

CVS Pharmacy Portfolio | Corporate Backed Leases | Recent Lease Extensions

1018 N Jesse James Road, Excelsior Springs, MO



1030 Main Street, Lexington, MO



600 Court Street, Fulton, MO



610 Burkarth Road, Warrenburg, MO



101 South 2nd Street, Odessa, MO



320 E Lexington Street, Richmond, Mo



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PROPERTY ADDRESS	PRICE	CAP RATE	CURRENT ANNUAL RENT	CURRENT MONTHLY RENT	LEASE TYPE	LEASE COMM. DATE	LEASE EXP. DATE
1018 N. Jesse James Rd, Excelsior Springs, MO 64024	\$1,833,333.33	6%	\$110,000	\$9,167	NN	02/01/2021	01/31/2031
600 Court Street, Fulton, MO 65251	\$1,833,333.33	6%	\$110,000	\$9,167	NN	02/01/2021	01/31/2031
1030 Main ST, Lexington, MO 64067	\$1,666,666.66	6%	\$100,000	\$8,333	NN	02/01/2021	01/31/2031
101 S. 2nd St, Odessa, MO 64076	\$1,666,666.66	6%	\$100,000	\$8,333	NN	02/01/2021	01/31/2031
320 E Lexington St, Richmond, MO 64085	\$1,666,666.66	6%	\$100,000	\$8,333	NN	02/01/2021	01/31/2031
610 Burkarth Rd, Warrensburg, MO 64093	\$1,666,666.66	6%	\$100,000	\$8,333	NN	02/01/2021	01/31/2031

Price: **\$10,333,333.33** - Cap: **6%** - Annual Rent: **\$620,000** - Lease Type: **Double Net** - Ownership: **Fee Simple**



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Investment Highlights

- Low price point for Investment Grade Tenant (S&P: BBB)
- Corporate Guarantee by CVS Corporation
- Minimal Landlord Responsibilities
- Long Term Leases(7 years) with options to renew
- Strategically located near Hospitals, Medical Centers with limited to No Pharmacy competition
- 5% rent increase every five years

PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase a Six Property CVS Portfolio located in Missouri. This Portfolio has a combined NOI of \$620,000, Rental increases of 5% every 5 years, with an average of 7 years remaining on the lease term. The Six CVS buildings total to 22,296 Sq ft with a combined lot size of 3.57 Acres. Each location has a long term occupancy and commitment to the site. CVS Pharmacy having a S&P Rating of BBB+ makes this a stable investment for years to come.

About the Tenant

CVS Pharmacy is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the fifth largest U.S. corporation by FY2020 revenues in the Fortune 500. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics



1018 N Jesse James Road, Excelsior Springs, MO



Property Information

Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	1018 N Jesse James Road, Excelsior Springs, MO	Guarantee:	CVS Corporate
Lot Size:	1.32 acres	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	3,206 sq ft	Options:	4 / 5 Year Options
NOI:	\$110,000	Purchase Price:	\$1,833,333.33
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

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1018 N Jesse James Road, Excelsior Springs, MO

