



1330 DUTCH FORK ROAD

Ballentine, SC 29002



INTERACTIVE OFFERING MEMORANDUM



OFFERING MEMORANDUM

CVS

1330 Dutch Fork Road | Ballentine, SC 29002



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±10,953 SF
GLA



1998
Year Built



±22,600
Vehicles Per Day



15.7 Years
Lease Term

PROPERTY OVERVIEW

- **High Income Neighborhood of Columbia, SC** – The 1-Mile population has an average household income of \$149,703 per year
- **Surrounded by many credit retailers** – Walmart, Aldi, Starbucks, Chick-Fil-A, McDonald's, etc.
- **Location Highlights** – Located less than a 5-minute drive from Lake Murray
- **Long Term Lease** – More than 15 years of remaining lease term
- **Hedge Against Inflation** – Strong rental increases included in the lease
- **Low Rent / SF** – The rent / SF is only \$15, while the CoStar estimated Rent / SF is \$19 – 23 NNN
- **Lease & Property Details** – In 2015, CVS signed a 25-yr lease extension, showing a strong commitment to the site
- **Investment Grade Credit Rating** – BBB per S&P and Baa2 per Moody's
- **CVS Overview** – CVS Health's Market Cap is over \$70 Billion



FINANCIAL SUMMARY



\$2,652,000
LIST PRICE



5.75%
CAP RATE



\$261.93
PRICE PER SF

TENANT SUMMARY

Tenant Trade Name	CVS
Type of Ownership	Fee-Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	Roof and Structure
Rent Commencement Date	2/16/1998
Lease Expiration Date	5/31/2040
Term Remaining on Lease	±15.7 Years
Increases	10% in the first two options, then FMV thereafter
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$12,708.33	\$152,499.96	10%	5.75%
Option 1	\$13,979.17	\$167,750.04	10%	6.33%
Option 2	\$15,377.08	\$184,524.96	10%	6.96%
Option 3	FMV	FMV	-	TBD
Option 4	FMV	FMV	-	TBD
Option 5	FMV	FMV	-	TBD





TENANT PROFILE

As America's leading health solutions company, they deliver care like no one else can. And they do it all with heart, every day. A purpose-driven company, they're making healthier happen together with millions of patients, members and customers. They reach more people and do more to improve the health of their communities thanks to their local presence, digital channels and dedicated colleagues. They're taking on many of the country's most pressing health care issues, working to deliver the accessible, affordable, human-centered care that Americans want and need.

CVS Health Corp. engages in the provision of health care services. It operates through the following segments: Pharmacy Services, Retail or Long Term Care, Health Care Benefits, and Corporate. The Pharmacy Services segment offers pharmacy benefit management solutions. The Retail or Long Term Care segment includes selling of prescription drugs and assortment of general merchandise.

HEADQUARTERS
Woonsocket, RI

YEAR FOUNDED
1963

OF LOCATIONS
±9,636



Walmart
Supercenter

ALDI STARBUCKS
DUNKIN'

POPEYES
TACO BELL SONIC
DOLLAR TREE

MURPHY
USA

McDonald's Freddy's Arby's the Y
Chick-fil-A TSC TRACTOR
SUPPLY CO

BALLANTYNE
DENTISTRY

THE POINTE AT LAKE MURRAY APARTMENTS
60 UNITS

w

e

ATHLETE'S ARENA
LIFE PERFORMANCE FITNESS

FOOD LION

george
robert's
WINE & RAW BAR

ZAXBY'S

CVS
pharmacy®

DUTCH FORK RD ± 22,600 VPD

BALLENTINE
SELF STORAGE

bp

AREA OVERVIEW

Ballentine, South Carolina, is a charming community nestled in the Midlands region of the state, near the banks of Lake Murray. Known for its tranquil, suburban atmosphere, Ballentine offers a peaceful retreat from the busier areas of Columbia, which is only a short drive away. The proximity to Lake Murray is one of Ballentine’s standout features, providing residents and visitors with abundant opportunities for boating, fishing, and other water-related activities. The lake's scenic beauty and recreational options have made the area a popular destination for those looking to enjoy outdoor adventures in a serene setting.

The community has grown steadily over the years while maintaining its small-town feel. Ballentine is home to a mix of long-time residents and newcomers drawn by its quiet neighborhoods and close-knit community spirit. Local businesses, restaurants, and shops thrive, offering a range of amenities without the need for long commutes. Its location along the major thoroughfares connecting Columbia and other regional hubs makes it convenient for commuters while retaining a relaxed pace of life.

Ballentine's schools are part of the well-regarded Lexington-Richland School District 5, known for its strong educational programs. The presence of highly rated schools adds to the area’s appeal for families. Additionally, local parks and recreational facilities provide spaces for community gatherings, sports, and leisure activities, contributing to a vibrant, active lifestyle for residents of all ages.



