

# CVS PHARMACY

2715 E. Battlefield St. Springfield, MO



Subject Property



PRICE:  
**\$4,197,811**



CAP RATE:  
**9.00%**

**VIEW OFFERING  
MEMORANDUM**



**INVESTMENT-GRADE  
GUARANTEE**

CVS Health Corporation



**10+ YEARS BASE REMAINING**

Long-term Cash Flow Through Jan 2036



**ABSOLUTE NNN LEASE**

Highly Passive, No Landlord Obligations



**ATTRACTIVE LOCAL  
RETAIL MARKET**

Retailers Such as Target, Lowe's,  
and Walmart



**STRONG REAL ESTATE  
FUNDAMENTALS**

Offer Outstanding Residual Value



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