Greystone Laundry & Dry Cleaning

Imagination Station Learning: Daycare



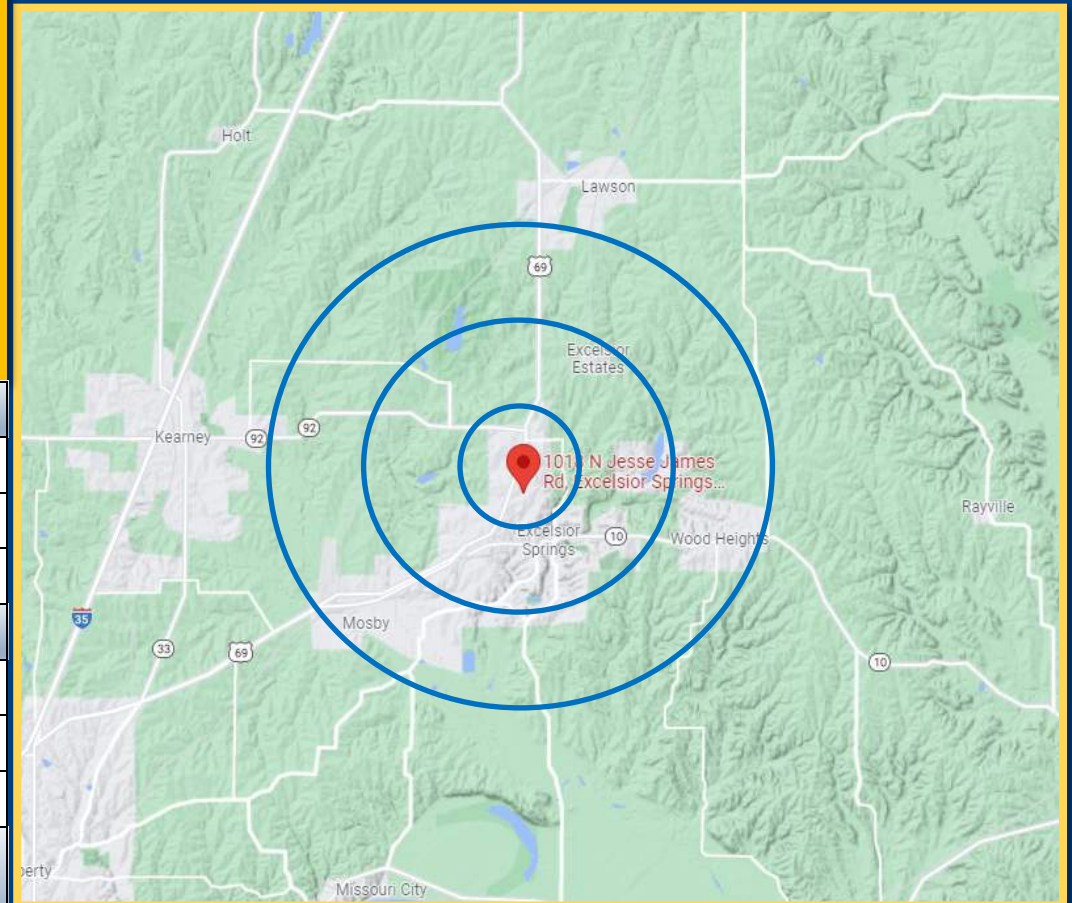
The Wild Bunch: Flea Market



Excelsior Springs Fire Department



1018 N Jesse James Road, Excelsior Springs, MO



Population	1 Mile	3 Mile	5 Mile
2010 Population	5,340	13,982	17,552
2020 Population	5,633	13,982	17,552
2025 Projection	5,597	13,919	17,482
Households	1 Mile	3 Mile	5 Mile
2010 Households	2,174	5,157	6,486
2020 Households	2,289	5,399	6,739
2025 Projection	2,289	5,404	6,749
Average Household Income	1 Mile	3 Mile	5 Mile
	\$64,085	\$68,675	\$73,377

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1030 Main Street, Lexington, MO



Property Information			
Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	1030 Main Street, Lexington, MO	Guarantee:	CVS Corporate
Lot Size:	5,663 sq ft	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	2,195 sq ft	Options:	4 / 5 Year Options
NOI:	\$100,000	Purchase Price:	\$1,666,666.66
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

