



CVS PHARMACY
SUMMERVILLE, GEORGIA

OFFERED BY:

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Listed in conjunction with
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All properties visits are by appointment only.

PROPERTY SUMMARY



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|-------------------------|--|
| TENANT: | CVS Pharmacy |
| GUARANTOR: | CVS Health Corporation (Corporate Guaranty) |
| LOCATION: | 9849 Rome Boulevard Summerville, Georgia 30747 |
| TYPE OF OWNERSHIP: | Fee Simple |
| CREDIT RATING: | Investment Grade, BBB (Standard and Poor's) |
| LEASE TYPE: | Absolute NNN – No Landlord Responsibilities whatsoever |
| LIST PRICE: | \$6,260,000. |
| CAP RATE: | 4.25% |
| LEASE TERM: | 20 Years |
| BASE RENT: | |
| | Current – 11/30/39 \$266,000. |
| | Option 1 (5 Years) \$279,365. |
| | Option 2 (5 Years) \$293,365. |
| | Option 3 (5 Years) \$307,928. |
| | Option 4 (5 Years) \$323,325. |
| | Option 5 (5 Years) \$339,491. |
| | Option 6 (5 Years) \$356,466. |
| | Option 7 (5 Years) \$374,289. |
| | Option 8 (5 Years) \$393,003. |
| OPTIONS: | Eight 5-Year Options with 5% increases |
| SQUARE FOOTAGE: | 12,177 SF |
| LAND AREA: | 1.506 +/- Acres |
| RENT COMMENCEMENT: | December 1, 2019 |
| LEASE EXPIRATION: | November 30, 2039 |
| RIGHT OF FIRST REFUSAL: | 20 Days |
| FINANCING: | Delivered Free and Clear |

PROPERTY SUMMARY
CVS PHARMACY – SUMMERVILLE, GA



PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 12,177 square foot CVS Pharmacy located in Summerville, Georgia. Summerville is located in the Northwest Georgia and popular weekend getaway spot for Atlanta residents due to its numerous festivals and outdoor activities. Located just an hour and a half from Atlanta to the northwest. CVS has been at this location since 2007 and recently agreed to extend their lease 20 additional years, showing their commitment to the site due to their high sales. The property is located at the center of the retail trade area at the intersection of Hwy 48 & Hwy 27. The lease is structured with five percent rental increases between each of the eight, 5-year renewal options.

The lease is absolute net providing for zero landlord responsibilities. CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol "CVS", has a current Investment Grade BBB credit rating by Standard & Poor's and reported annual revenues in excess of \$268 billion in 2020.

The property can be purchased as a portfolio sale or on a one off basis.

LOCATION OVERVIEW:

Summerville is a city in Chattooga County, Georgia, United States. Summerville was founded in 1838 as the seat of the newly formed Chattooga County. It was incorporated as a town in 1839 and as a city in 1909. Summerville was named from the fact it was a popular summer resort. The city thrived in the late 1880s with the construction of the Chattanooga, Rome and Columbus Railroad (later part of the Central of Georgia system). The Chattooga County Courthouse, listed on the National Register of Historic Places, was completed in 1909. The Summerville Depot, completed by the Central of Georgia in 1918, is also listed on the National Register, and is home to several annual festivals. According to the United States Census Bureau, the city has a total area of 4.0 square miles, all of it land. The city lies along the Chattooga River at the western base of an elongate mountain known as Taylor's Ridge. U.S. Route 27 connects Summerville with Chattanooga, Tennessee, to the north, and Rome to the southeast. Home to one of only a few operating train turntables in the United States, Summerville is truly a step back in time. Special events are held at the Summerville Depot monthly March- December. Steam into Summerville Railroad Days runs October -mid-November, bringing a variety of festivities to the Summerville Depot area each weekend. During December, the Summerville Santa Special Christmas Train Excursions offer a magical adventure with Santa and his elves, perfect for families, or groups.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2021 there are approximately 12,177 residents and 5,297 households within a five-mile radius of the Property. According to Sites USA, the average household income within a five-mile radius of the Property was estimated to be \$49,336.

TENANT OVERVIEW

CVS PHARMACY – SUMMERVILLE, GA



CVS HEALTH CORPORATION (NYSE: CVS), TOGETHER WITH ITS SUBSIDIARIES, PROVIDES INTEGRATED PHARMACY HEALTH CARE SERVICES.

