



Actual Location

CVS Pharmacy 12+ Year Lease 1075 E. Hudson Blvd and Union Road, Gastonia, NC (Charlotte MSA)

Price: \$4,350,000 | CVS 12+ Year Lease | 54% Self Liquidating Debt | 7.67% Cap



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REALTY ADVISORS

- CVS Credit with 12+ year Absolute Bond Type Net Lease
- 54% Loan to Value Self Liquidating Debt
- Loan has Pay Down Readvance Feature
- 7.67% Cap Rate
- Rapidly Growing Area
- Charlotte MSA

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

CVS Pharmacy 12+ Year Lease - Gastonia, NC (Charlotte MSA)

Investment Summary



INVESTMENT SUMMARY:

HMX Realty Advisors is pleased to offer for sale a Zero Cash Flow CVS Pharmacy located in Gastonia, North Carolina which is part of the rapidly growing Charlotte MSA. This Fee Simple property totals 13,225 square feet of retail space with 12+ years of term remaining on an absolute bond triple-net lease with no landlord responsibilities whatsoever. This property is offered with a Zero Cash Flow structure with Paydown Re-Advance available. Loan to value is 54% and the cap rate is 7.67%.

The property is on 1.99 acres of land and the lease is 100% guaranteed by CVS, an Investment Grade company. The property is ideal for a 1031 Exchange. The Zero Cash Flow structures allows a 1031 Exchange buyer the ability to acquire the asset for virtually all cash (\$4,350,000) and have the debt re-advanced to \$2,361,000 immediately post-closing. The mortgage proceeds from the re-advanced loan are not subject to capital gains or income tax, however, HMX Realty Advisors is not qualified to give legal, or tax advice.

CVS is responsible for the continuation of rent event in the event of a casualty (Bond Triple Net). This structure is superior to an absolute triple net lease in this regard. The existing debt self-liquidates over the next 9 years and has an interest rate of 5.92%. There is a 2.92-year rent holiday starting in February of 2034.

AREA SUMMARY:

The property is located at the traffic light corner of E. Hudson Blvd and Union Road in Gastonia, NC. Gastonia is part of the Charlotte metropolitan area, located just 18 miles west of downtown Charlotte.

The Charlotte MSA is considered a major U.S. Financial Center as it is home to the headquarters of both Bank of America, and the East Coast operations of Wells Fargo. In addition, 10 Fortune 500 companies are based in Charlotte including Lowe's, Nucor, Duke Energy, and Family Dollar. The Charlotte Region has a major base of energy-oriented organizations and has become known as "Charlotte USA – The New Energy Capital." The area is experiencing rapid growth and has outstanding demographics.

The E. Hudson and Union Road intersection is a key commercial destination for the surrounding market. In addition to CVS, nationally recognized tenants include ALDI and LIDL supermarkets, McDonalds, Burger King, Taco Bell, Goodwill, and Family Dollar.

INVESTMENT SUMMARY

Price: \$4,350,000

Required Equity: \$1,989,000

Assumable Debt: \$2,361,000
(54% Loan to Value)

Pay Down Re-Advance: Yes

Cash Flow: None

Non-Recourse Debt: Yes

Amortization: Self Liquidating

Credit Rating: Investment
Grade (S&P BBB)

NNN Rent: \$333,826

Lease Type: Absolute Bonded
NNN Lease

Unleveraged Cap Rate: 7.67%

Expiration: January 2037

Options: 2x5 at \$300,443
8x5 at Fair Market
Value

CVS Pharmacy 12+ Year Lease – Gastonia, NC (Charlotte MSA) Retail Map



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CVS Pharmacy 12+ Year Lease - Gastonia, NC (Charlotte MSA) Retail Map



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CVS Pharmacy – 12+ Year Lease – Gastonia, NC (Charlotte MSA) Demographic Data



2024 Summary	1 Mile	3 Miles	5 Miles
Population	7,793	58,027	108,462
Households	3,543	23,978	43,420
Families	1,969	14,707	28,070
Average Household Size	2.17	2.37	2.46
Owner Occupied Housing Units	1,667	12,876	26,182
Renter Occupied Housing Units	1,876	11,102	17,238
Median Age	43.5	40.2	39.9
Median Household Income	\$52,920	\$60,427	\$63,838
Average Household Income	\$77,869	\$85,117	\$88,686

2029 Summary	1 Mile	3 Miles	5 Miles
Population	7,929	60,153	112,084
Households	3,666	25,221	45,536
Families	2,028	15,404	29,341
Average Household Size	2.13	2.33	2.42
Owner Occupied Housing Units	1,836	14,005	28,416
Renter Occupied Housing Units	1,829	11,216	17,120
Median Age	44.7	41.2	40.9
Median Household Income	\$59,913	\$70,674	\$75,183
Average Household Income	\$89,676	\$99,003	\$103,306

2024-2029 Annual Rate	1 Mile	3 Miles	5 Miles
Population	0.35%	0.72%	0.66%
Average Household Income	2.87%	3.07%	3.10%

Contact Us

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