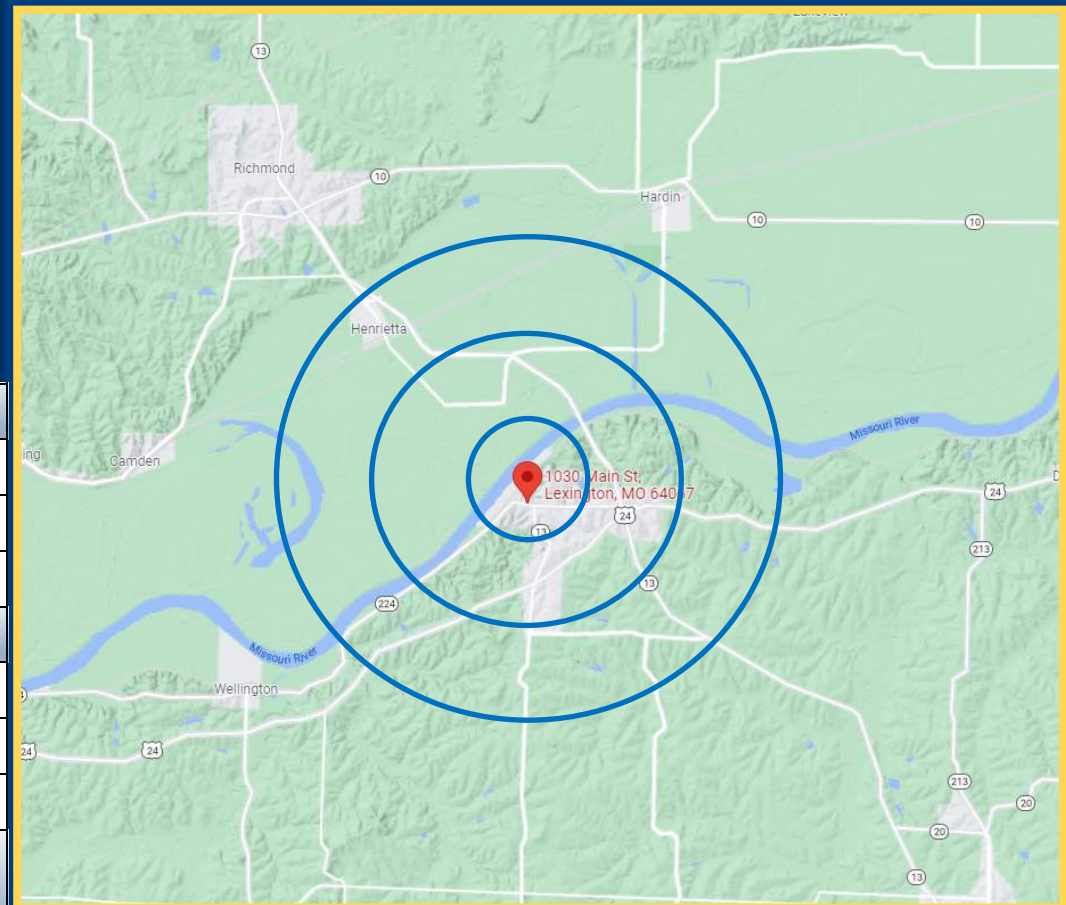
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1030 Main Street, Lexington, MO



Population	1 Mile	3 Mile	5 Mile
2010 Population	3,056	5,021	5,967
2020 Population	2,987	4,910	5,840
2025 Projection	2,942	4,848	5,781
Households	1 Mile	3 Mile	5 Mile
2010 Households	1,200	1,995	2,316
2020 Households	1,158	1,928	2,242
2025 Projection	1,150	1,914	2,229
Average Household Income	1 Mile	3 Mile	5 Mile
	\$64,960	\$64,756	\$66,335

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600 Court Street, Fulton, MO



Property Information

Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	600 Court Street, Fulton, MO	Guarantee:	CVS Corporate
Lot Size:	8,712 sq ft	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	5,079 sq ft	Options:	4 / 5 Year Options
NOI:	\$110,000	Purchase Price:	\$1,833,333.33
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