CVS Health is the nation's premier health innovation company helping people on their path to better health. Whether in one of its pharmacies or through its health services and plans, CVS Health is pioneering a bold new approach to total health by making quality care more affordable, accessible, simple and seamless. CVS Health is community-based and locally focused, engaging consumers with the care they need when and where they need it. The Company has more than 9,800 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with approximately 93 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year, expanding specialty pharmacy services, and a leading stand-alone Medicare Part D prescription drug plan. CVS Health also serves an estimated 39 million people through traditional, voluntary and consumer-directed health insurance products and related services, including a rapidly expanding Medicare Advantage offering. This innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

Exemplifying the organizations commitment to leading the transformation of health care, CVS Health recently completed their acquisition of Aetna, establishing the company as the nation's premier health innovation company. The acquisition will transform the consumer health experience and build healthier community through a new innovative health care model that is local, cost efficient and consumer centric. The combined company will connect consumers with the powerful health resources of CVS Health in communities across the country and Aetna's network of providers to help remove barriers to high quality care and build lasting relationships with consumers, making it easier for consumers to access the information, resources and services they need to achieve their best health.

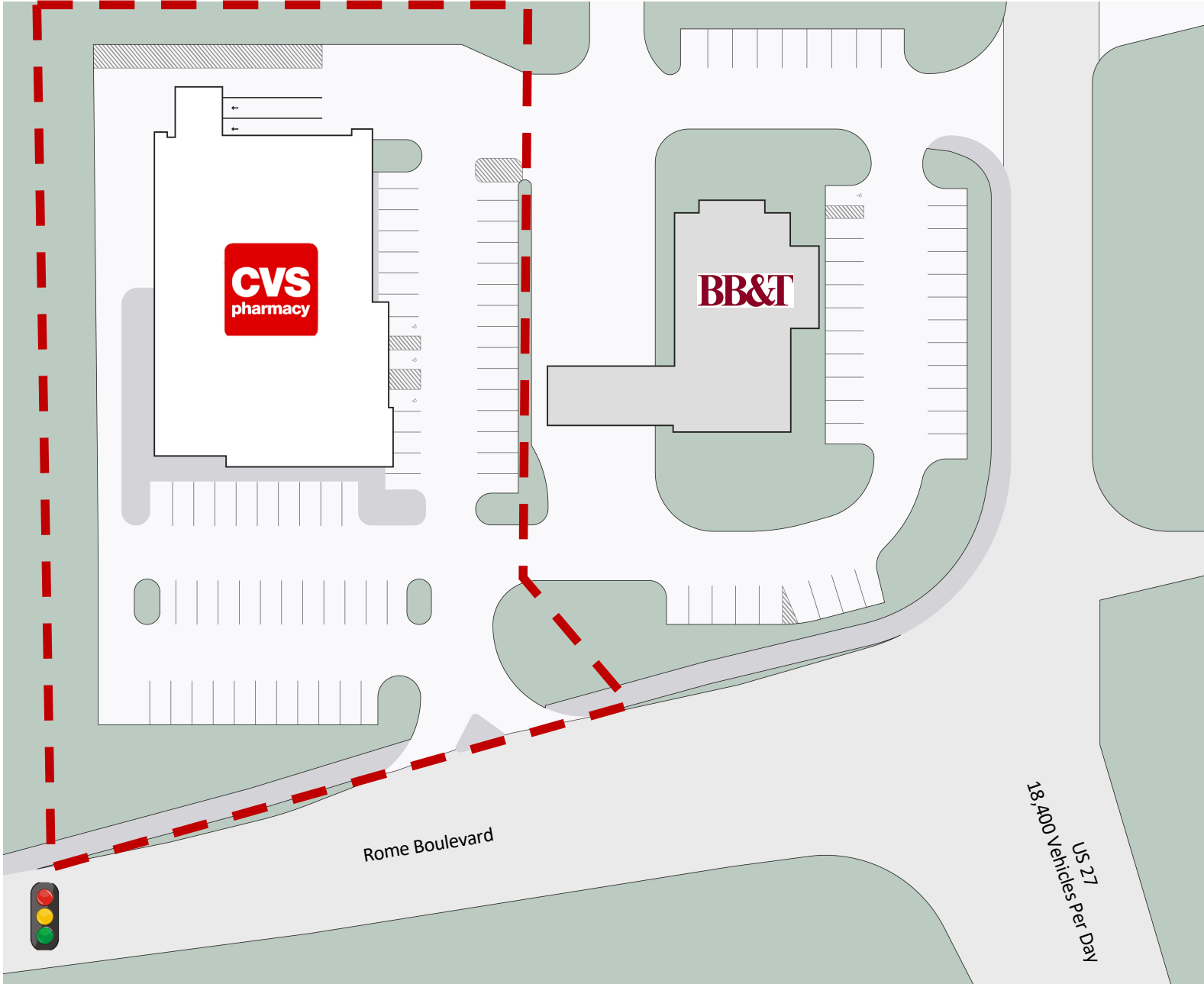
CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island. To find more information regarding how CVS Health is shaping the future of health visit: www.cvshealth.com.





