

CVS & Walgreens

Company Ratings Overview Q1 2021

	CVS	Walgreens
Credit Rating	Baa2	Baa2
Market Cap	\$113.03B	47.64B
Revenue	\$69.1B	\$36.3B

Drug Store Properties Median Asking Cap Rates

	Q4 2020	Q1 2021	Basis Point Change
CVS	6.5%	5.2%	-13
Walgreens	6.5%	6.4%	-1

Q1 2021 Statistics

	CVS	Walgreens
Avg Cap Rate	5.20%	6.40%
Sale price/SF	\$360	\$346
Average Sale Price	\$4.7M	\$4.9M
Sales Volume	\$47.4M	\$206M
Properties Sold	13	46
Listings	51	72



Recent sales comparables for April 2021

Address	City	State	SF	Sale Price	Price/SF	Sale Date	Asking Price	Cap Rate
CVS								
2500 Lebanon Pike	Nashville	TN	9,450	\$3,850,000	407.41	4/26/2021	-	5.78
3500 Stine Rd	Bakersfield	CA	25,739	\$3,200,000	124.33	4/15/2021	3,200,000	5.50
11314 Us-15 501 Hwy	Chapel Hill	NC	10,125	\$2,893,000	285.73	4/6/2021	-	-
206 S Main St	Hemingway	SC	11,000	\$1,465,000	133.18	4/23/2021	1,583,334	6.48
Walgreens								
918 E Foothill Blvd	Rialto	CA	14,393	\$8,721,000	605.92	4/16/2021	9,890,000	5.50
19701 Yorba Linda Blvd	Yorba Linda	CA	21,440	\$8,004,000	373.32	4/5/2021	8,306,000	5.50
2418 George Washington Memorial Hwy	Hayes	VA	14,820	\$7,800,000	526.32	4/8/2021	8,000,000	6.41
1630 Andrews Rd	Murphy	NC	14,430	\$6,175,000	427.93	4/23/2021	6,246,954	5.61
12702 Bammel North Houston Rd	Houston	TX	14,820	\$4,650,000	313.77	4/12/2021	5,050,000	6.00