



CVS PHARMACY (Atlanta MSA)
1035 Lower Fayetteville Rd
Newnan, Georgia

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**DISCLAIMER
STATEMENT:**

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located within the Atlanta MSA in Newnan, Georgia. There are approximately 13.5 years remaining on the lease and ten 5-year renewal options. The lease is absolute triple net and features zero landlord responsibilities.

The 12,990 square foot building is well located at the corner of a signalized intersection immediately off of Interstate 85 (37,167 VPD). The CVS property is located in a dominant retail corridor Publix, Kroger, Walmart, Lowe's, Home Depot, BJ's Wholesale, Kohl's, Ross Dress for Less and TJMaxx. The property is also immediately across from Newnan Crossing, a 123 acre mixed use development with 300 apartments and townhomes. Additionally, the property is positioned near Ashley Park, a premier open-air center with 60+ upscale shops and restaurants with tenants including Best Buy, Dick's Sporting Goods, American Eagle and a 14-screen Regal Cinemas. The CVS property is also positioned in an expansive medical corridor near Southeastern Regional Medical Center (371 beds), Piedmont Newnan Hospital (136 beds), and Encompass Health Rehabilitation Hospital of Newnan (50 beds). There are over 41,000 people living within three miles of the property and the population is projected to grow 9.25% in the next five years.

CVS Pharmacy has over 13 remaining on their lease, which expires January 31, 2033, and features ten 5-year renewal option periods. CVS Pharmacy is the nation's drugstore chain and total prescription revenue and operates 9,800+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS Pharmacy is an investment grade rated company (S&P: BBB+) and publicly traded on the New York Stock Exchange using symbol "CVS".