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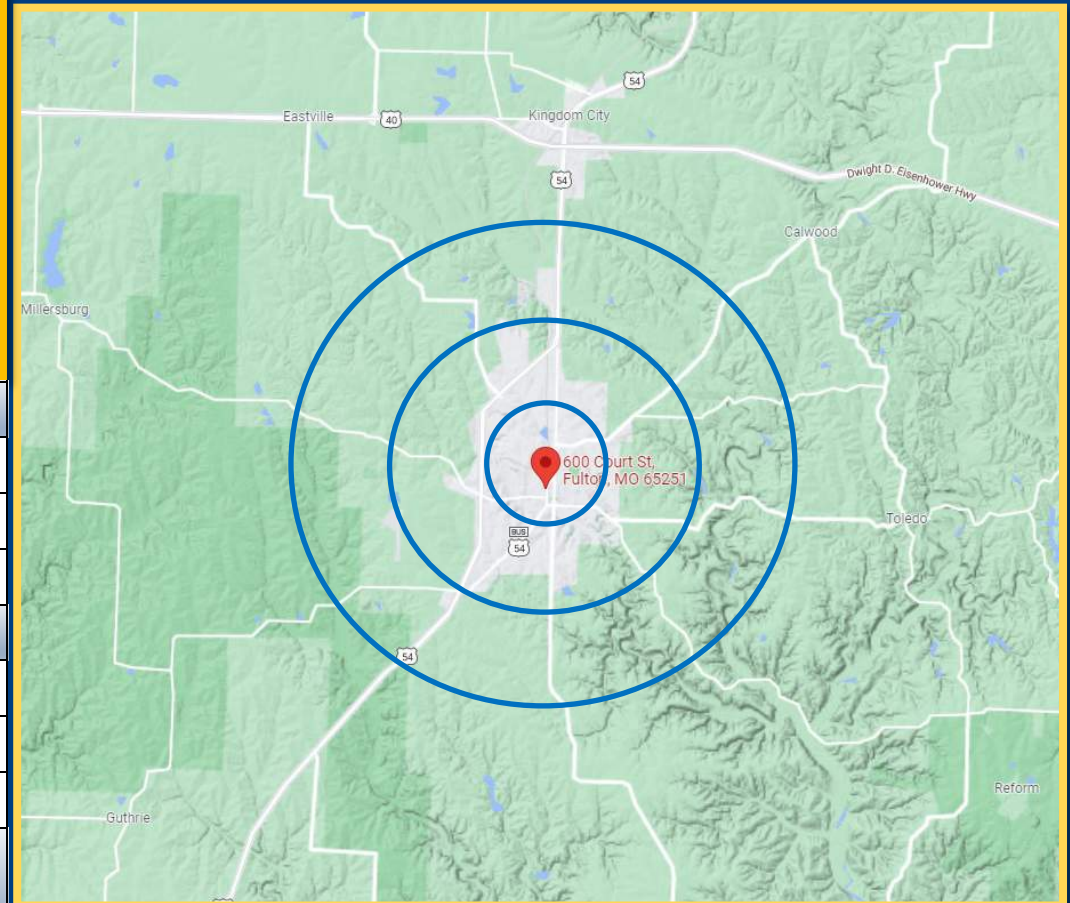
600 Court Street, Fulton, MO



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600 Court Street, Fulton, MO



Population	1 Mile	3 Mile	5 Mile
2010 Population	6,601	14,048	16,969
2020 Population	6,633	14,189	17,206
2025 Projection	6,627	14,272	17,337
Households	1 Mile	3 Mile	5 Mile
2010 Households	1,976	4,570	5,598
2020 Households	2,023	4,676	5,734
2025 Projection	2,063	4,781	5,869
Average Household Income	1 Mile	3 Mile	5 Mile
	\$57,410	\$62,299	\$64,749

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610 Burkarth Road, Warrenburg, MO



Property Information

Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	610 Burkarth Road, Warrenburg, MO	Guarantee:	CVS Corporate
Lot Size:	1.03 acres	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	3,655 sq ft	Options:	4 / 5 Year Options
NOI:	\$100,000	Purchase Price:	\$1,666,666.66
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

