



CVS Pharmacy 14+ Year Lease 7749 Garners Ferry Road, Columbia, SC

Price: \$3,210,000 | CVS 14+ Year Lease | 64% Self Liquidating Debt | 7.32% Cap



- CVS Credit with 14+ year Absolute Bond Type Net Lease
- 64% Loan to Value Self Liquidating Debt
- Loan has Pay Down Readvance Feature
- Columbia is the State Capital of South Carolina
- Rapidly Growing Area with low \$17.70 psf rent
- 7.32% Cap Rate



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REALTY ADVISORS

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CVS Pharmacy 14+ Year Lease – Columbia, SC

Investment Overview



INVESTMENT SUMMARY:

HMX Realty Advisors is pleased to offer for sale a Zero Cash Flow CVS Pharmacy located in Columbia, South Carolina. This Fee Simple property totals 13,225 square feet of retail space with 14+ 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.

The property is on 2.00 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 structure allows a 1031 Exchange buyer the ability to acquire the asset for virtually all cash (\$3,210,000) and have the debt re-advanced to \$2,043,000 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 11+ years and has an interest rate of 4.7%. There is a three-year rent holiday starting in February of 2036.

AREA SUMMARY:

The property is located at the signalized intersection of Garners Ferry Road and Hazelwood Road in Columbia, SC. Columbia is the capital of the State of South Carolina. The property is near I-77, which is the ring road that connects the Columbia metropolitan area. Known as the “Capital of Southern Hospitality”, Columbia has recently started a major downtown revitalization that will add over 6,000 residential units, 4.3 million square feet of office space, 1.25 million square feet of retail plus hotel rooms, convention space, and cultural and civic amenities. The region is home to 14 Fortune 500 companies.

Garners Ferry Road travels west into the heart of Columbia and bustling retail corridor that includes nationally recognized tenants such as Walmart, Lowe’s, Walgreens, Whole Foods, ALDI, Chick-Fil-A, Target, Big Lots and more all located within 3 miles of the site. Other notable nearby destinations include the University of South Carolina main campus (6 miles) and the University of South Carolina School of Medicine (3 miles). The area is experiencing robust population growth with demographics that surpass national averages. There are over 36,000 people within a 3-mile radius of the site with an average household income of \$110,000.

INVESTMENT SUMMARY

Price: \$3,210,000

Required Equity: \$1,167,000

Assumable Debt: \$2,043,000

Cap Rate: 7.32%

Paydown Re-Advance: Yes

Cash Flow: None

Non-Recourse Debt: Yes

Amortization: Self Liquidating

Credit Rating: BBB (S&P)