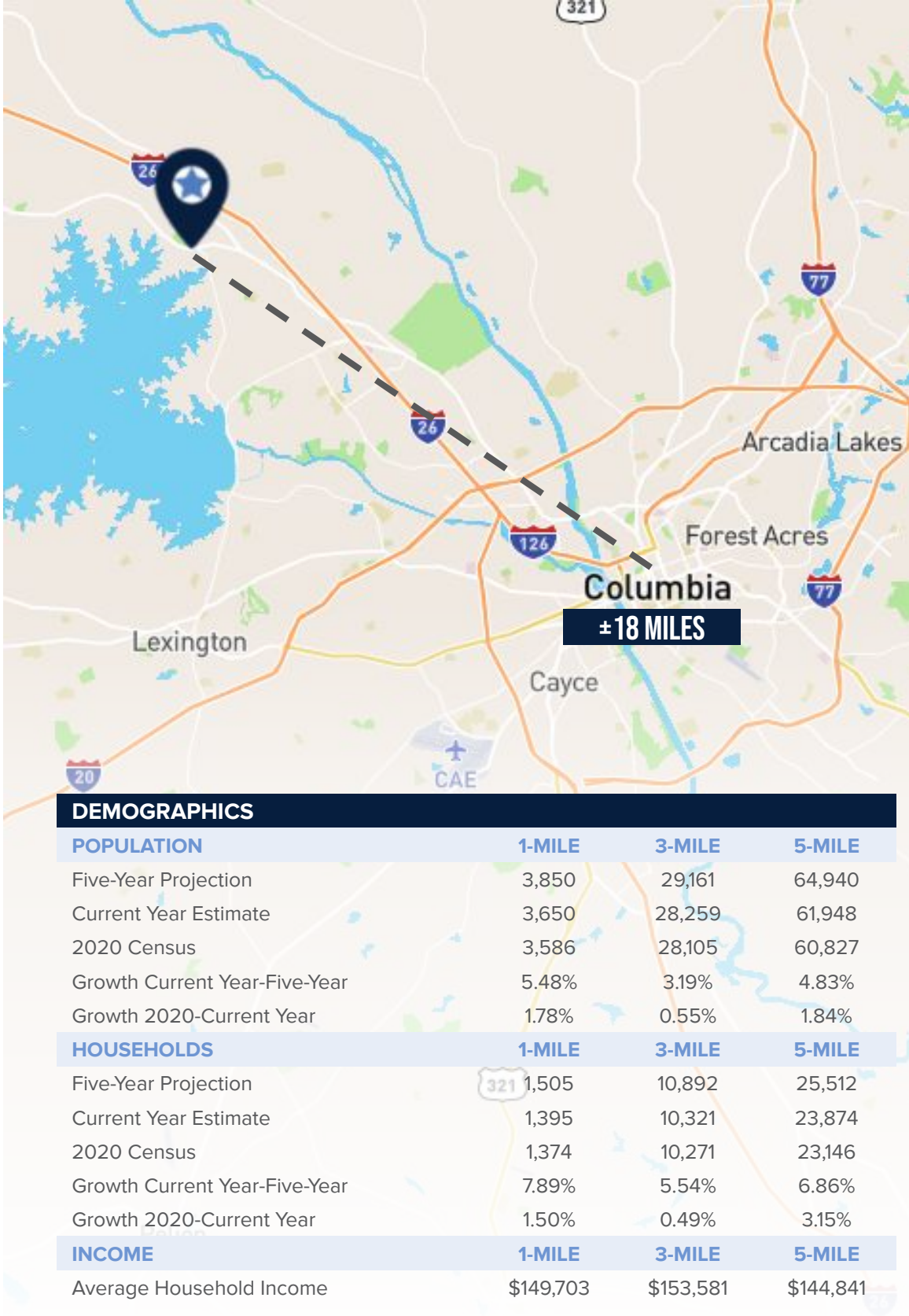
5 MILLION

NUMBER OF ANNUAL VISITORS



\$2 BILLION

REVENUE





COLUMBIA, SC MSA

Serving as the state capital, Columbia is a city driven by a fresh, innovative perspective intertwined with century-old traditions rooted in the capital city communities.

With the second largest population in South Carolina, Columbia is home to nearly 800,000 residents across the metropolitan region including six counties. The community embraces a vast array of tourist attractions that drive and empower economic growth. From historical monuments, museums, art galleries, convention halls, and performing arts centers to educational institutes, like the University of South Carolina.

The University of South Carolina is currently ranked as the number 1 largest university in the Carolinas with nearly 35,000 students enrolled in on-campus classes at the main campus in Columbia. Pursuing degrees in industries that continue to contribute to Columbia's economic growth like medicine, law, and engineering, to name a few.

ECONOMY & DEVELOPMENTS

With major Fortune 500 Corporations headquartered in the region, Columbia was recently rated as one of the top 4 cities for millennials. Due to this reliable channel of talent and highly educated individuals residing in the area, Columbia continues to surge with opportunity and has secured itself as one of the fastest-growing hubs in target industries like insurance, technology, software, IT services, retail, and hospitality.

Columbia is thriving with innovative entrepreneurial culture creating long-term economic stability within these major institutions. Economists remain confident the job market will remain strong and positive growth will continue to be seen.

Many residential and commercial developments are expected to be completed in Columbia over the next few years. With the growing population of millennials residing in Columbia, city leaders acknowledge the need to stimulate the development of new and exciting real estate projects that will benefit the entire community.

Developers have created a framework for future developments to stimulate commercial real estate investment on large-scale projects to revamp retail businesses, restaurants, workplaces, and parking.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1330 Dutch Fork Road, Ballentine, SC, 29002** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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