

CVS PHARMACY

*101 S. 2nd Street
Odessa, MO 64076*

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EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a single-tenant, net-leased CVS Pharmacy located at 101 S. 2nd Street, Odessa, Missouri. Backed by a corporate guarantee from CVS Health (NYSE: CVS), the property is secured by a NN+ lease with approximately six years remaining and a 5% rental increase scheduled for January 2026.

Strategically positioned in the heart of Odessa's downtown retail corridor, this location benefits from limited competition—the nearest brand-name pharmacy is over 15 minutes away. The property is surrounded by complementary retailers including Dollar General, Sonic, and Phillips 66, and sits just minutes from Interstate 70, providing easy access to Kansas City, only 40 minutes west.

With a strong tenant, passive lease structure, and established location within the Kansas City MSA, this asset offers stable returns and long-term security in a recession-resilient sector.



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PROPERTY SUMMARY

Property Address: 101 S. 2nd Street, Odessa, MO 64067

Building Size: 2,195 SF

Land Area: ± 0.15 Acres

Year Built: 1975

Occupancy: 100%

Zoning: [To be confirmed]

Location: Downtown Odessa – Primary retail corridor

Access: Minutes to Interstate 70 | ~ 40 minutes to Kansas City

Nearby Retailers: Dollar General, Sonic, Phillips 66, Taco John's, McDonald's

Market Area: Kansas City MSA



OFFERING SUMMARY

Tenant: CVS Pharmacy (NYSE: CVS)

Offering Price: \$1,300,000

Cap Rate: 8.08%

Lease Type: NN+ (Landlord responsible for roof and structure)

Annual Rent (Years 1–5): \$105,000

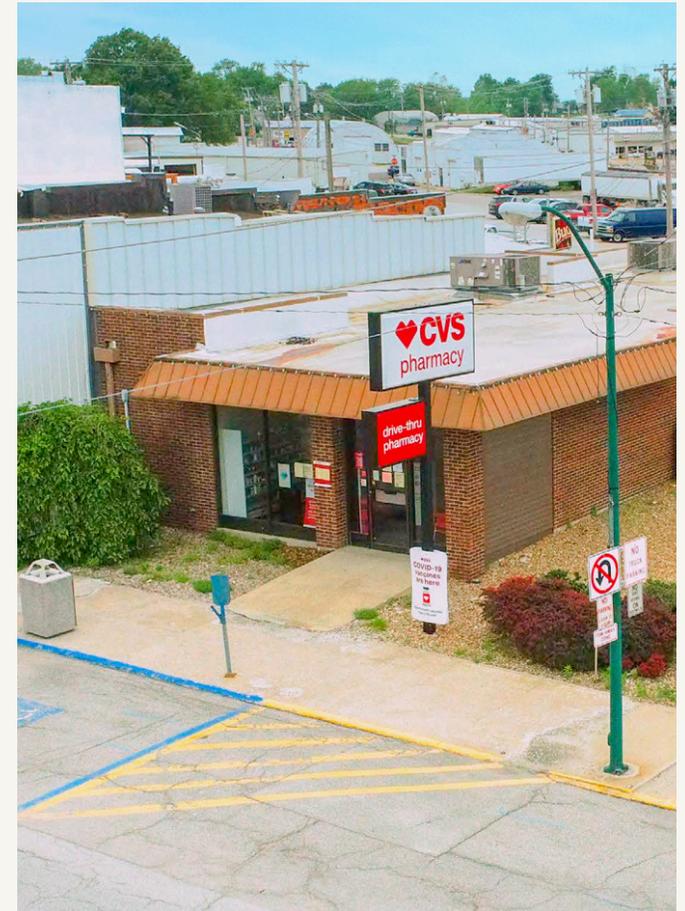
Rent Escalation: 5% increase in Year 6 (January 2026)

Lease Commencement: February 1, 2022

Lease Expiration: January 31, 2031

Lease Term Remaining: Approximately 6 years

Guarantee: Corporate Guarantee – CVS Health



LOCATION

The subject property is located in the heart of Odessa, Missouri—a growing community within the Kansas City Metropolitan Statistical Area. Positioned on S. 2nd Street, the city's primary retail corridor, the site benefits from consistent daily traffic and close proximity to Odessa City Hall. The property sits just minutes from Interstate 70, offering convenient access to downtown Kansas City in under 40 minutes and Kansas City International Airport within 50 miles.

