



CVS PHARMACY
329 Superior Avenue
Bogalusa, LA 70427

THE
Boulder
GROUP

TABLE OF CONTENTS

I. Executive Profile

Executive Summary
Investment Highlights
Property Overview

II. Location Overview

Photographs
Aerial
Site Plan
Map

III. Market & Tenant Overview

Demographic Report
Market Overview
Tenant Overview



**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 CVS Pharmacy located in Bogalusa, Louisiana. This CVS Pharmacy property is positioned at the hard corner of a signalized intersection. There are more than 15 years remaining on the CVS Pharmacy lease that expires on August 31, 2032. The lease features 5% rental escalations in each renewal option period.

The 11,945 square foot CVS Pharmacy is located along Superior Avenue, a primary east-west thoroughfare in the area. The property was built in 2007 and replaced two former CVS Pharmacy locations in Bogalusa. The property is located near the entrance to a Walmart Supercenter. Retailers in the immediate area include Tractor Supply, Dollar General, Dollar Tree, AT&T, Aaron's and Hibbett Sports.

The CVS Pharmacy lease has more than 15 years remaining in the primary term that expire in August 2032. The original 25 year lease features ten 5-year renewal option periods with 5% rental escalations. CVS is the nation's second-largest drugstore chain and is a publicly traded company with a market capitalization in excess of \$105 billion. CVS is an investment grade rated company with a Standard and Poor's rating of BBB+.



**INVESTMENT
HIGHLIGHTS:**

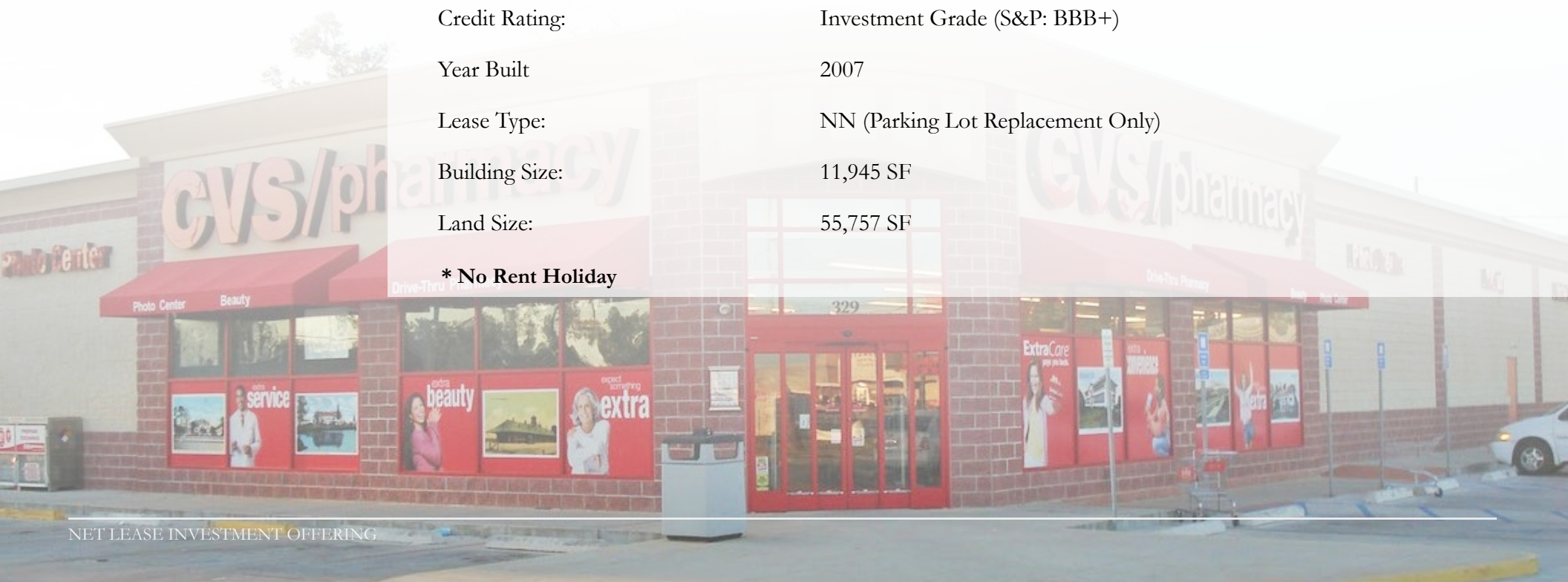
- Long term lease with over 15 years remaining
- Investment grade rated tenant (S&P: BBB+)
- Relocation of two former CVS locations in Bogalusa
- 5% rental escalations in each renewal option period
- Limited landlord responsibilities (parking lot replacement only)
- Positioned on a hard corner of a signalized intersection
- Immediate proximity to a Walmart Supercenter
- Retailers located in the trade area include Tractor Supply, Dollar General, Dollar Tree, AT&T, Aaron's, Hibbett Sports and a number of quick service restaurants
- No rent holiday



PROPERTY OVERVIEW:

