



CVS PHARMACY

INDIANAPOLIS, INDIANA

OFFERED BY:

RYAN D. O'CONNELL

P. 602.595.4000
Ryan@RDOinvestments.com

Listed in conjunction with Indiana Broker
Keith E. Dedrick
Corporate Commercial Group
BROKER OF RECORD
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All properties visits are by appointment only.

PROPERTY SUMMARY



TENANT:	CVS Pharmacy
GUARANTOR:	CVS Health Corporation (Corporate Guaranty)
LOCATION:	5925 East 71 st Street Indianapolis, Indiana 46220
TYPE OF OWNERSHIP:	Fee Simple
CREDIT RATING:	Investment Grade, BBB (Standard and Poor's)
LEASE TYPE:	Absolute NNN – No Landlord Responsibilities whatsoever
LIST PRICE:	\$5,882,000.
CAP RATE:	4.25%
LEASE TERM:	20 Years
BASE RENT:	
	Current – 10/31/40 \$250,000.
	Option 1 (5 Years) \$262,500.
	Option 2 (5 Years) \$275,625.
	Option 3 (5 Years) \$289,406.
	Option 4 (5 Years) \$303,876.
	Option 5 (5 Years) \$319,070.
	Option 6 (5 Years) \$335,023.
	Option 7 (5 Years) \$351,775.
	Option 8 (5 Years) \$369,363.
OPTIONS:	Eight, 5-Year Options with 5% increases
SQUARE FOOTAGE:	12,814 SF
LAND AREA:	1.87 +/- Acres
RENT COMMENCEMENT:	November 1, 2020
LEASE EXPIRATION:	October 31, 2040
RIGHT OF FIRST REFUSAL:	20 Days
FINANCING:	Delivered Free and Clear

PROPERTY SUMMARY
CVS PHARMACY – INDIANAPOLIS, IN



PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 12,900 square foot CVS Pharmacy located at 5925 East 71st Street in Indianapolis, Indiana. The Property is positioned on a hard, signalized corner ten miles northeast of downtown Indianapolis, within the city's beltway formed by the I-465 bypass, less than one mile from the I-465 and I-69 interchange, one of the beltway's busiest. Additionally, the Property is near Indy's 82nd Street retail corridor, the largest retail hub in the state featuring more than 6.2 million square feet of commercial space within a two-mile radius and serving a trade area population of more than 1.6 million people. Two premier Simon-owned malls, Castleton Square - Indiana's largest - and the Fashion Mall at Keystone - the city's premier luxury retail center - are both within five miles of the Property.

Constructed in 2006, the Property features a double drive-thru and offers many premier amenities, including MinuteClinic, Photo Services and the sale of liquor, beer and wine. CVS has been at this location since 2006 and recently agreed to extend their lease 20 additional years, showing their commitment to the site due to their high sales. 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.

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

LOCATION OVERVIEW:

Centrally located at the crossroads of Interstates 65, 69, 70, and 74, Indianapolis is the capital and most populous city in Indiana. More than 863,000 people currently reside within the city and more than 2 million live within the metropolitan area, making Indianapolis and its MSA the 16th- and 34th-largest in the U.S., respectively. Since record keeping began in 1840, average decade-over-decade growth has been a staggering 48.8% and there has only been one decade that experienced a decline in population. As a result, Indianapolis is frequently recognized as one of the country's best and most in-demand cities for people and businesses alike.

Founded in 1821 as a planned city for the new seat of Indiana's state government, the city today anchors the 27th-largest economic region in the country, based primarily on the sectors of finance, insurance, manufacturing, professional and business services, education, healthcare, government and trade. The Indianapolis MSA boasted a GDP of \$143.9 billion in 2018 and is recognized as a "high sufficiency" world city, a distinction given to cities with well-diversified economies and ability to function independently from other larger cities.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2021 there are approximately 68,029 residents and 31,045 households within a three-mile radius of the Property. According to Sites USA, the average household income within a one-mile radius of the Property was estimated to be \$106,316.

TENANT OVERVIEW

CVS PHARMACY – INDIANAPOLIS, IN



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.







