



PROPERTY

CVS PHARMACY

LOCATION

1915 MAPLE AVE SW  
ROME, GA 30161

# Marcus & Millichap

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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EXECUTIVE  
SUMMARY

EXECUTIVE SUMMARY

# OFFERING HIGHLIGHTS

## CVS PHARMACY

1915 MAPLE AVE SW, ROME, GA 30161

### OFFERING SUMMARY

OFFERING PRICE	<b>\$2,781,000</b>
CAP RATE	<b>7.50%</b>
NOI	<b>\$208,633</b>
RENTABLE SQUARE FEET	<b>10,125</b>
YEAR BUILT	<b>1998</b>
LOT SIZE (ACRES)	<b>1.29</b>

### LEASE SUMMARY

LEASE TYPE	<b>DOUBLE NET</b>
ROOF AND STRUCTURE	<b>LANDLORD RESPONSIBLE</b>
LEASE GUARANTOR	<b>CORPORATE GUARANTEE</b>
ORIGINAL LEASE TERM	<b>20 YEARS</b>
RENT COMMENCEMENT DATE	<b>11/30/1998</b>
LEASE EXPIRATION DATE	<b>1/31/2019</b>
REMAINING LEASE TERM	<b>LESS THAN 2 YEARS</b>
OPTIONS	<b>4, 5-YEAR OPTIONS</b>
INCREASES	<b>AT THE START OF OPTION 1</b>

# INVESTMENT OVERVIEW

## CVS PHARMACY

1915 MAPLE AVE SW, ROME, GA 30161

The subject property is a 10,125-square foot freestanding CVS Pharmacy located in Rome, Georgia. The double net lease has a corporate guarantee from CVS Corporation. Less than two years remain on the term, and the tenant has four, five-year options for renewal with a five percent rent increase at the beginning of the first option period. Constructed in 1998, the building is situated on 1.29 acres. This location reports strong sales.

The subject property is located on the signalized hard corner of Maple Avenue and East 20th Street. Rite Aid Pharmacy is directly across the street. The subject property is approximately three blocks west of the intersection of U.S. Route 411 and Georgia State Route 101, with area retailers including Dollar General, BP gas station, Huddle House, Waffle House, Quality Inn, Best Western, Country Inn & Suites, Holiday Inn Express, La Quinta, Comfort Suites, and Studio 6. The five mile population exceeds 51,000 residents with an average household income of \$51,500.

Rome is tucked in the foothills of the Appalachian Mountains and centrally located between Atlanta, Birmingham and Chattanooga. Rome is the county seat of Floyd County and the largest city in Northwest Georgia. Rome and Floyd County boast an extensive network of US and State Highways that supply access to markets in all directions. US Highways 27 and 411 provide both north-south and east-west access. Georgia Highways 1, 20, 101, 140, 53 and 100 complete the network of road infrastructure.



- Double Net Lease | Limited Landlord Responsibilities
- Corporate Guarantee from CVS Corporation
- Tenant has Four, Five-Year Options for Renewal with a 5% Rent Bump at the Beginning of the First Option Period
- Strong Store Sales
- Signalized Hard Corner Location
- Three Blocks West of Major Highway Intersection of U.S. Route 411 and Georgia State Route 101
- Rome is Centrally Located Between Atlanta, Birmingham, and Chattanooga





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FINANCIAL  
OVERVIEW



FINANCIAL OVERVIEW

# OFFERING & TENANT SUMMARY

## CVS PHARMACY

1915 MAPLE AVE SW, ROME, GA 30161

### OFFERING SUMMARY

PRICE	<b>\$2,781,000</b>
DOWN PAYMENT	<b>100% / \$2,781,000</b>
RENTABLE SQUARE FOOTAGE	<b>10,125</b>
PRICE PER SQUARE FOOT	<b>\$274.67</b>
CAP RATE	<b>7.50%</b>
YEAR BUILT	<b>1998</b>
LOT SIZE (ACRES)	<b>1.29</b>
TYPE OF OWNERSHIP	<b>FEE SIMPLE</b>