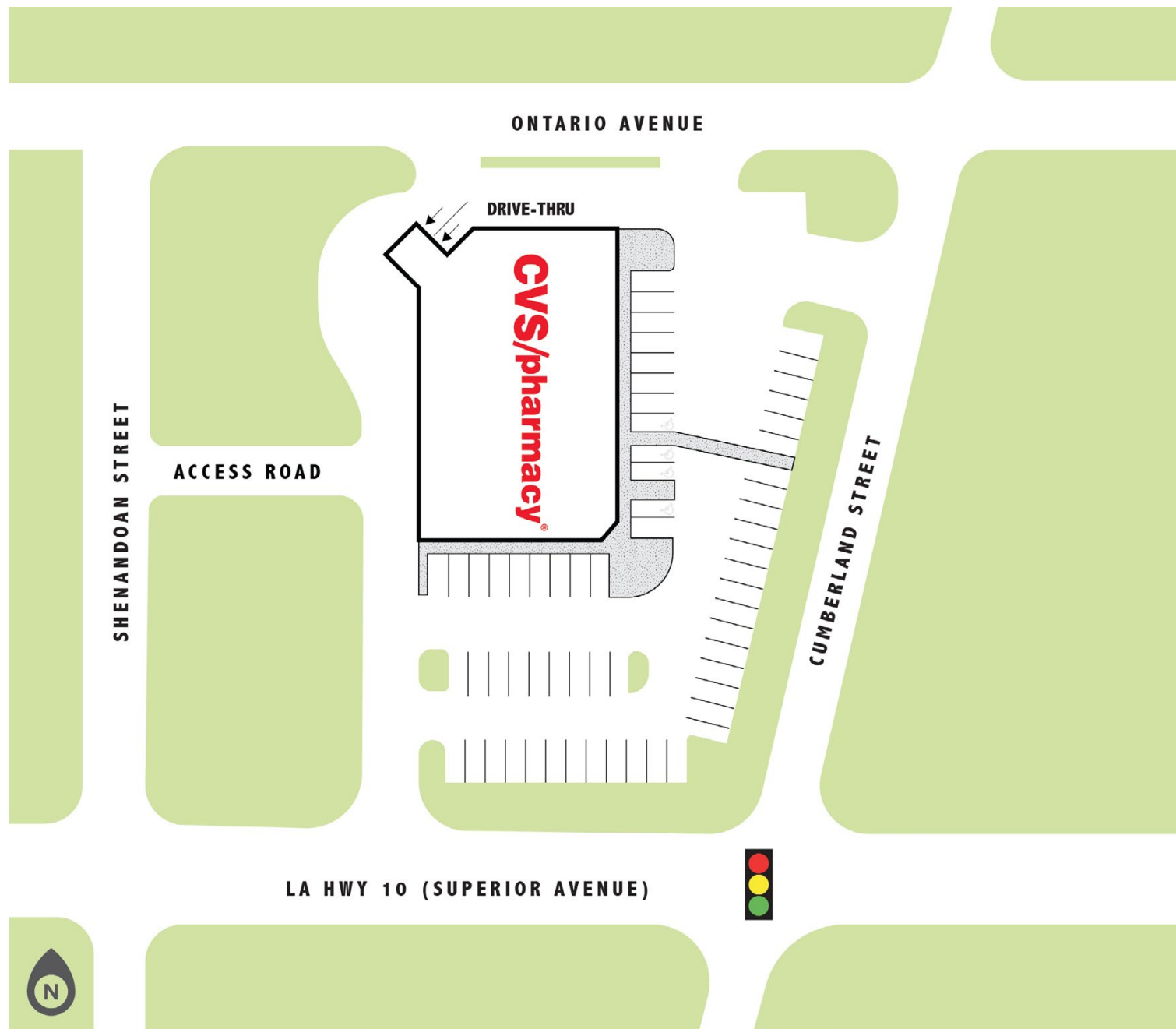
Price:	\$4,745,000
Cap Rate:	6.75%
Net Operating Income:	\$320,288*
Lease Commencement Date:	September 9, 2007
Lease Expiration Date:	August 31, 2032
Renewal Options:	Ten 5-Year
Rental Escalations:	5% Each Renewal Option
Tenant:	CVS Pharmacy
Credit Rating:	Investment Grade (S&P: BBB+)
Year Built	2007
Lease Type:	NN (Parking Lot Replacement Only)
Building Size:	11,945 SF
Land Size:	55,757 SF