SITE PLAN
CVS PHARMACY – INDIANAPOLIS, IN



Great Clips

ANYTIME FITNESS



Stock Yards Bank & Trust

Tuesday Morning

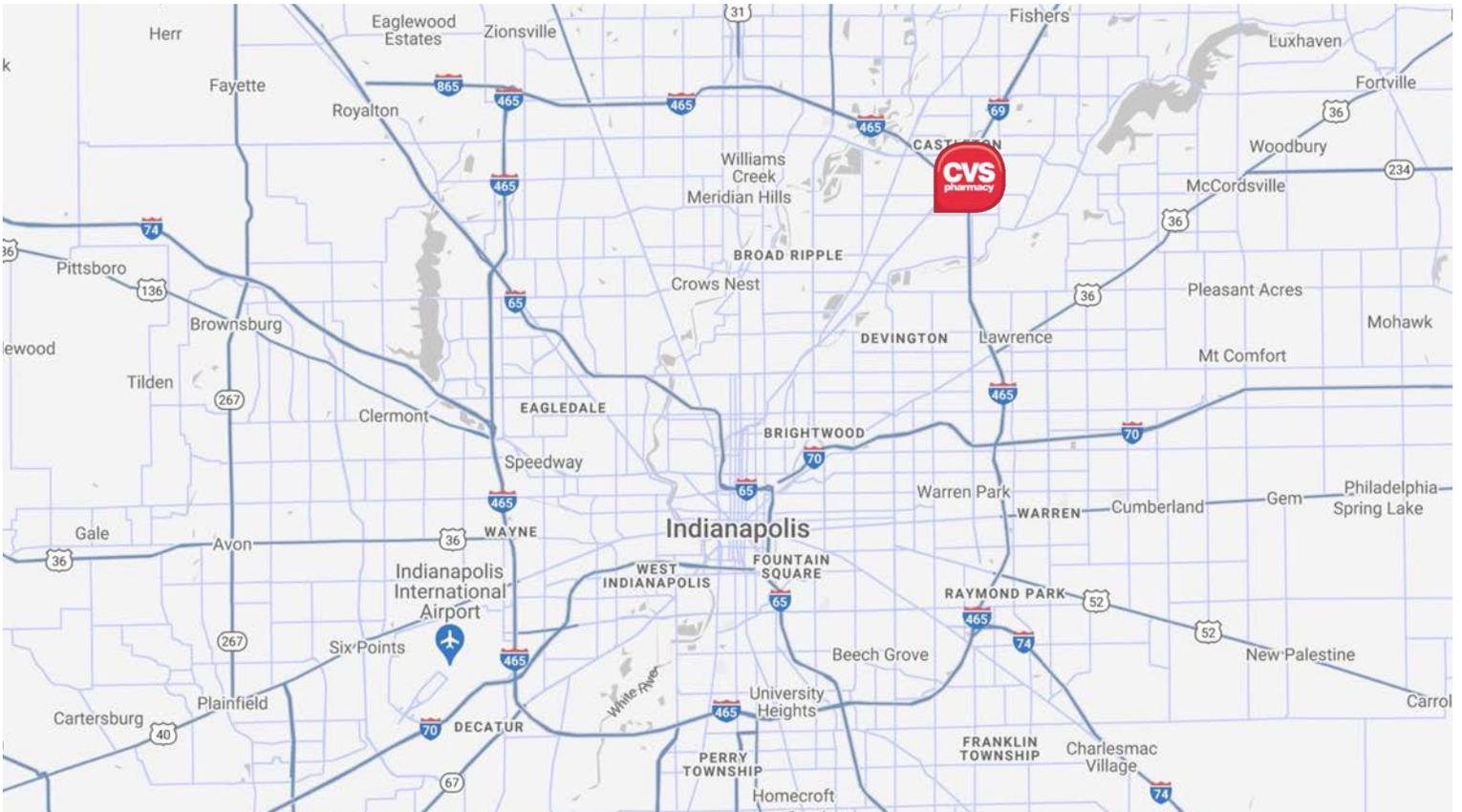
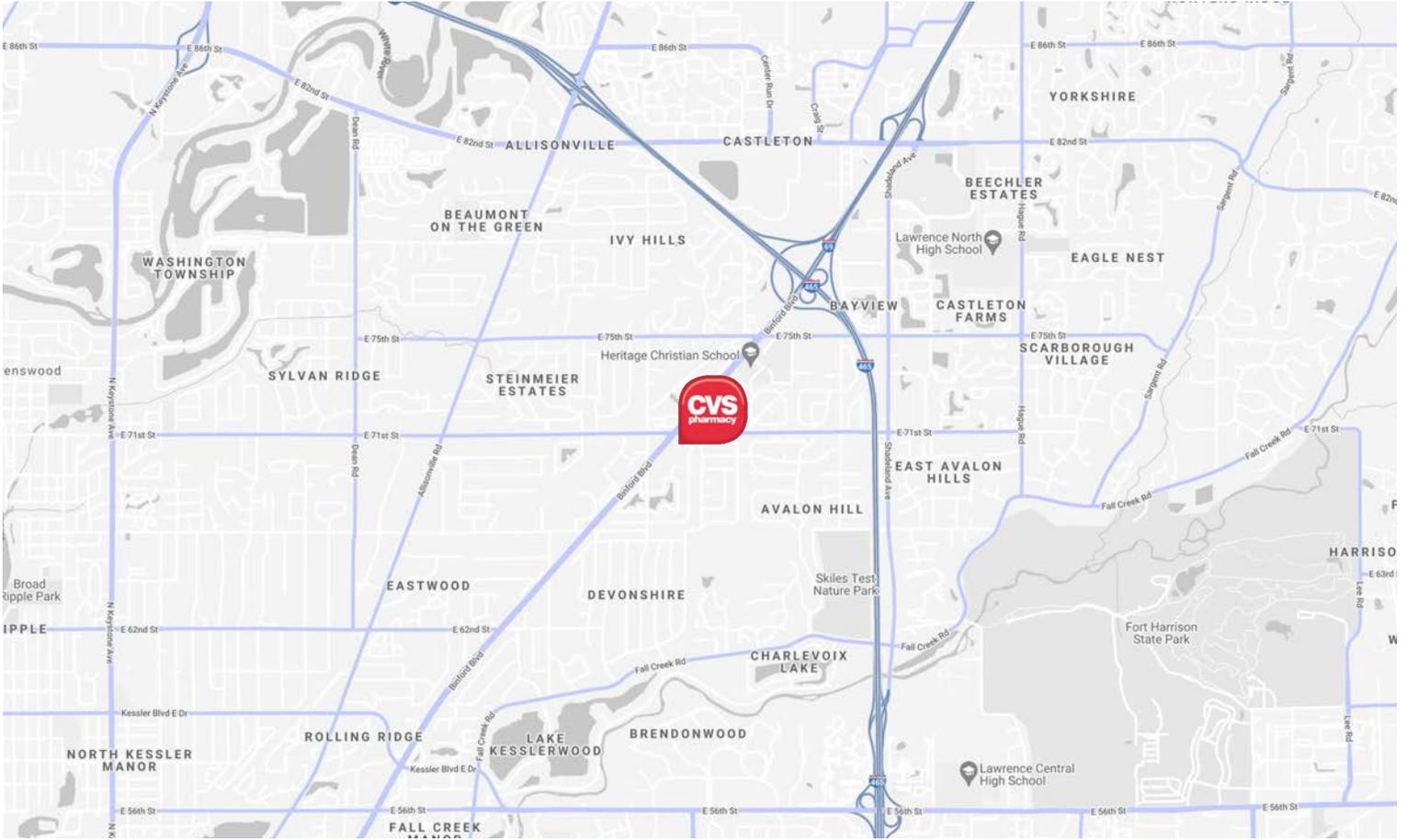
SITE AERIAL - CVS PHARMACY – INDIANAPOLIS, IN



