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CVS/OAK ST. HEALTH

3000 ROSA L PARKS AVE, MONTGOMERY, AL 36105

312 CATOMA ST, #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



PROPERTY INFORMATION	3
LOCATION INFORMATION	6
FINANCIAL ANALYSIS	8
DEMOGRAPHICS	12
ADVISOR BIOS	14

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.

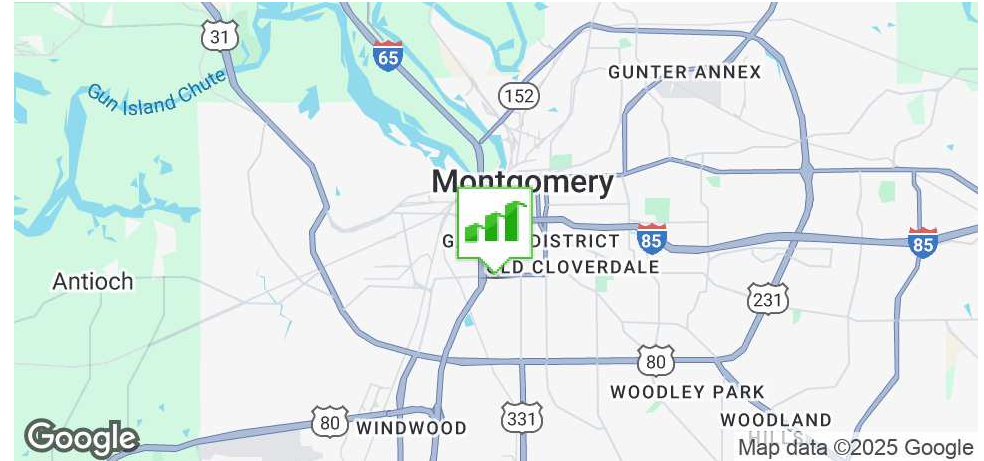


PROPERTY INFORMATION

SECTION 1

312 CATOMA ST #200
MONTGOMERY, AL 36104
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OFFERING SUMMARY

Sale Price:	\$2,187,467
Cap Rate:	7.46%
NOI:	\$164,060
Lot Size:	± 1.26 Acres
Year Built:	2000
Building Size:	± 10,000
Zoning:	B-2
Price / SF:	\$218.75

PROPERTY HIGHLIGHTS

- CVS / Oak St. Health
- 4 years left on current term
- Oak Street Health clinic specializes in providing primary care services primarily to seniors and Medicare patients. The clinic offers a range of services including chronic condition management, preventive care, immunizations, and laboratory testing
- This CVS averages 45.7K visits annually
- Located on the corner of W Fairview Ave and Rosa L Parks Ave (W Fairview Ave Traffic counts ± 13,021 AADT)
- The surrounding area has a diverse population with significant numbers of households and varying median incomes. As of 2024 estimates, the total population within a one-mile radius is approximately 9,788 people
- ± 0.2 Miles to I-65 (Traffic counts of ± 85,089 AADT)
- ± 2 Miles to the I-65 / I-85 Interchange
- ± 2.5 Miles to Downtown Montgomery





LOCATION INFORMATION

SECTION 2

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3000 ROSA L PARKS AVE, MONTGOMERY, AL 36105

The map displays a commercial corridor in Atlanta, Georgia, centered on W Fairview Ave. A yellow star marks the intersection of W Fairview Ave and I-65, with a callout indicating a traffic volume of $\pm 13,021$ AADT. The highway I-65 is shown on the left side of the map, with a callout indicating a traffic volume of $\pm 89,089$ AADT. Various retail and service businesses are labeled with callouts, including CVS pharmacy, HIBBETT SPORTS, DOLLAR GENERAL, FAMILY DOLLAR, CITI TRENDS, DOLLAR TREE, AutoZone, O'Reilly, metro, and others. The map also shows surrounding streets, a school (Carver High School), and a highway (I-65).