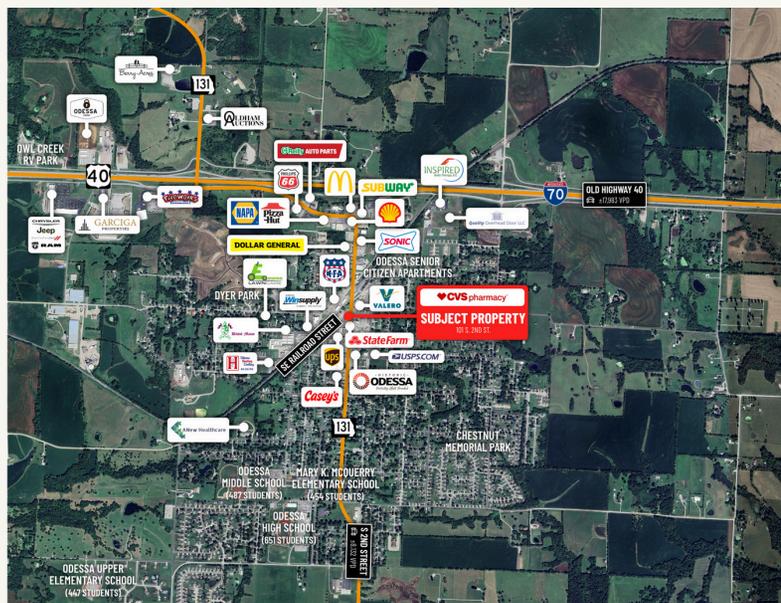
Surrounded by national and regional retailers such as Dollar General, Sonic, Phillips 66, and McDonald's, the area supports a strong retail presence. With a five-mile population of over 8,600 and an average household income exceeding \$103,000, the demographics provide a solid consumer base. Additionally, the location offers limited competition—the nearest national pharmacy is more than 15 minutes away—further strengthening the tenant's positioning in the market.





INVESTMENT HIGHLIGHTS

- Single-tenant, net-leased CVS Pharmacy with corporate guarantee from CVS Health (S&P: BBB)
- Approximately 6 years remaining on the current NN+ lease
- Scheduled 5% rent increase in January 2026
- Passive investment with minimal landlord responsibilities (roof and structure only)
- Located in the heart of Odessa, Missouri, part of the Kansas City MSA
- High visibility on the city's main retail corridor with consistent daily traffic
- Limited competition – nearest national pharmacy is over 15 minutes away
- Surrounded by national retailers including Dollar General, Sonic, and Phillips 66
- Strong local demographics with over 8,600 residents and \$103,000+ average household income within 5 miles
- Priced to offer stable returns with potential long-term upside



TENANT PROFILE



CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is one of the largest retail pharmacy chains in the United States. Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS operates more than 9,900 locations nationwide, including pharmacies within Target and Schnucks stores.

As a Fortune 500 company, CVS Health generated approximately \$357.8 billion in revenue in 2023 and maintains strong credit ratings of BBB (S&P) and Baa2 (Moody's). The company serves over 5 million customers daily and offers a wide range of health and wellness services, including its in-store MinuteClinic and specialty care programs.

CVS has continued to innovate by expanding digital platforms and eliminating tobacco products from its shelves, reinforcing its commitment to public health. The company also manages one of the nation's largest pharmacy benefits managers (CVS Caremark) and has a growing presence in healthcare delivery through Aetna, its insurance division.

With a proven track record of performance and stability, CVS remains a high-credit, investment-grade tenant and a leader in healthcare retailing.



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