

\$100,000 Fee to Buyer's Broker



CVS

📍 JENNINGS, LA

\$3,800,000

6.25% CAP

15+ Year Absolute NNN CVS

- NO RENT HOLIDAY
- Low rent and low price point
- True NNN lease with zero landlord responsibilities
- 2 minute drive from Jennings American Legion Hospital
- Hard corner location with 34,000 vehicles per day
- Full CVS corporate guarantee



**DRUGSTORE PROPERTY
ADVISORS**
Experts in Walgreens and CVS Investments

John Giordani
Founder, CEO



866-934-7937



listings@drugstorepropertyadvisors.com

INVESTMENT SUMMARY

1204 ELTON RD | JENNINGS, LA 70546

CVS #4501



\$3,800,000

PRICE



6.25%

CAP RATE



\$237,506

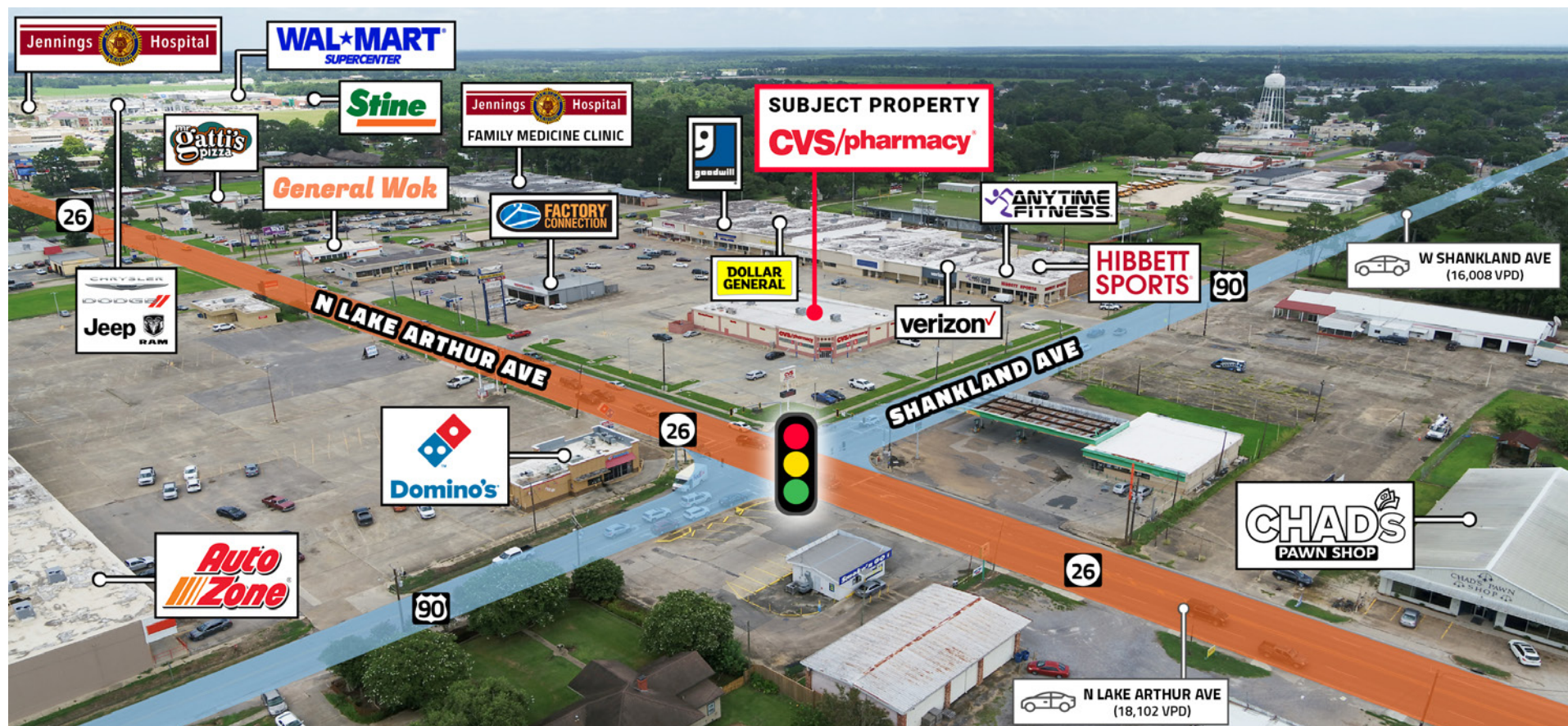
ANNUAL RENT



15