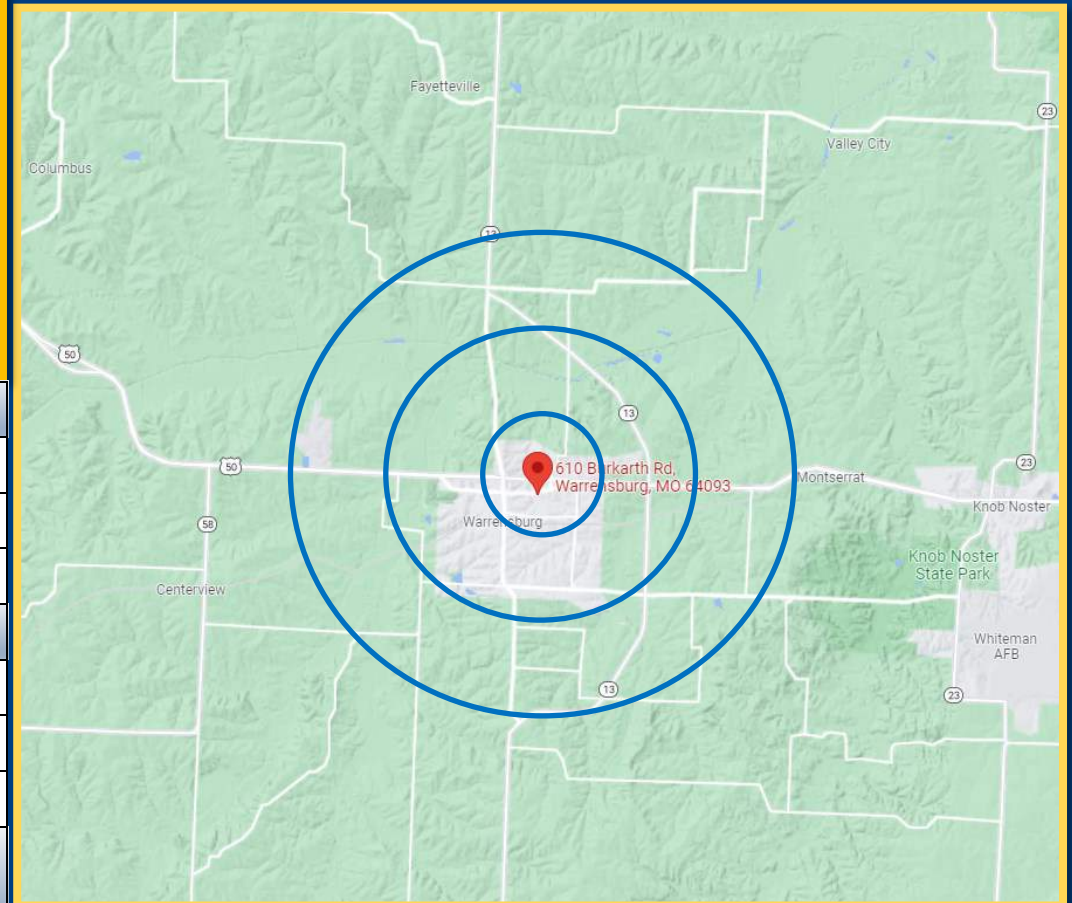
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610 Burkarth Road, Warrenburg, MO



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610 Burkarth Road, Warrenburg, MO



Population	1 Mile	3 Mile	5 Mile
2010 Population	8,055	21,216	24,197
2020 Population	8,297	21,864	24,941
2025 Projection	8,429	22,222	25,353
Households	1 Mile	3 Mile	5 Mile
2010 Households	2,886	7,718	8,841
2020 Households	2,964	7,917	9,074
2025 Projection	3,030	8,092	9,274
Average Household Income	1 Mile	3 Mile	5 Mile
	\$59,375	\$63,849	\$65,147

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101 South 2nd Street, Odessa, MO



Property Information

Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	101 South 2nd Street, Odessa, MO	Guarantee:	CVS Corporate
Lot Size:	6,534 sq ft	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	2,195 sq ft	Options:	4 / 5 Year Options
NOI:	\$100,000	Purchase Price:	\$1,666,666.66
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

