



UNIQUE 52% PAYDOWN READVANCE OPPORTUNITY

CVS Pharmacy 10405 W 13th St N, Wichita, KS

Price: \$3,724,000 | CVS 13.5 Year Lease | 52% Assumable Self Liquidating Debt



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- 52% Loan to Value Self Liquidating Debt
- Loan has Pay Down Readvance Feature
- Assumable Loan has a 3.42% Interest Rate
- Very Low Rent of 16.90 Per Square Foot
- \$100,000+ Average Household Income in 1, 3, 5-mile radius
- 118,000 Population with 1.3% Annual Growth Rate in 5-mile

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.

HMX Realty Advisors presents for sale a Zero Cash Flow CVS Pharmacy located in Wichita, KS. This property is offered with a zero cash flows structure with pay down readvance available. Loan to value is 52% allowing a 1,941,000 pay down readvance.

The property is ideal for a 1031 exchange. The Zero Cash Flow structure allows a 1031 Exchange buyer the ability to acquire the asset for virtually all cash (\$3,724,000) and have the debt re-advanced to \$1,941,000 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.

The property is a 13,225-sf building on 1.9 acres of land, and leased for 13+ years to CVS, an investment grade company on an absolute bond triple-net lease with no landlord responsibilities whatsoever. The existing debt self-liquidates over the next 11 years and has an interest rate of 4.7% with a 3-year rent holiday starting February 1st, 2036.

Area Summary:

This CVS is located at the intersection of W 13th Street N and N Maize Rd the dominant retail corridor in Wichita. It is across the street from Natural Grocers and Credit Union of America. Area retailers include Little Caesars and Skyward Credit Union. Aldi and a Walmart Neighbor Market are to the south and a Walmart Supercenter, and Lowe's are to the north.

INVESTMENT SUMMARY

Price:	\$3,724,000
Required Equity:	\$1,783,000
Assumable Debt:	\$1,941,000
Pay Down Readvance:	Yes
Cash Flow:	None
Non-Recourse Debt:	Yes
Amortization:	Self Liquidating
Credit Rating:	Investment Grade (S&P BBB)
NNN Rent:	223,000
Lease Type:	Absolute Bonded NNN Lease
Expiration:	February 1 st , 2039
Options:	2x5 at \$211,850 8x5 at Fair Market Value

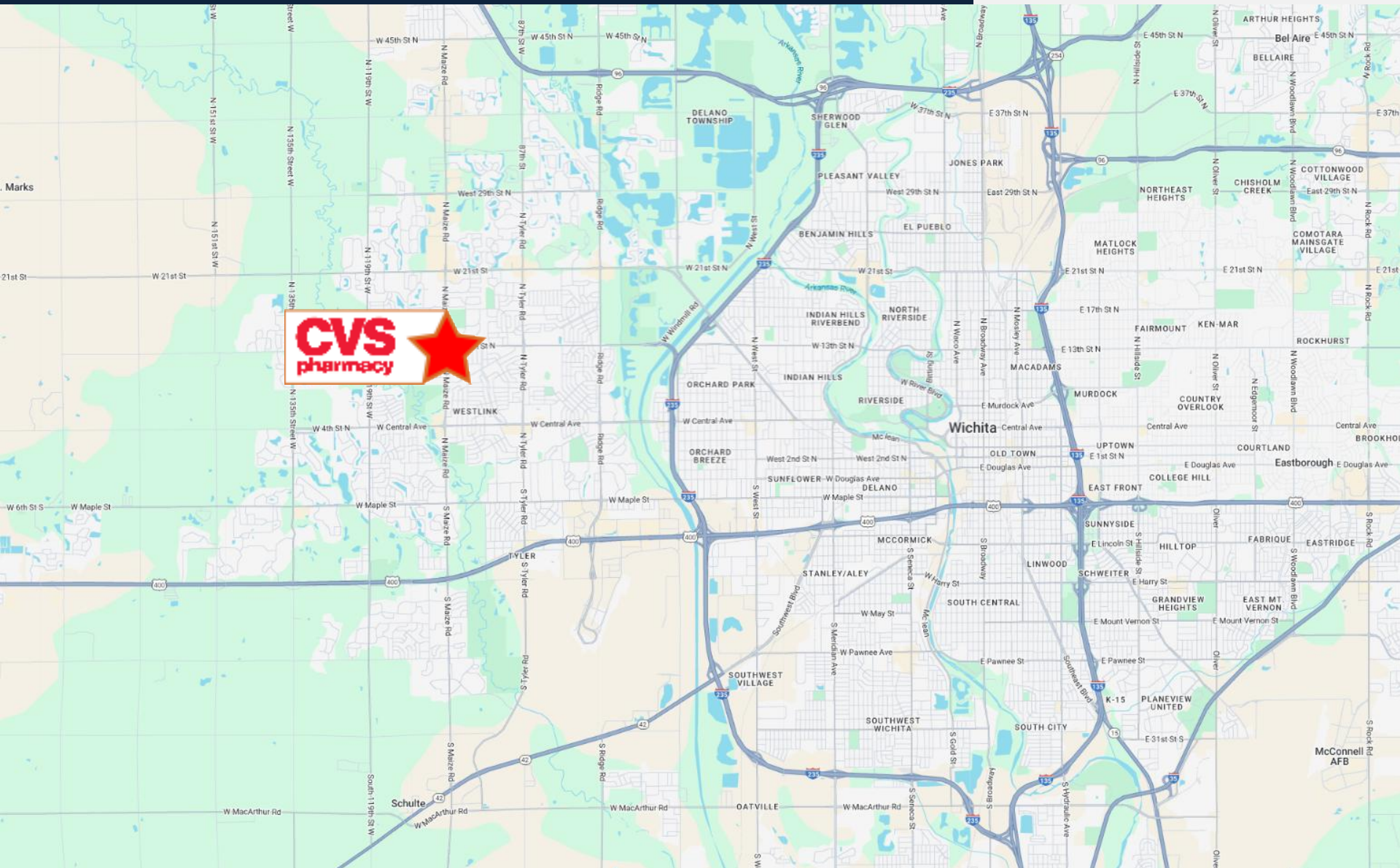


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RETAIL MAP

CVS Pharmacy - Wichita, KS Location Map



Population	1 Mile	3 Miles	5 Miles
2010 Population	12,060	64,354	107,183
2020 Population	11,868	67,041	115,563
2025 Population	11,734	66,564	118,225
2030 Population	11,631	66,777	119,771

Median Household Income	1 Mile	3 Miles	5 Miles
2025 Median Household Income	\$97,787	\$86,971	\$82,214
2030 Median Household Income	\$108,515	\$98,773	\$92,275
2025-2030 Annual Rate	2.10%	2.58%	2.34%

Average Household Income	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$110,150	\$106,788	\$101,849
2030 Average Household Income	\$119,769	\$116,186	\$111,073
2025-2030 Annual Rate	1.69%	1.70%	1.75%

Per Capita Income	1 Mile	3 Miles	5 Miles
2025 Per Capita Income	\$43,930	\$43,098	\$40,613
2030 Per Capita Income	\$48,214	\$47,392	\$44,715
2025-2030 Annual Rate	1.88%	1.92%	1.94%

Contact Us

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