: \$228.28 Billion

2022 Equity: \$71.47 Billion

Credit Rating: S&P: BBB

CVS Pharmacy, the retail division of CVS Health (NYSE: CVS), is America's leading retail pharmacy with nearly 10,000 locations, including over 1,700 pharmacies inside of Target and Schnucks grocery stores. It is the first national pharmacy to end the sale of tobacco and the first pharmacy in the nation to receive the Community Pharmacy accreditation from URAC, the leading health care accreditation organization that establishes quality standards for the health care industry. The company was incorporated in 1969 and is based in Woonsocket, Rhode Island.

Source: prnewswire.com, cvs.com, finance.yahoo.com



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of SRS Real Estate Partners

300+

TEAM
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RETAIL
TRANSACTIONS

company-wide
in 2022

740+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2022

\$3.3B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2022

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