FINANCIAL ANALYSIS

SECTION 3

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INVESTMENT OVERVIEW

Price	\$2,187,467
Price per SF	\$219
CAP Rate	7.46%

OPERATING DATA

Net Operating Income	\$164,060
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
3000 Rosa L Parks Ave	CVS	10,000 SF	100%	\$16.41	\$164,060
TOTALS		10,000 SF	100%	\$16.41	\$164,060
AVERAGES		10,000 SF	100%	\$16.41	\$164,060



TENANT HIGHLIGHTS

- **Retail Pharmacy:** CVS Pharmacy is one of the largest retail pharmacy chains in the United States, with approximately 9,600 locations across all 50 states. The pharmacies fill more than one in five prescriptions in the U.S., making them a critical component of community healthcare access.
- **Pharmacy Benefits Management:** Through its CVS Caremark division, CVS Health provides comprehensive pharmacy benefit management services. This includes managing prescription drug plans for employers and insurers, helping to lower drug costs while ensuring access to necessary medications.
- **Health Insurance:** The acquisition of Aetna in 2018 marked a significant expansion into health insurance services. Aetna offers various health plans including medical, dental, behavioral health, and long-term care insurance.
- **MinuteClinic:** CVS operates MinuteClinics within many of its pharmacy locations. These clinics provide walk-in medical services for minor illnesses and preventive care, making healthcare more accessible to consumers.
- **Digital Health Services:** CVS Health has embraced technology to enhance patient

TENANT OVERVIEW

Company:	CVS
Founded:	1963
Locations:	9,000 +
Total Revenue:	\$372.8 Billion
Headquarters:	Woonsocket, RI
Website:	www.CVSHealth.com

RENT SCHEDULE

EXTENSION PERIOD	MONTHLY RENT	ANNUAL FIXED RENT
Years 1-5	\$13,671.68	\$164,060.16
1st Extension 5 Years	\$13,671.68	\$164,060.16
2nd Extension 5 Years	\$13,671.68	\$164,060.16
3rd Extension 5 Years	\$13,671.68	\$164,060.16
4th Extension 5 Years	\$13,671.68	\$164,060.16
5th Extension 5 Years	\$13,671.68	\$164,060.16
6th Extension 5 Years	\$13,671.68	\$164,060.16
7th Extension 5 Years	\$13,671.68	\$164,060.16
8th Extension 5 Years	\$13,671.68	\$164,060.16
9th Extension 5 Years	\$13,671.68	\$164,060.16