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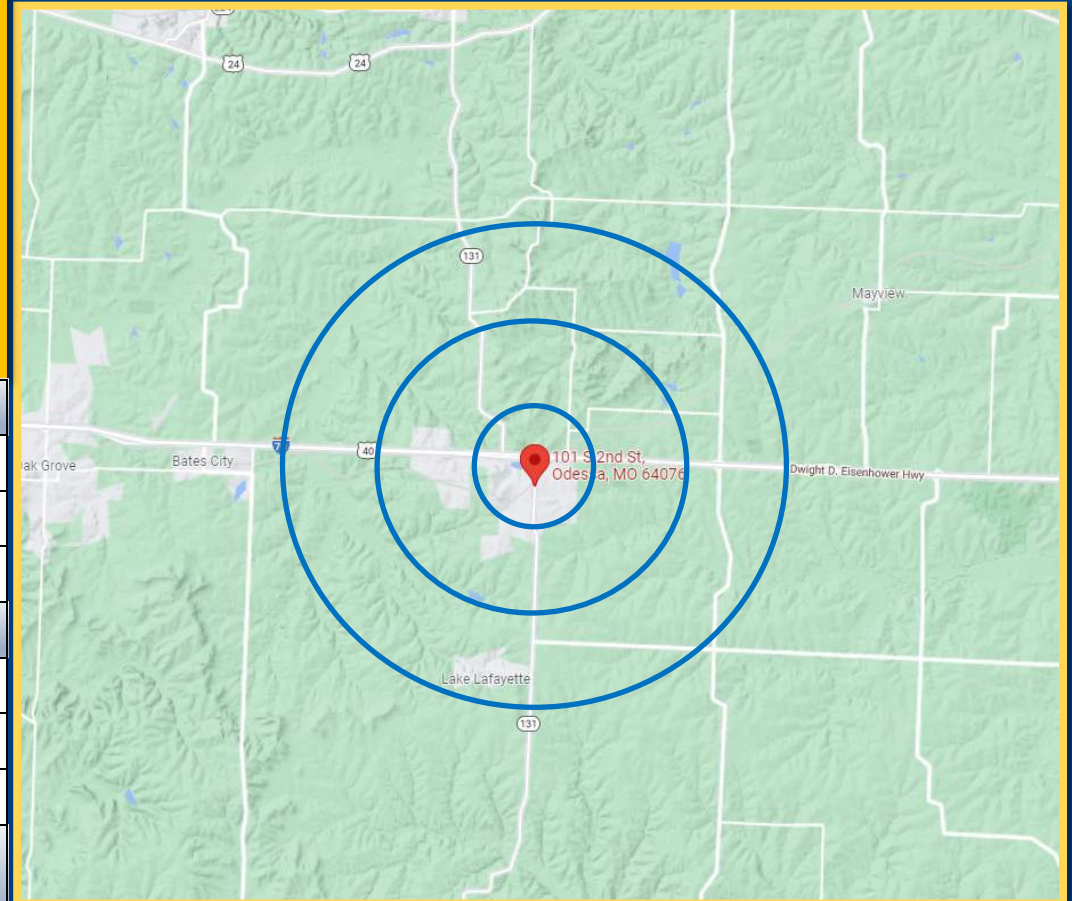
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101 South 2nd Street, Odessa, MO



Population	1 Mile	3 Mile	5 Mile
2010 Population	4,960	6,357	8,374
2020 Population	4,792	6,160	8,251
2025 Projection	4,737	6,101	8,236
Households	1 Mile	3 Mile	5 Mile
2010 Households	1,973	2,460	3,216
2020 Households	1,892	2,363	3,145
2025 Projection	1,875	2,345	3,153
Average Household Income	1 Mile	3 Mile	5 Mile
	\$60,228	\$64,732	\$68,447

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320 E Lexington Street, Richmond, MO



Property Information			
Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	320 E Lexington Street, Richmond, MO	Guarantee:	CVS Corporate
Lot Size:	0.75 acres	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	3,183 sq ft	Options:	4 / 5 Year Options
NOI:	\$100,000	Purchase Price:	\$1,666,666.66
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

