



UNIQUE 52% PAYDOWN READVANCE OPPORTUNITY

## CVS Pharmacy 13.5 Year Lease with Pay Down Readvance Assumable Debt 3045 W. Republic Road, Springfield, MO 65807

Price: \$3,700,000 | CVS 13.5 Year Lease | 52% LTV 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 4.7% Interest Rate
- Very Low Rent of 16.75 Per Square Foot
- Over 11,000 Population in 1 Mile and 127,000 in 3 Miles
- Loan Self-Liquidates Over the Next 11 Years

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.

**INVESTMENT SUMMARY:**

HMX Realty Advisors is pleased to offer for sale a Zero Cash Flow CVS Pharmacy located in Springfield, MO, a major medical and educational hub. This fee simple property is offered with a zero cash flow structure with pay down re-advance available. Loan to value is 52% allowing a 1,929,000 pay down re-advance.

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 (\$3,700,000) and have the debt re-advanced to \$1,929,000 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 2.34 acres of land, and is 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 1<sup>st</sup>, 2036.

**AREA SUMMARY:**

The property is located at the signalized intersection of W. Republic Road and S. Farm Road in Springfield, MO, just south of the exit and on ramp to US Route 60, one of the connecting loop roads around Springfield. Also known as the “Queen of the Ozarks”, Springfield is the third largest city in the state of Missouri and home to three universities. The economy is based on health care, manufacturing, retail, education, and tourism, and serves as the headquarters for several firms including Bass Pro Shops and O’Reilly Auto Parts.

Area retailers include CVS, Walmart Neighborhood Market, Walgreens, Sonic, Dollar Tree, Planet Fitness, local eateries, gas/convenience store, banks and farmer’s market.

The property is supported by strong local demographics, with over 60,000 people located within a 3-mile radius with an average household income exceeding \$86,000. The population is projected to continue to increase.



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INVESTMENT SUMMARY	
Price:	\$3,700,000
Required Equity:	1,771,245
Assumable Debt:	\$1,929,000 (as of October 1, 2025)
Pay Down Readvance:	Yes
Cash Flow:	None
Non-Recourse Debt:	Yes
Amortization:	Self Liquidating
Credit Rating:	Investment Grade (S&P BBB)
NNN Rent:	\$222,000
Lease Type:	Absolute Bonded NNN Lease
Expiration:	February 1, 2039
Options:	2x5 at \$210,900 8x5 at Fair Market Value



# CVS Pharmacy 13+ Year Lease - Springfield, MO

## Retail Map



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RETAIL MAP

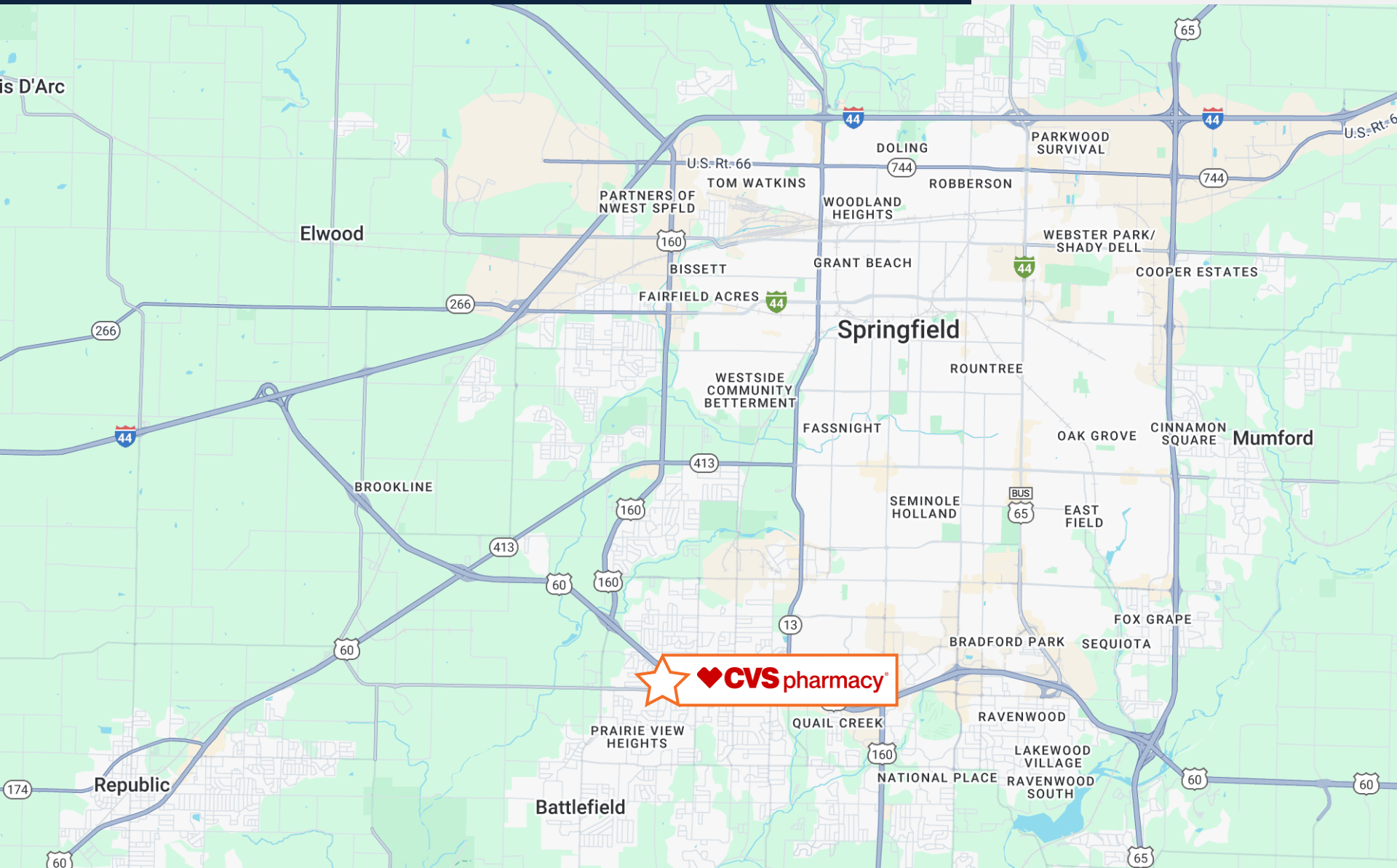


CVS Pharmacy 13+ Year Lease – Springfield, MO  
Aerial





CVS Pharmacy 13+ Year Lease – Springfield, MO  
Location Map



Population	1 Mile	3 Miles	5 Miles
2010 Population	10,070	54,333	114,376
2020 Population	10,940	59,087	124,998
2024 Population	10,810	60,589	128,304
2029 Population	10,909	61,647	130,762

Median Household Income	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$64,006	\$63,582	\$56,989
2029 Median Household Income	\$73,546	\$74,210	\$65,268
2024-2029 Annual Rate	2.82%	3.14%	2.75%

Average Household Income	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$83,224	\$86,529	\$78,966
2029 Average Household Income	\$95,435	\$100,269	\$91,153
2024-2029 Annual Rate	2.78%	2.99%	2.91%

Per Capita Income	1 Mile	3 Miles	5 Miles
2024 Per Capita Income	\$36,789	\$37,602	\$35,182
2029 Per Capita Income	\$42,924	\$44,220	\$41,229
2024-2029 Annual Rate	3.13%	3.30%	3.22%

#### Contact Us

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