### TENANT SUMMARY

OWNERSHIP	<b>PUBLIC</b>
TENANT	<b>CORPORATE STORE</b>
LEASE GUARANTOR	<b>CORPORATE GUARANTEE</b>
LEASE TYPE	<b>DOUBLE NET</b>
ROOF AND STRUCTURE	<b>LANDLORD RESPONSIBLE</b>
ORIGINAL LEASE TERM	<b>20 YEARS</b>
LEASE COMMENCEMENT DATE	<b>11/30/1998</b>
RENT COMMENCEMENT DATE	<b>11/30/1998</b>
LEASE EXPIRATION DATE	<b>1/31/2019</b>
REMAINING LEASE TERM	<b>LESS THAN 2 YEARS</b>
OPTIONS	<b>4, 5-YEAR OPTIONS</b>
INCREASES	<b>AT THE START OF OPTION 1</b>

FINANCIAL OVERVIEW

# INCOME SUMMARY

**CVS PHARMACY**

1915 MAPLE AVE SW, ROME, GA 30161

**ANNUALIZED OPERATING DATA**

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
CURRENT – 1/31/2019	\$208,632.97	\$17,386.08
OPTIONS 1-4	\$219,064.61	\$18,255.38
BASE RENT (\$20.61/SF)		\$208,633
<b>NET OPERATING INCOME</b>		<b>\$208,633</b>
<b>TOTAL RETURN</b>		<b>7.50% / \$208,633</b>

FINANCIAL OVERVIEW

# TENANT OVERVIEW

## CVS PHARMACY

1915 MAPLE AVE SW, ROME, GA 30161

PROPERTY NAME	CVS PHARMACY
PROPERTY TYPE	NET LEASED DRUG STORE
RENTABLE SQUARE FEET	10,125
OWNERSHIP	PUBLIC
TENANT	CORPORATE STORE
LEASE GUARANTOR	CORPORATE GUARANTEE
NO. OF LOCATIONS	9,987
HEADQUARTERED	WOONSOCKET, RI
WEB SITE	WWW.CVS.COM
STOCK SYMBOL	CVS
BOARD	NASDAQ
RENT COMMENCEMENT DATE	11/30/1998
LEASE EXPIRATION DATE	1/31/2019
TERM REMAINING ON LEASE	LESS THAN 2 YEARS
LEASE TYPE	DOUBLE NET
ROOF AND STRUCTURE	LANDLORD RESPONSIBLE
LEASE TERM	20 YEARS
INCREASES	AT THE START OF OPTION 1
OPTIONS TO RENEW	4, 5-YEAR OPTIONS
OPTIONS TO TERMINATE	NONE
OPTIONS TO PURCHASE	NONE
FIRST RIGHT OF REFUSAL	NONE



CVS is the number one largest health-care company with over 9,900 locations nationwide and is the nation's largest retailer of prescription drugs. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016.

CVS Corporation operates one of the largest drug store chains in the U.S., based on revenues, net income and store count. The company offers prescription drugs and a wide assortment of general merchandise, including OTC drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards and convenience foods. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.