PHOTOS
CVS PHARMACY
SUMMERVILLE, GA

SITE PLAN
CVS PHARMACY – SUMMERVILLE, GA



RETAILER MAP
CVS PHARMACY – SUMMERVILLE, GA



DEMOGRAPHICS
CVS PHARMACY – SUMMERVILLE, GA



Lat/Lon: 34.4772/-85.3493

RS1

| 9849 Rome Blvd | | 3 mi radius | 5 mi radius | 10 mi radius |
|------------------------------|---|--------------------|--------------------|---------------------|
| Summerville, GA 30747 | | | | |
| POPULATION | 2021 Estimated Population | 9,849 | 14,741 | 26,188 |
| | 2026 Projected Population | 9,732 | 14,700 | 26,316 |
| | 2010 Census Population | 10,964 | 15,901 | 27,639 |
| | 2000 Census Population | 10,651 | 15,552 | 26,846 |
| | Projected Annual Growth 2021 to 2026 | -0.2% | - | - |
| | Historical Annual Growth 2000 to 2021 | -0.4% | -0.2% | -0.1% |
| | 2021 Median Age | 39.4 | 38.4 | 39.6 |
| HOUSEHOLDS | 2021 Estimated Households | 3,539 | 5,297 | 9,749 |
| | 2026 Projected Households | 3,474 | 5,251 | 9,737 |
| | 2010 Census Households | 3,774 | 5,561 | 10,157 |
| | 2000 Census Households | 3,699 | 5,582 | 10,069 |
| | Projected Annual Growth 2021 to 2026 | -0.4% | -0.2% | - |
| | Historical Annual Growth 2000 to 2021 | -0.2% | -0.2% | -0.2% |
| RACE AND ETHNICITY | 2021 Estimated White | 76.1% | 78.3% | 83.9% |
| | 2021 Estimated Black or African American | 18.8% | 14.1% | 9.3% |
| | 2021 Estimated Asian or Pacific Islander | 0.8% | 0.8% | 0.8% |
| | 2021 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| | 2021 Estimated Other Races | 4.0% | 6.5% | 5.7% |
| | 2021 Estimated Hispanic | 3.0% | 6.0% | 5.5% |
| INCOME | 2021 Estimated Average Household Income | \$47,182 | \$49,336 | \$55,306 |
| | 2021 Estimated Median Household Income | \$36,380 | \$38,709 | \$42,351 |
| | 2021 Estimated Per Capita Income | \$18,436 | \$18,822 | \$21,211 |
| EDUCATION (AGE 25+) | 2021 Estimated Elementary (Grade Level 0 to 8) | 10.4% | 11.1% | 9.4% |
| | 2021 Estimated Some High School (Grade Level 9 to 11) | 17.2% | 16.7% | 14.0% |
| | 2021 Estimated High School Graduate | 40.9% | 39.7% | 40.1% |
| | 2021 Estimated Some College | 14.7% | 16.0% | 19.2% |
| | 2021 Estimated Associates Degree Only | 8.5% | 7.6% | 6.7% |
| | 2021 Estimated Bachelors Degree Only | 5.0% | 5.2% | 6.2% |
| | 2021 Estimated Graduate Degree | 3.3% | 3.7% | 4.3% |
| BUSINESS | 2021 Estimated Total Businesses | 345 | 438 | 605 |
| | 2021 Estimated Total Employees | 3,517 | 4,704 | 8,547 |
| | 2021 Estimated Employee Population per Business | 10.2 | 10.7 | 14.1 |
| | 2021 Estimated Residential Population per Business | 28.5 | 33.6 | 43.3 |

CONTACT

CVS PHARMACY – SUMMERVILLE, GA



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