OVERVIEW OF CVS HEALTH

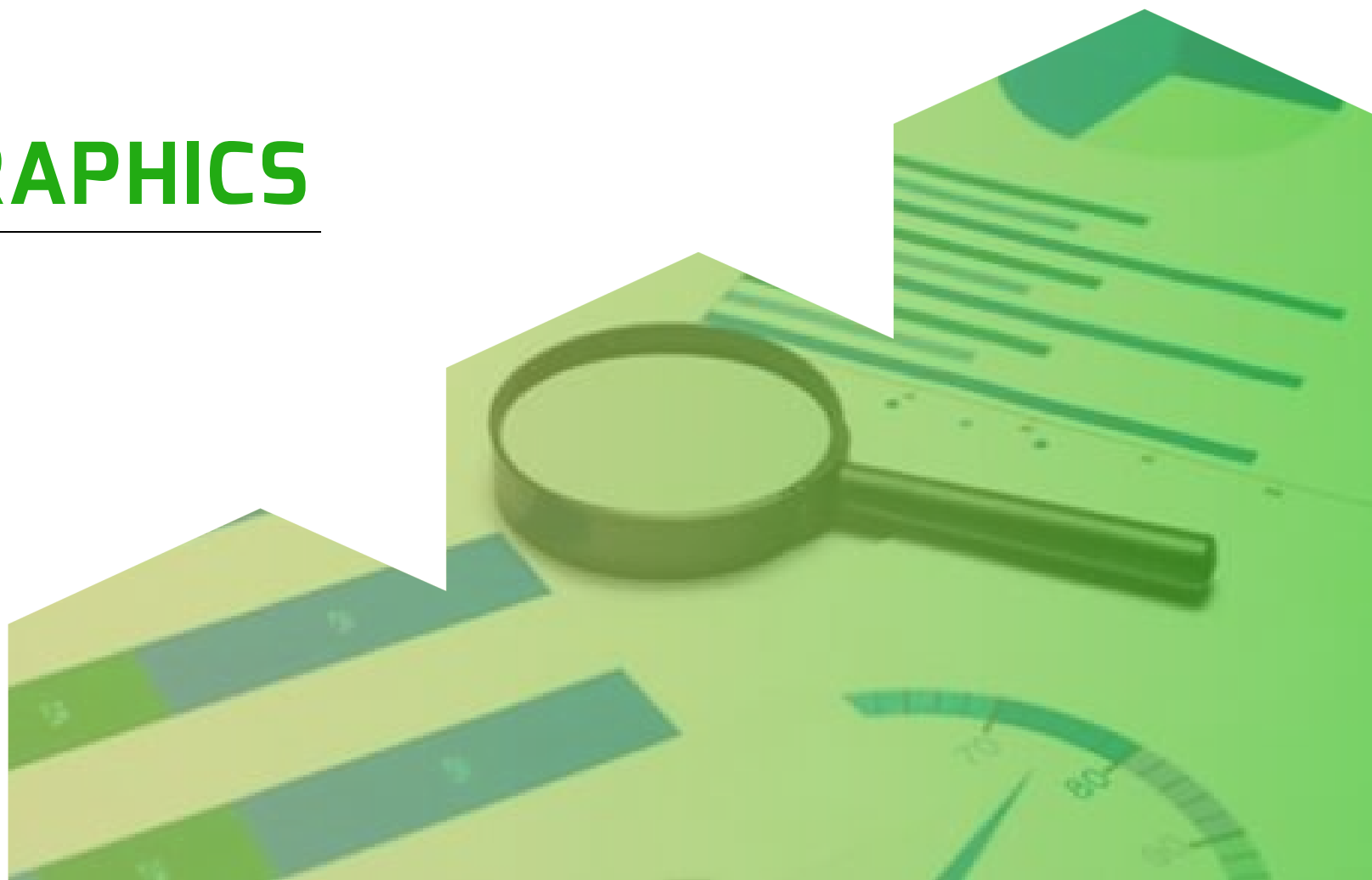
CVS Health is a prominent American healthcare company that operates a variety of services and products aimed at improving health outcomes for individuals. Founded in 1963 in Lowell, Massachusetts, CVS originally started as a chain of retail stores selling health and beauty products under the name Consumer Value Stores (CVS).