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PROPERTY  
OVERVIEW

FINANCIAL OVERVIEW

# PROPERTY DETAILS

## CVS PHARMACY

1915 MAPLE AVE SW, ROME, GA 30161

### THE OFFERING

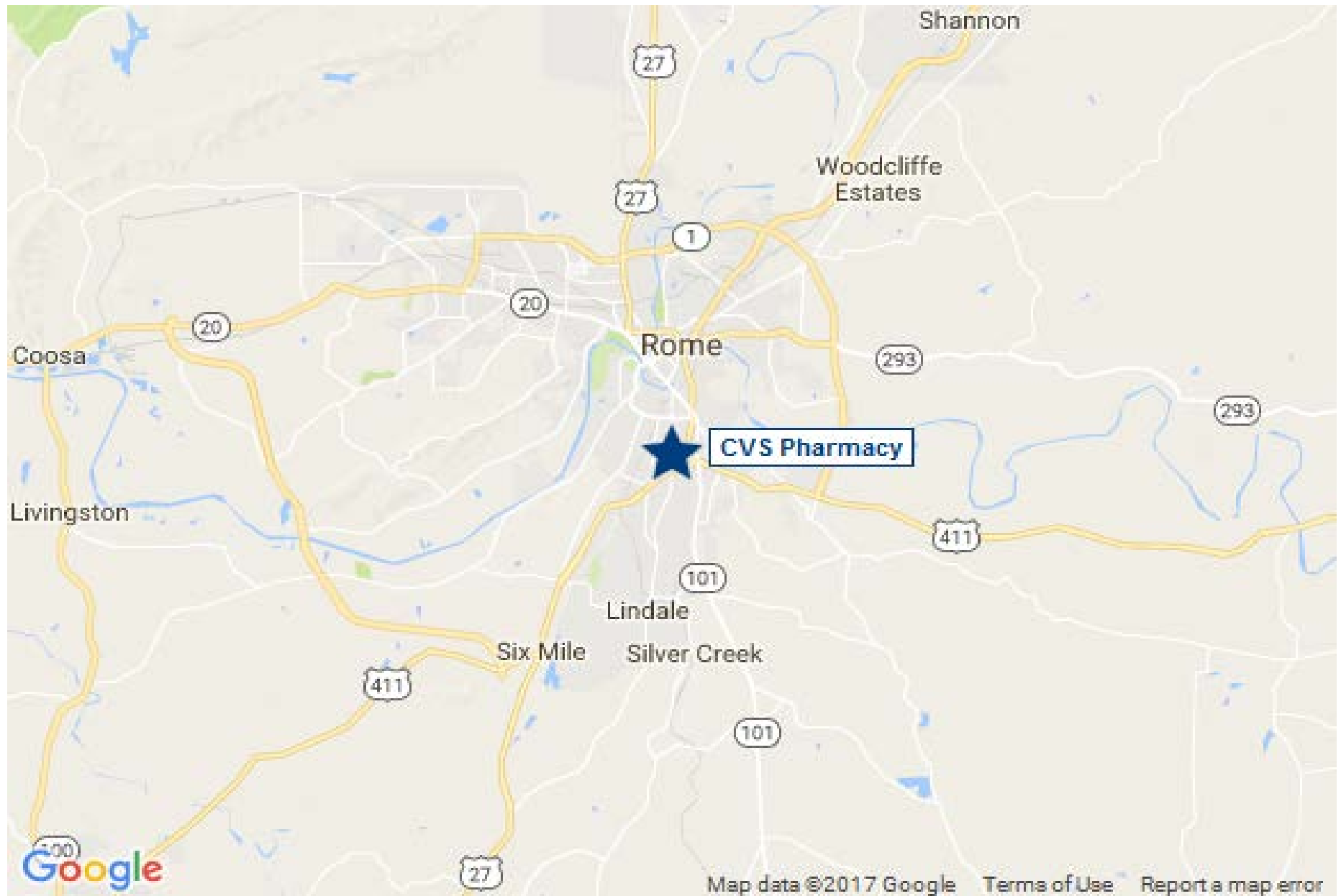
PROPERTY	CVS
PROPERTY ADDRESS	1915 MAPLE AVE SW ROME, GA 30161