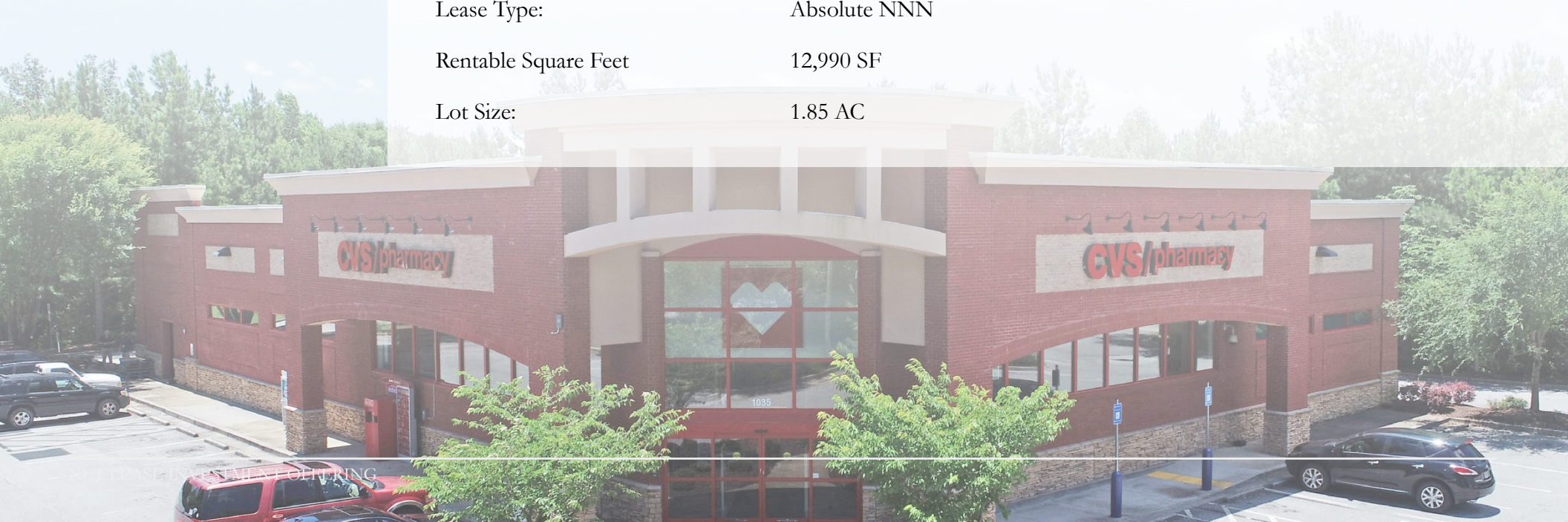
**INVESTMENT
HIGHLIGHTS:**

- Located within the Atlanta MSA
- Absolute NNN – zero landlord responsibilities
- Investment grade rated tenant (S&P: BBB+)
- Located at the corner of a signalized intersection immediately off of Interstate 85 (37,167 VPD)
- Positioned in an expansive medical corridor near Southeastern Regional Medical Center (371 beds), Piedmont Newnan Hospital (136 beds), and Encompass Health Rehabilitation Hospital of Newnan (50 beds)
- Located in a dominant retail corridor Publix, Kroger, Walmart, Lowe’s, Home Depot, BJ’s Wholesale, Kohl’s, Ross Dress for Less and TJMaxx
- Immediately across from Newnan Crossing, a 123 Acre mixed use development with 300 apartments and townhomes, and near Ashley Park, a premier open-air center with 60+ upscale shops and restaurants with tenants including Best Buy, Dick’s Sporting Goods, American Eagle and a 14-screen Regal Cinemas
- Over 41,000 people living within three miles of the property and the population is projected to grow 9.25% in the next five years
- Drive-thru pharmacy