YRS. GUARANTEED

This is a well located CVS drugstore, at the intersection of N Lake Arthur Ave and Shankland Ave. N Lake Arthur Ave is a main arterial for Jennings, and boasts a host of national retailers: AutoZone, Domino's, Dollar General, Verizon, etc. Jennings is a bedroom community located 39 miles from Lafayette. A Walmart Supercenter and the Jennings American Legion Hospital anchor the trade area. A full CVS Guaranty rounds out the offering and makes this property an excellent 1031 exchange acquisition.



PROPERTY OVERVIEW



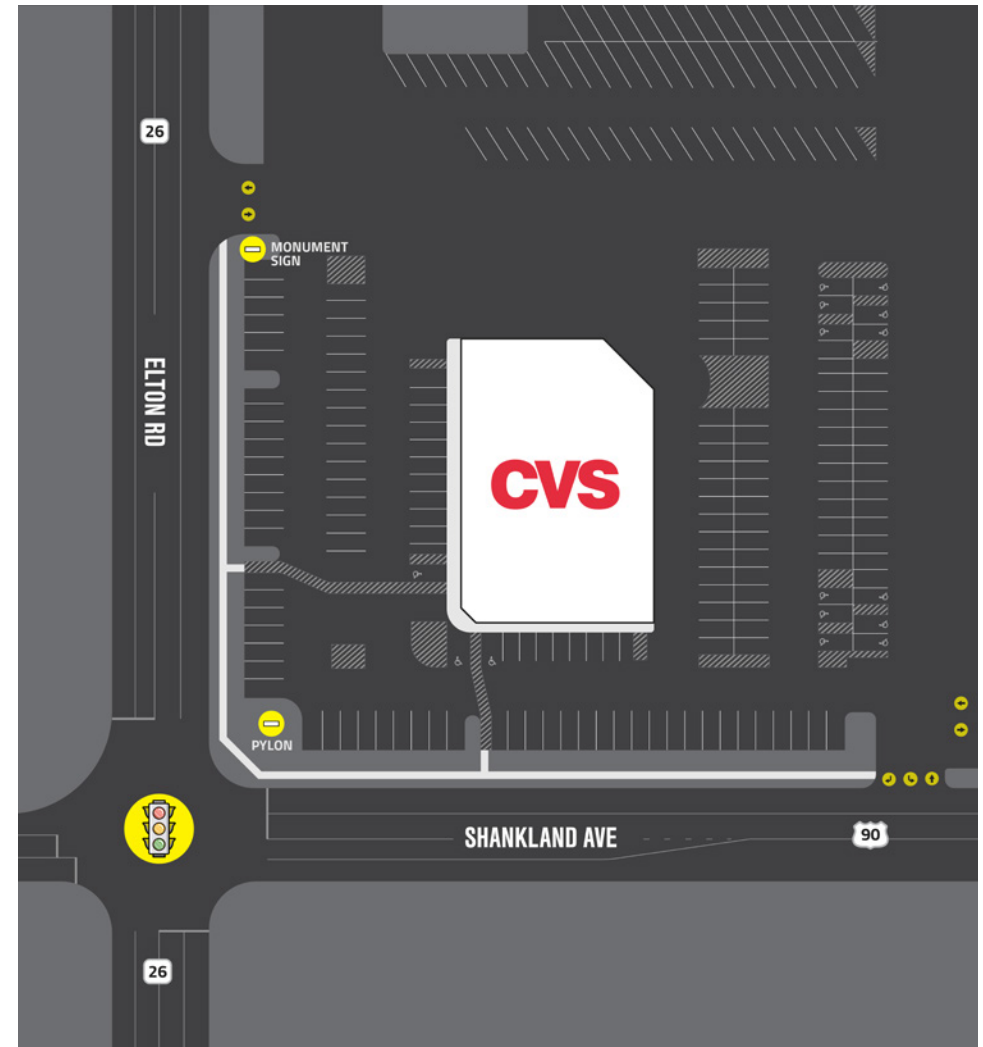
PROPERTY DETAILS

Address: 1204 Elton Rd
Year Built: 2015
Building Size: 13,348 Sq. Ft.
Lot Size: 1.50 Acres
Tenant: CVS