NNN Rent: 235,111

Lot Size: 2.00 Acres

Lease Type: Absolute Bonded
NNN Lease

Expiration: January 2039

Options: 2x5 at \$211,600
8x5 at Fair Market
Value

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Close Aerial



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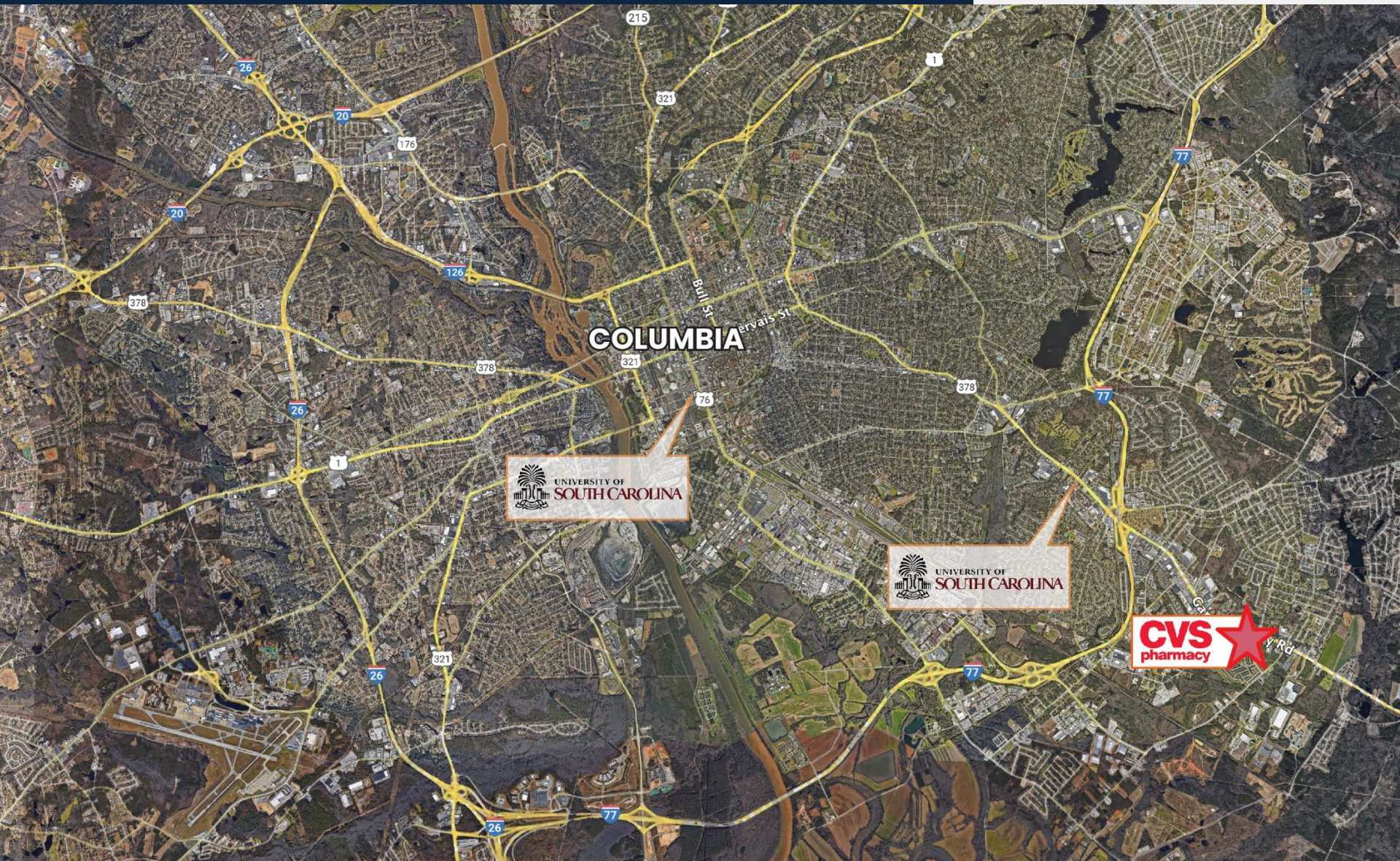
RETAIL MAP

CVS Pharmacy 14+ Year Lease – Columbia, SC

Retail Map



CVS Pharmacy 14+ Year Lease – Columbia, SC Location Map



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Demographic Data



Population	1 Mile	3 Miles	5 Miles
2010 Population	5,834	33,719	76,380
2020 Population	6,396	35,436	73,816
2024 Population	6,624	36,203	76,086
2029 Population	6,844	36,755	77,314
2010-2020 Annual Rate	0.92%	0.50%	-0.34%
2020-2024 Annual Rate	0.83%	0.51%	0.72%
2024-2029 Annual Rate	0.66%	0.30%	0.32%
2020 Male Population	45.8%	47.9%	49.6%
2020 Female Population	54.2%	52.1%	50.4%
2020 Median Age	33.7	36.4	33.3
Average Household Income	1 Mile	3 Miles	5 Miles
2020 Average Household Income	\$73,755	\$94,079	\$102,805
2025 Average Household Income	\$88,680	\$110,702	\$120,033
2020-2025 Annual Rate	3.75%	3.31%	3.15%
Households	1 Mile	3 Miles	5 Miles
2024 Wealth Index	44	78	88
2010 Households	2,394	12,785	26,822
2020 Households	2,780	14,374	28,835
2024 Households	2,933	14,895	30,258
2029 Households	3,088	15,451	31,436
2010-2020 Annual Rate	1.51%	1.18%	0.73%
2020-2024 Annual Rate	1.27%	0.84%	1.14%
2024 Wealth Index	44	78	88

Contact Us

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