### SITE DESCRIPTION

GROSS LEASABLE AREA	10,125
OWNERSHIP	FEE SIMPLE
YEAR BUILT	1998
LOT SIZE (ACRES)	1.29

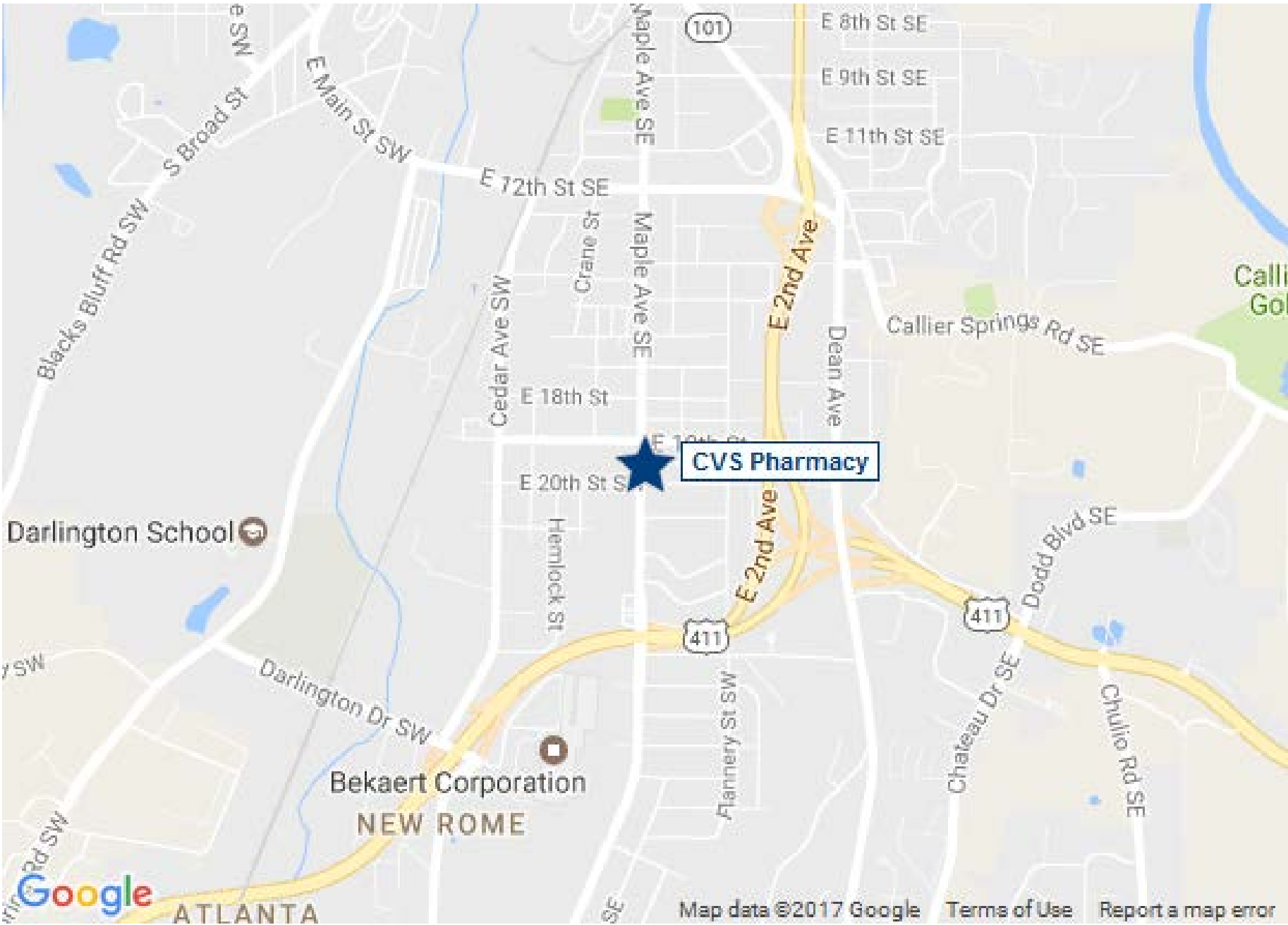
PROPERTY OVERVIEW

# REGIONAL MAP





PROPERTY OVERVIEW  
LOCAL MAP



PROPERTY OVERVIEW  
AERIAL MAP





PROPERTY OVERVIEW  
AERIAL MAP







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MARKET  
OVERVIEW

MARKET OVERVIEW

# DEMOGRAPHIC DATA

## CVS PHARMACY

1915 MAPLE AVE SW, ROME, GA 30161

POPULATION	1-MILE	3-MILES	5-MILES
2000 POPULATION	5,188	24,000	49,481
2010 POPULATION	5,533	23,261	50,921
2014 POPULATION	5,500	23,298	51,033
2019 POPULATION	5,560	23,453	51,571
INCOME	1-MILE	3-MILES	5-MILES
\$ 0 - \$14,999	35.0%	27.5%	23.8%
\$ 15,000 - \$24,999	16.5%	14.9%	15.1%
\$ 25,000 - \$34,999	11.7%	12.3%	12.4%
\$ 35,000 - \$49,999	12.7%	13.1%	14.6%
\$ 50,000 - \$74,999	11.6%	13.8%	15.5%
\$ 75,000 - \$99,999	5.0%	6.8%	7.3%
\$100,000 - \$124,999	2.9%	4.2%	4.2%
\$125,000 - \$149,999	1.7%	2.6%	2.6%
\$150,000 - \$199,999	1.3%	2.6%	2.3%
\$200,000 - \$249,999	0.6%	0.9%	0.9%
\$250,000 +	1.1%	1.5%	1.3%
2014 MEDIAN HH INCOME	\$23,894	\$31,051	\$33,834
2014 PER CAPITA INCOME	\$17,711	\$21,071	\$19,904
2014 AVERAGE HH INCOME	\$41,665	\$51,147	\$51,495

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2000 HOUSEHOLDS	2,149	9,371	18,477
2010 HOUSEHOLDS	2,321	9,410	18,802
2014 HOUSEHOLDS	2,303	9,427	18,858
2019 HOUSEHOLDS	2,353	9,589	19,218
2014 AVERAGE HH SIZE	2.43	2.38	2.53
2014 DAYTIME POPULATION	2,516	17,336	28,431
2000 OWNER OCCUPIED	46.21%	49.66%	54.77%
2000 RENTER OCCUPIED	44.38%	41.38%	37.18%
2000 VACANT	9.41%	8.96%	8.05%
2014 OWNER OCCUPIED	38.37%	48.24%	53.76%
2014 RENTER OCCUPIED	61.63%	51.76%	46.24%
2014 VACANT	14.72%	13.85%	12.74%
2019 OWNER OCCUPIED	37.42%	48.07%	53.45%
2019 RENTER OCCUPIED	62.58%	51.93%	46.55%
2019 VACANT	15.51%	14.53%	13.39%

# DEMOGRAPHIC SUMMARY

## CVS PHARMACY

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### POPULATION