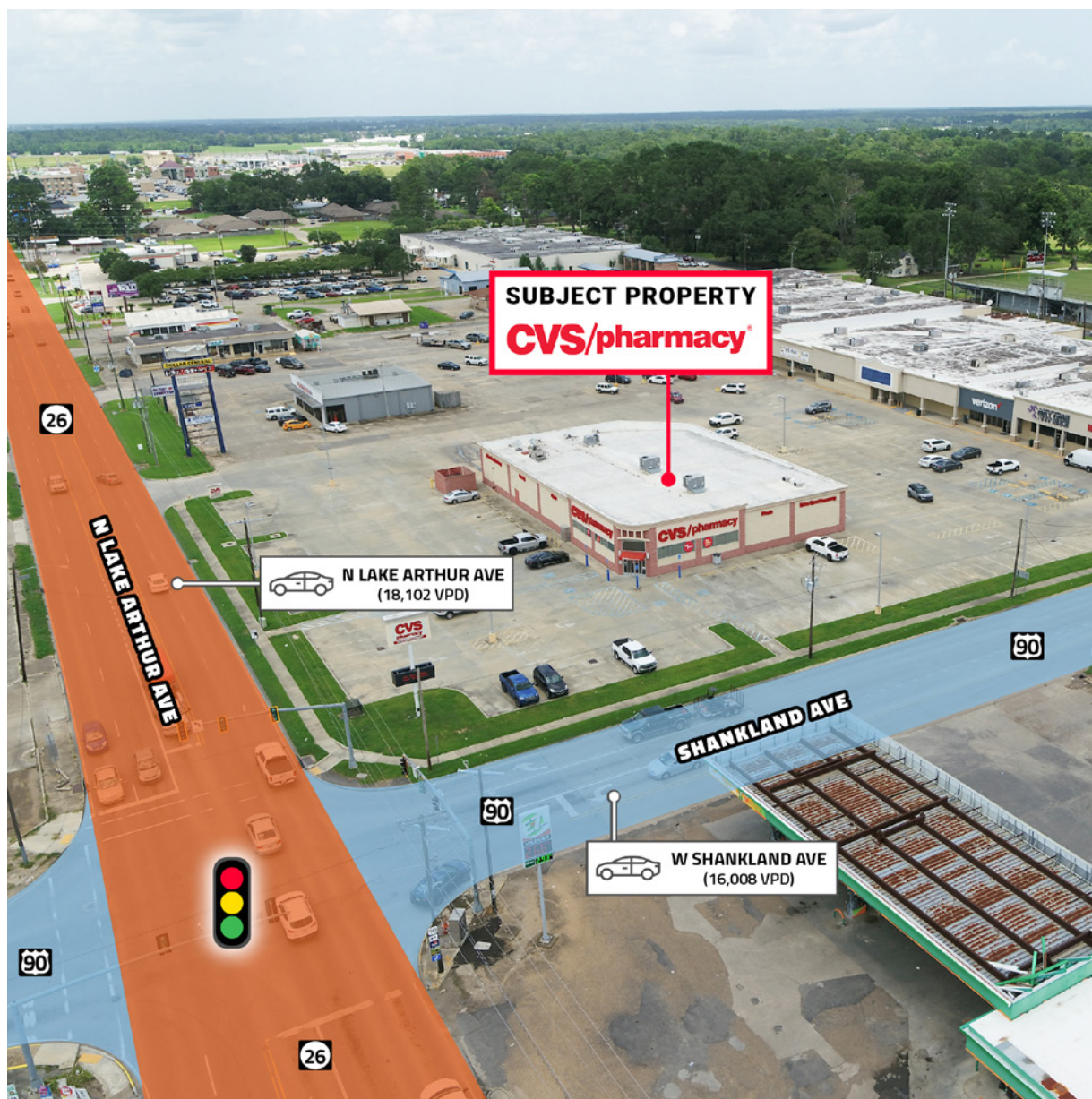


LEASE SUMMARY

Lease Type: NNN
Landlord Responsibilities: None
Rent Start Date: 10/16/2015
Firm Term End Date: 1/31/2041
Termination Options: 2 x 5 year fixed rate extension periods. 8 x 5 year fair market rental value extension periods.



DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
5,456	11,489	13,644

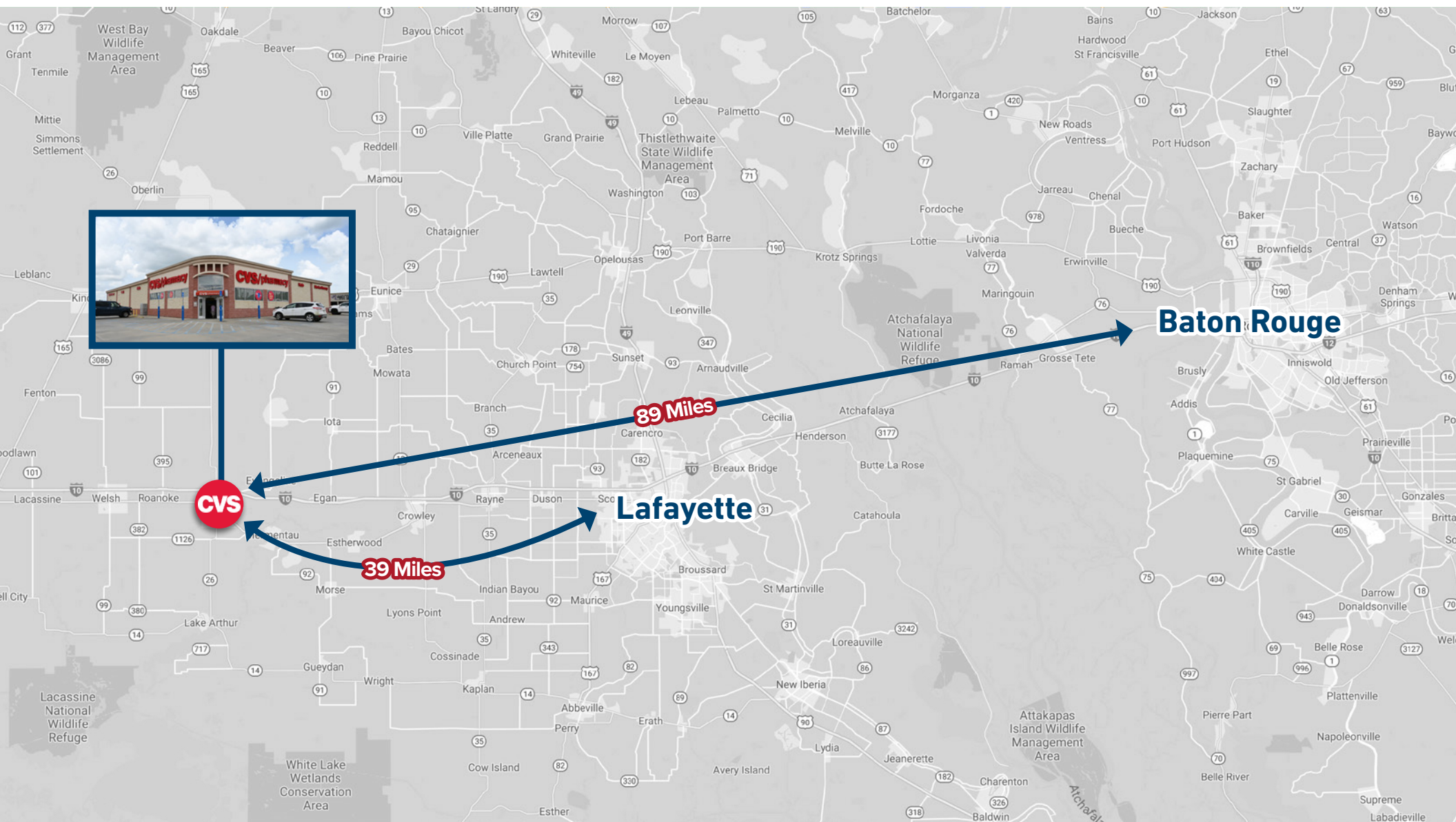


AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$70,102	\$64,839	\$68,051



REGIONAL OVERVIEW



ABOUT CVS



For many, our company name remains synonymous with the nearly 10,000 retail locations we operate across the United States. Today's CVS Health is, of course, so much more than that. CVS Caremark® makes us the nation's largest pharmacy benefits manager, and we are also the leader in retail clinics, specialty pharmacy, and infusion.