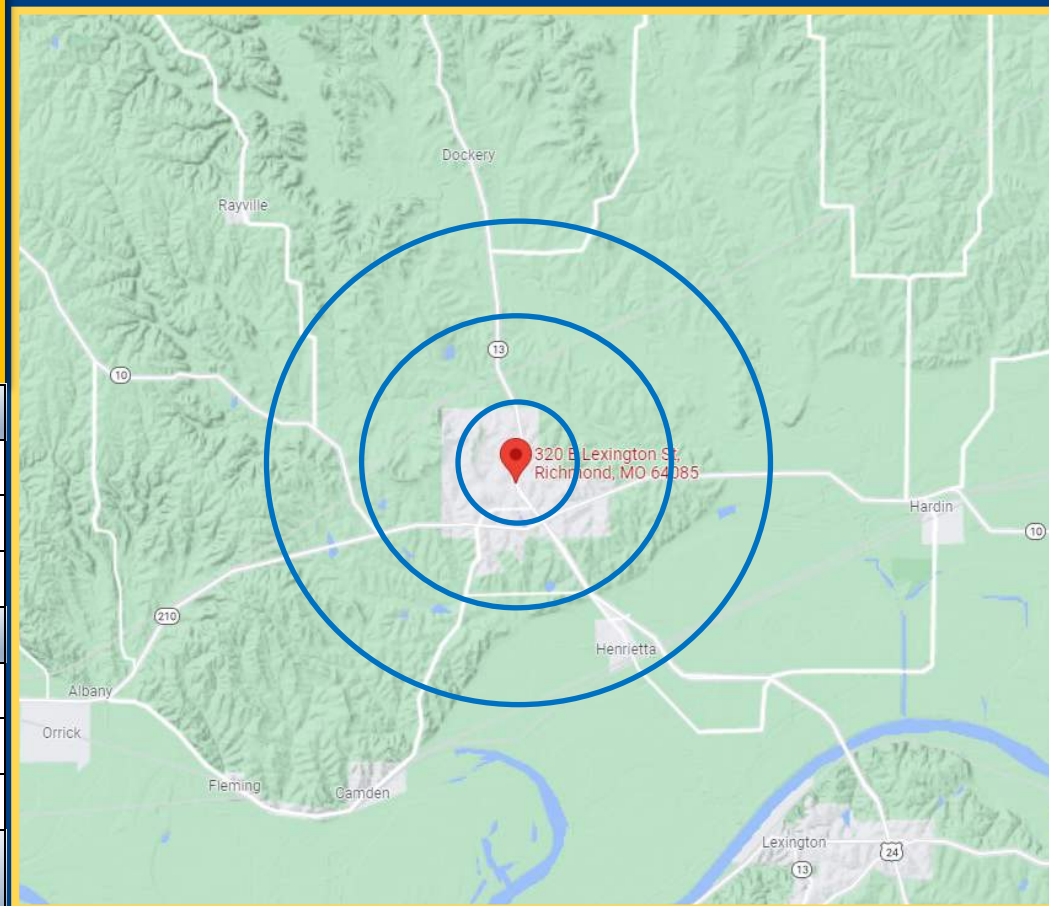
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320 E Lexington Street, Richmond, MO



Population	1 Mile	3 Mile	5 Mile
2010 Population	4,513	6,712	7,936
2020 Population	4,421	6,578	7,783
2025 Projection	4,371	6,509	7,722
Households	1 Mile	3 Mile	5 Mile
2010 Households	1,964	2,773	3,208
2020 Households	1,908	2,697	3,125
2025 Projection	1,895	2,681	3,113
Average Household Income	1 Mile	3 Mile	5 Mile
	\$60,935	\$61,633	\$64,073

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Robert Gamzeh

Managing Director

Triple Net Investment Group Inc.

11140 Rockville Pike, Rockville MD 20852 | Suite 480 F

TEL: 202-361-3050 FAX: 202-747-5270

Email: info@nnnig.com

Broker of Record:

Tom Palitzsch

Broker Owner

Thomas Realty Group LLC

300 South Second Street, St. Charles, Missouri 63301