RETAILER MAP
CVS PHARMACY – INDIANAPOLIS, IN



LOCATION MAP
CVS PHARMACY – INDIANAPOLIS, IN



DEMOGRAPHICS
CVS PHARMACY – INDIANAPOLIS, IN



Lat/Lon: 39.8827/-86.0666

RS1

5925 E 71st St		1 mi radius	3 mi radius	5 mi radius
Indianapolis, IN 46220				
POPULATION	2021 Estimated Population	7,802	68,029	203,520
	2026 Projected Population	8,137	70,871	213,544
	2010 Census Population	7,561	63,359	185,542
	2000 Census Population	7,734	62,646	186,595
	Projected Annual Growth 2021 to 2026	0.9%	0.8%	1.0%
	Historical Annual Growth 2000 to 2021	-	0.4%	0.4%
	2021 Median Age	40.2	38.0	36.8
HOUSEHOLDS	2021 Estimated Households	3,118	31,045	89,343
	2026 Projected Households	3,198	31,873	92,631
	2010 Census Households	3,068	29,188	81,893
	2000 Census Households	3,104	28,332	80,238
	Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.7%
	Historical Annual Growth 2000 to 2021	-	0.5%	0.5%
	2021 Median Age	40.2	38.0	36.8
RACE AND ETHNICITY	2021 Estimated White	72.7%	62.3%	56.4%
	2021 Estimated Black or African American	18.3%	26.4%	32.1%
	2021 Estimated Asian or Pacific Islander	4.5%	4.5%	4.3%
	2021 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
	2021 Estimated Other Races	4.3%	6.6%	7.0%
	2021 Estimated Hispanic	5.2%	7.5%	8.4%
INCOME	2021 Estimated Average Household Income	\$106,316	\$91,597	\$84,980
	2021 Estimated Median Household Income	\$85,960	\$65,568	\$65,311
	2021 Estimated Per Capita Income	\$42,536	\$41,854	\$37,340
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.9%	3.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	1.6%	3.0%	5.3%
	2021 Estimated High School Graduate	17.2%	18.6%	22.2%
	2021 Estimated Some College	19.2%	18.8%	17.7%
	2021 Estimated Associates Degree Only	5.0%	6.8%	7.0%
	2021 Estimated Bachelors Degree Only	31.9%	32.0%	28.9%
	2021 Estimated Graduate Degree	23.9%	18.9%	16.0%
BUSINESS	2021 Estimated Total Businesses	707	3,990	12,321
	2021 Estimated Total Employees	9,081	50,447	134,404
	2021 Estimated Employee Population per Business	12.8	12.6	10.9
	2021 Estimated Residential Population per Business	11.0	17.1	16.5

CONTACT

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Ryan D. O'Connell
RDO Investments
3219 East Camelback Road
Phoenix, Arizona 85018
P. 602-595-4000
F. 602-467-3218
M. 602-790-9036
E. Ryan@RDOinvestments.com