In 2014, the population in your selected geography is 51,032. The population has changed by 3.13% since 2000. It is estimated that the population in your area will be 51,570 five years from now, which represents a change of 1.05% from the current year. The current population is 48.10% male and 51.89% female. The median age of the population in your area is 35.8, compare this to the Entire US average which is 37.3. The population density in your area is 649.64 people per square mile.

### HOUSEHOLDS

There are currently 18,858 households in your selected geography. The number of households has changed by 2.06% since 2000. It is estimated that the number of households in your area will be 19,217 five years from now, which represents a change of 1.90% from the current year. The average household size in your area is 2.53 persons.

### INCOME

In 2014, the median household income for your selected geography is \$33,833, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 7.37% since 2000. It is estimated that the median household income in your area will be \$39,683 five years from now, which represents a change of 17.28% from the current year.

The current year per capita income in your area is \$19,904, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$51,494, compare this to the Entire US average which is \$74,533.

### RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 65.36% White, 22.72% Black, 0.18% Native American and 1.10% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 13.63% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

### HOUSING

In 2000, there were 11,005 owner occupied housing units in your area and there were 7,471 renter occupied housing units in your area. The median rent at the time was \$359.

### EMPLOYMENT

In 2014, there are 28,430 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 49.33% of employees are employed in white-collar occupations in this geography, and 51.05% are employed in blue-collar occupations. In 2014, unemployment in this area is 10.55%. In 2000, the average time traveled to work was 20.9 minutes.

GEOGRAPHY: 5-MILE RADIUS





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