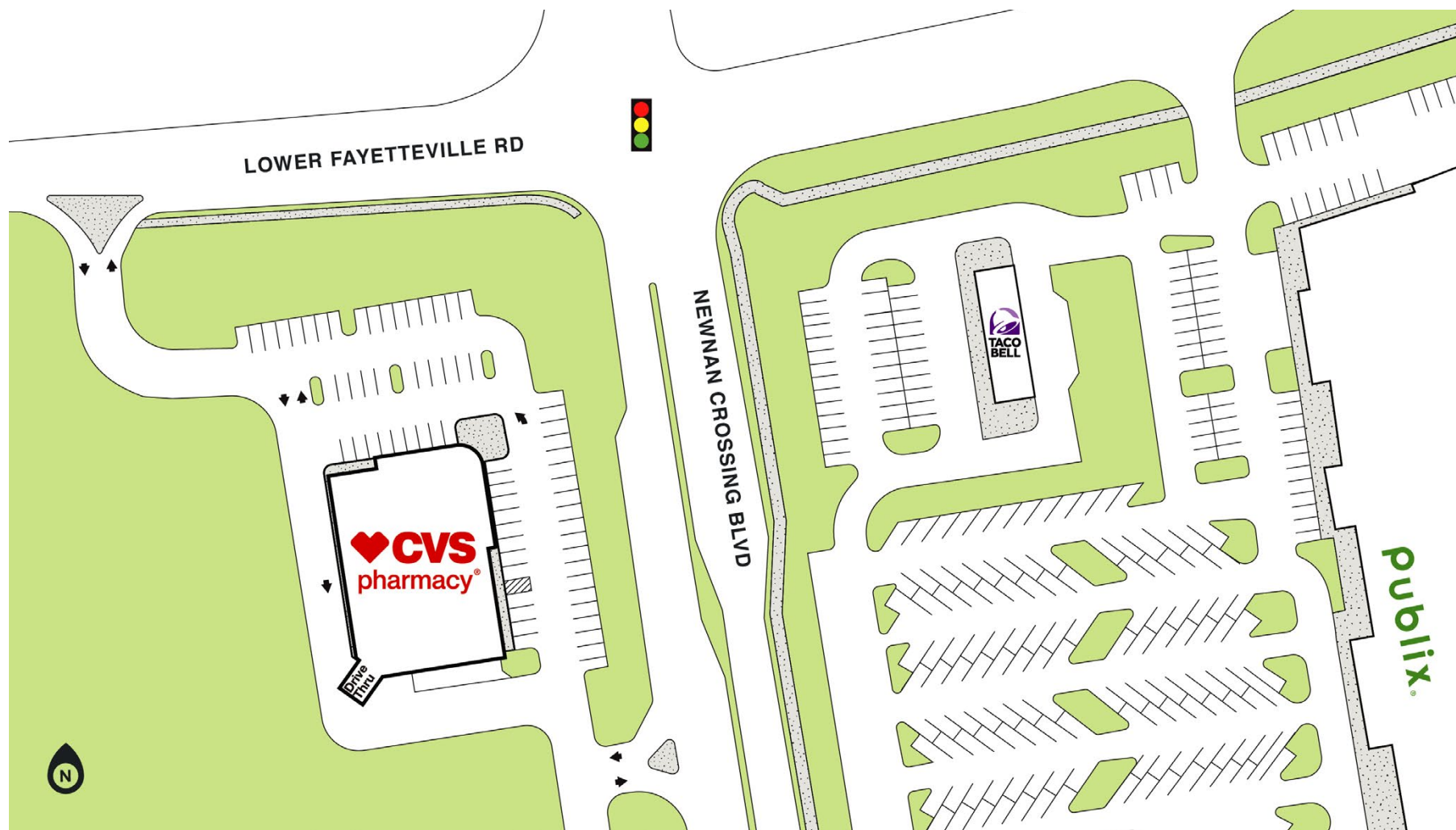
**PROPERTY
OVERVIEW:**

Price:	\$3,805,344
Cap Rate:	6.40%
Net Operating Income:	\$243,542
Lease Expiration Date:	January 31, 2033
Renewal Options:	Ten 5-Year
Rental Escalations:	FMV in options 3-10
Guaranty:	CVS Health Corporation
Credit Rating:	BBB+ (Standard & Poor's)
Year Built:	2008
Lease Type:	Absolute NNN
Rentable Square Feet	12,990 SF
Lot Size:	1.85 AC











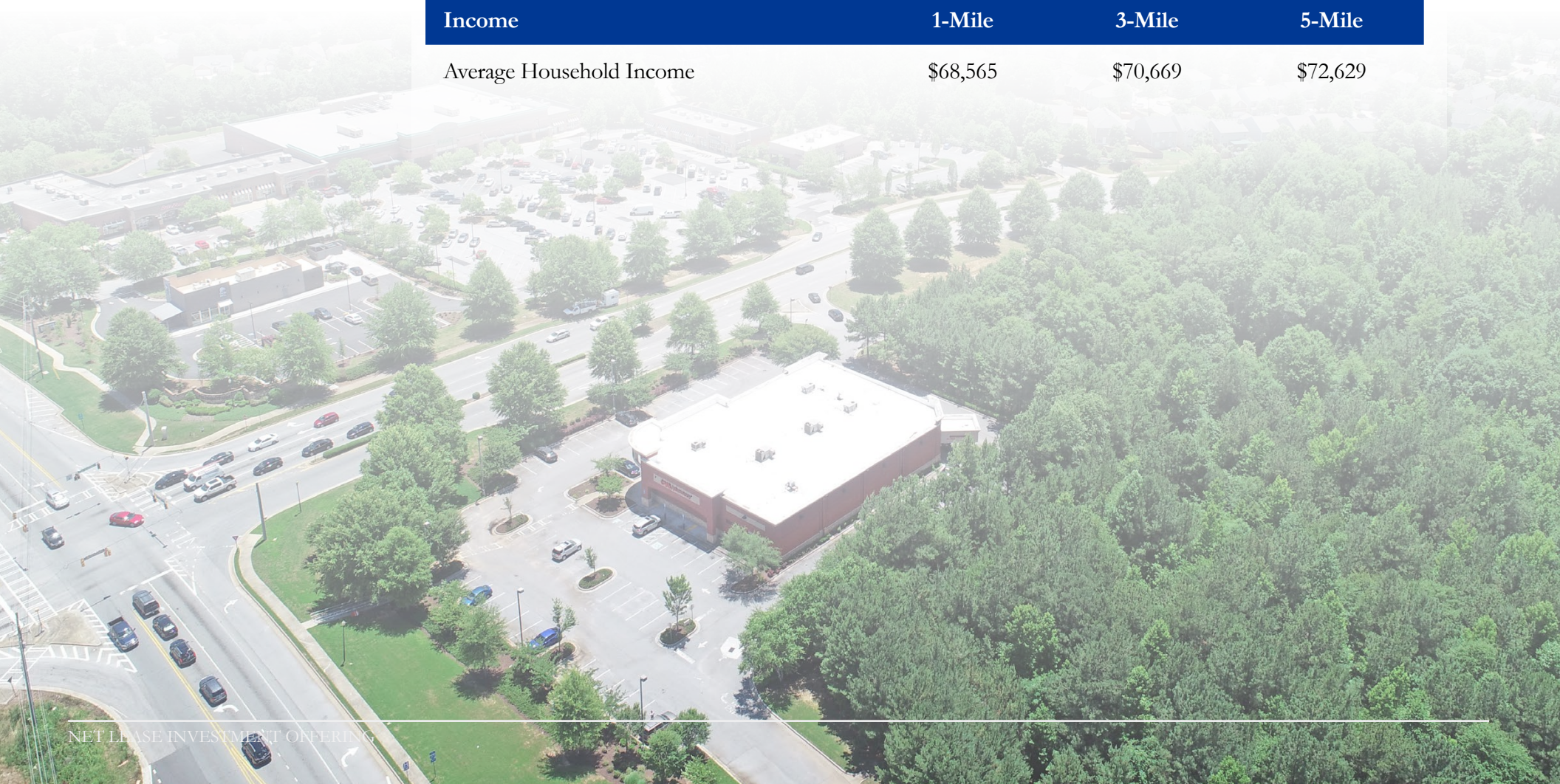
DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	7,209	41,454	68,627
Total Households	2,872	15,787	25,463

Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$68,565	\$70,669	\$72,629
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**MARKET
OVERVIEW:**



Newnan, Georgia

Newnan is a city in Metro Atlanta and the county seat of Coweta County, Georgia, approximately 40 miles southwest of Atlanta. The population was 33,039 at the 2010 census, up from 16,242 in 2000, for a growth rate of 103.4% over that decade.

Newnan was established as county seat of Coweta County in 1828 and was named for North Carolinian General Daniel Newnan. It quickly became a prosperous magnet for lawyers, doctors, other professionals, and merchants. Newnan was largely untouched by the Civil War due to its status as a hospital city (for both Union and Confederate troops), and as a result still features much antebellum architecture. Celebrated architect Kennon Perry designed many of the town's 20th century homes.



Atlanta MSA

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.

With an overall population of 5.9 million throughout the 39-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. The World Cities Study Group at Loughborough University rated Atlanta as a "Global City." With a gross domestic product of US\$380+ billion, Atlanta's economy ranks 18th among world cities and tenth in the nation. Atlanta contains the country's third largest concentration of Fortune 500 companies, and more than 75 percent of Fortune 1000 companies have business operations in the metropolitan area. Metro Atlanta is the world headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, and UPS.

As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, serving 89 million passengers per year.

**TENANT
OVERVIEW:**

CVS Pharmacy

CVS Pharmacy is engaged in the retail drugstore business. The Company operates 9,800+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS Pharmacy is the nation's drugstore chain and total prescription revenue. As a retail division of CVS Caremark, CVS Pharmacy retail locations sell prescription drugs and a wide variety of general merchandise including over-the-counter medication, beauty products and cosmetics, film and photo finishing services, seasonal merchandise and convenience foods. CVS Pharmacy also offers healthcare services through their MinuteClinic locations, most of which are located within their stores. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963.

CVS Pharmacy is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization in excess of \$69 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB+.

Website:	www.cvs.com
Founded:	1963
Number of Locations:	9,800+
Number of Employees:	240,000+
Stock Symbol:	CVS (New York Stock Exchange)
Standard & Poor's Rating:	Investment Grade: BBB+
Headquarters:	Woonsocket, Rhode Island





Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergroup.com

Brad Van Hull
Van Hull Commercial
970.690.0454
bvanhull@aol.com

3520 Lake Avenue, Suite 203
Wilmette, IL 60091

www.bouldergroup.com

THE
Boulder 
GROUP