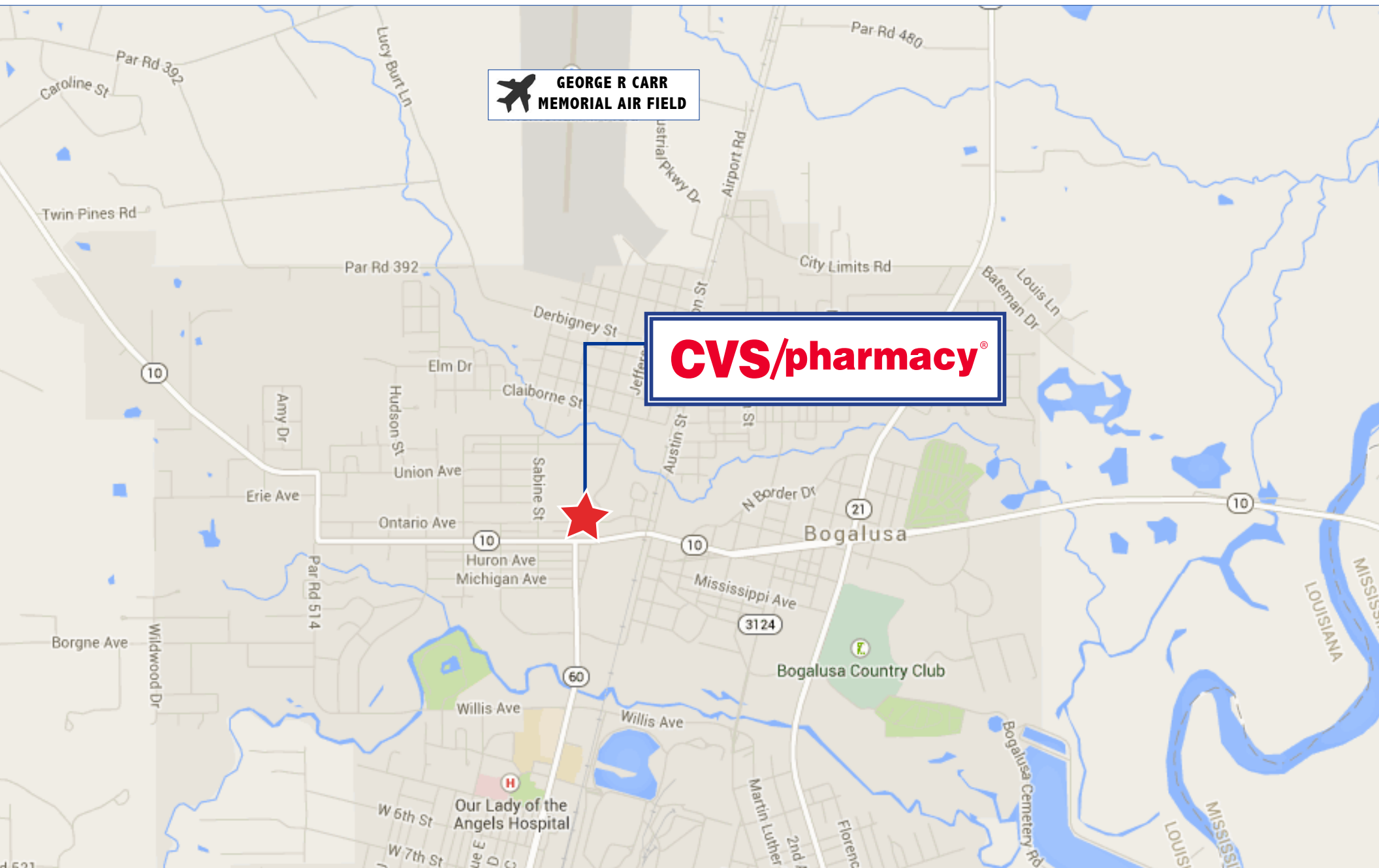
*** No Rent Holiday**













**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	4,400	13,889	16,116
Total Households	1,754	5,712	6,625

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$41,897	\$40,412	\$41,929



**MARKET
OVERVIEW:****Bogalusa, LA**

Bogalusa is a city in Washington Parish, Louisiana with a population of over 12,250 people. It is the principal city of the Bogalusa Micropolitan Statistical Area, which includes all of Washington Parish and is also part of the larger New Orleans–Metairie–Bogalusa Combined Statistical Area. The name of the city derives from the Choctaw words bogue lusa, which translates to “dark water” in English.



Bogalusa’s economy revolves around the lumber and paper mills, as well as agriculture. Bogalusa operates its own public school system, Bogalusa City Schools. Northshore Technical Community College is located in Bogalusa. It was the first trade school established in the State of Louisiana in 1930 and is now a fully accredited community college. Louisiana Highways 10 and 21 intersect at Bogalusa. Bogalusa is a one hour drive to New Orleans, via Lake Ponchartrain Causeway. The city has a total area of approximately 10 miles and has over 121 miles of paved streets.

www.bogalusa.org

TENANT OVERVIEW:

CVS Pharmacy

CVS Pharmacy is engaged in the retail drugstore business. The Company operates 7,700 locations in 42 states and Puerto Rico. CVS is the nation's second-largest drugstore chain and the third-largest pharmacy benefits manager. As a retail division of CVS Caremark, CVS 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 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 \$105 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB+.

Website:	www.cvs.com
Number of Locations:	7,700
Stock Symbol:	CVS : NYSE
Standard & Poor's Rating:	BBB+
Market Capitalization:	\$105 billion
Employees:	130,000

CVS/pharmacy®





Randy Blankstein
President
847.562.0003
randy@bouldergroup.com

Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergroup.com

666 Dundee Road, Suite 1801
Northbrook, IL 60062

www.bouldergroup.com

THE
Boulder 
GROUP