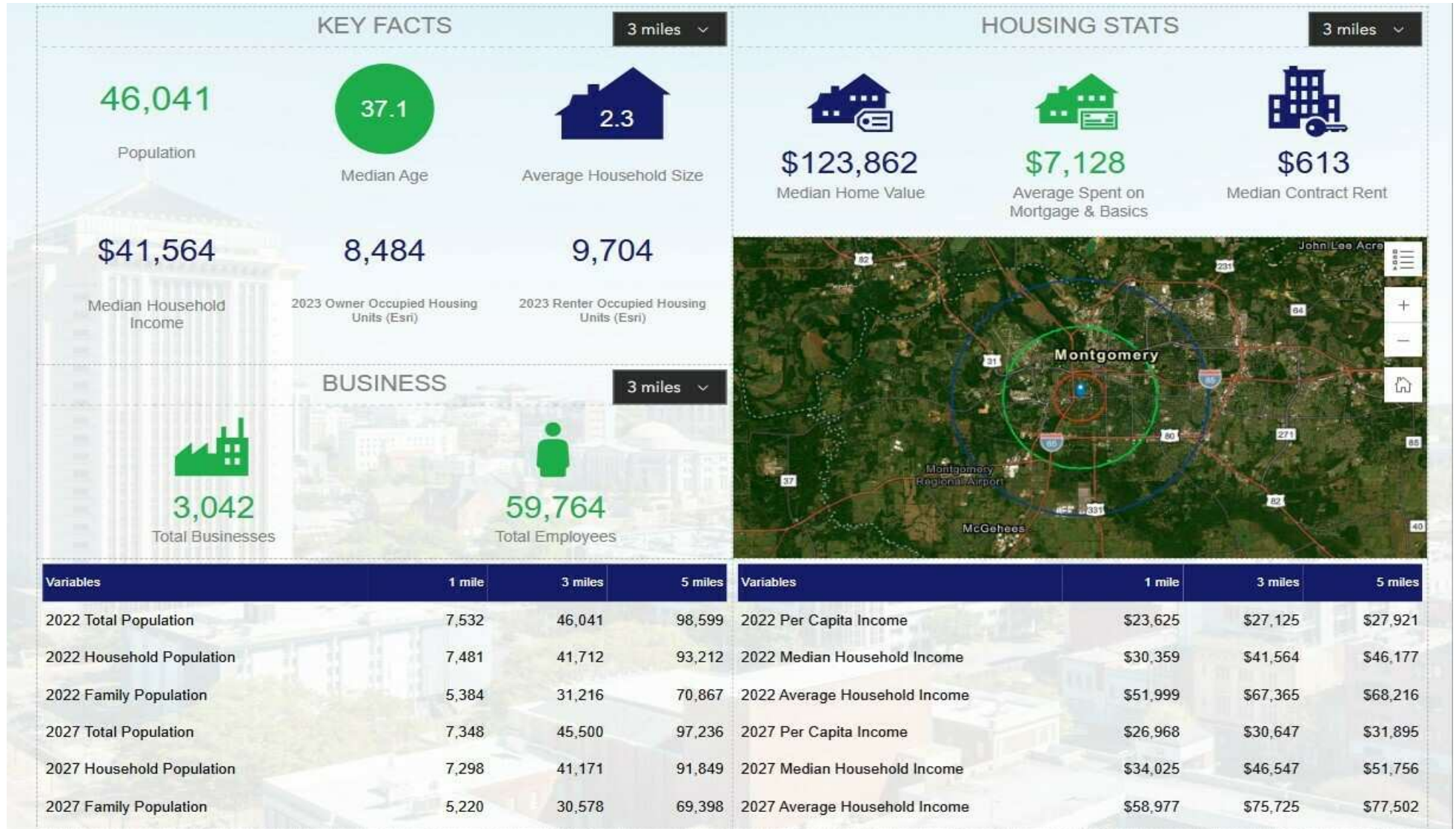


DEMOGRAPHICS

SECTION 4

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ADVISOR BIOS

SECTION 5

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GENE CODY, CCIM, SIOR

President

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PROFESSIONAL BACKGROUND

Gene Cody, CCIM, SIOR, is a seasoned real estate entrepreneur with over 18 years of industry experience. He obtained his real estate license in 2006 through Hodges Bonded Warehouse. Currently, Gene ranks among the top gross producers within the company. His exceptional performance has been recognized with accolades such as being named Top Sales Agent for the State of Alabama for two consecutive years by Coldwell Banker Commercial and the Crexi Platinum Broker Award in 2024 & 2025. Additionally, he received the CBC Bronze Circle of Distinction award for the years 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, SIOR (Society of Industrial and Office Realtors), the International Council of Shopping Centers (ICSC), and the Montgomery Chamber of Commerce Committee of 100. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

EDUCATION

B.S. in Sports Management from Faulkner University

CCIM Designee from the CCIM Institute

SIOR

MEMBERSHIPS

CCIM, SIOR, ICSC

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