With our recent acquisition of Aetna®, CVS Health operates one of the nation's premier health benefits companies as well. These businesses, working together as an enterprise, create a uniquely powerful platform that will open a new front door to health care and reshape the consumer experience.

Three strategic imperatives guide our transformation efforts: be local, make health care simple, and improve health. CVS Health offers more consumer touchpoints than any other health care company, and this enables us to offer care where, when, and how patients need it—in the community, in the home, or even in the palm of their hand through digital devices. And because we already engage with one in three Americans as part of their everyday activities, we can simply build our programs and services into their existing routines.

The current system drives patients to be health care decision makers, but they lack the tools needed to navigate effectively. We're going to change that and help guide patients along their health care journeys by providing more convenient access to the information, resources, and services they need. And by aligning the capabilities of Aetna with our consumer-centric assets, we will more effectively deliver on our purpose of helping people on their path to better health.



CVS FACTS AND FIGURES



9,900+

Retail locations in
49 states, the
District of Columbia
and Puerto Rico



More than

23.6M

Medical benefit
members



1,100+

Minute Clinic locations
in 33 states and the
District of Columbia

PHARMACY & CONSUMER WELLNESS



The Pharmacy & Consumer Wellness segment dispenses prescriptions in its retail pharmacies and through its infusion operations, provides ancillary pharmacy services including pharmacy patient care programs, diagnostic testing and vaccination administration, and sells a wide assortment of health and wellness products and general merchandise. The segment also provides pharmacy services to long-term care facilities and pharmacy fulfillment services to support the Health Services segment's specialty and mail-order pharmacy offerings.



85%

of the U.S. population
lives within 10 miles of a
CVS Pharmacy® location



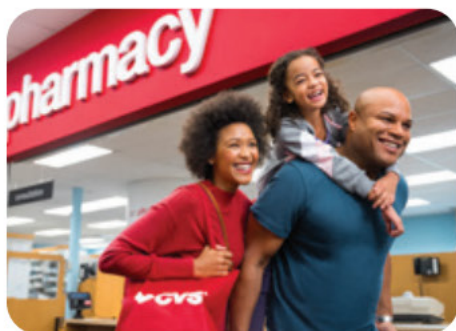
1.7
billion
scripts filled



9,000+
local touchpoints



27%+
market share for retail
pharmacy prescriptions



100%
of commercial scripts
dispensed through
CVS Pharmacy are
contracted through
CVS CostVantage™
beginning in 2025

FINANCIAL SUMMARY

INCOME STATEMENT

(USD)	2024 ⓘ
Revenue	370.66B
Operating expense	41.23B
Net income	4.61B
Net profit margin	1.24
Earnings per share	5.42
EBITDA	12.62B

CASH FLOW

(USD)	2024 ⓘ
Cash and short-term investments	10.99B
Total assets	253.22B
Total liabilities	177.49B
Total equity	75.73B

BALANCE SHEET

(USD)	2024 ⓘ
Net income	4.61B
Cash from operations	9.11B
Cash from investing	-7.61B
Cash from financing	-1.14B
Net change in cash	359.00M
Free cash flow	6.91B



Experts in Walgreens & CVS Investments

John Giordani

Founder, CEO

866-934-7937

listings@drugstorepropertyadvisors.com

Drugstore Property Advisors

866-934-7937

listings@drugstorepropertyadvisors.com

www.drugstorepropertyadvisors.com

All information provided is deemed reliable, but is not guaranteed and should be independently verified.



**DRUGSTORE PROPERTY
ADVISORS**

Experts in Walgreens and CVS Investments