

1030 Main Street, Lexington, MO

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**HCA
MIDWEST
HEALTH** LAFAYETTE REGIONAL
HEALTH CENTER

**CVS
pharmacy®**



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

Investment Highlights

- Low price point for Investment Grade Tenant (S&P: BBB)
- Corporate Guarantee by CVS Corporation
- Minimal Landlord Responsibilities
- Long Term Lease(7 years) with options to renew
- Strategically located near Lafayette Regional Medical Center and next to Lexington Medical Clinic
- 5% rent increase every five years



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase a CVS located in Lexington, MO. This CVS has a NOI of \$100,000, Rental increases of 5% every 5 years, with 7 years remaining on the lease term. The CVS building is 2,195 Sq ft with a lot size of 5,663 Sq ft. This CVS location has a long term occupancy and commitment to the site. CVS Pharmacy having a S&P Rating of BBB+ makes this a stable investment for years to come.



About the Tenant

CVS Pharmacy is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the fifth largest U.S. corporation by FY2020 revenues in the Fortune 500. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics

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Property Information			
Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	1030 Main Street, Lexington, MO	Guarantee:	CVS Corporate
Lot Size:	5,663 sq ft	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	2,195 sq ft	Options:	4 / 5 Year Options
NOI:	\$100,000	Purchase Price:	\$1,666,666.66
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

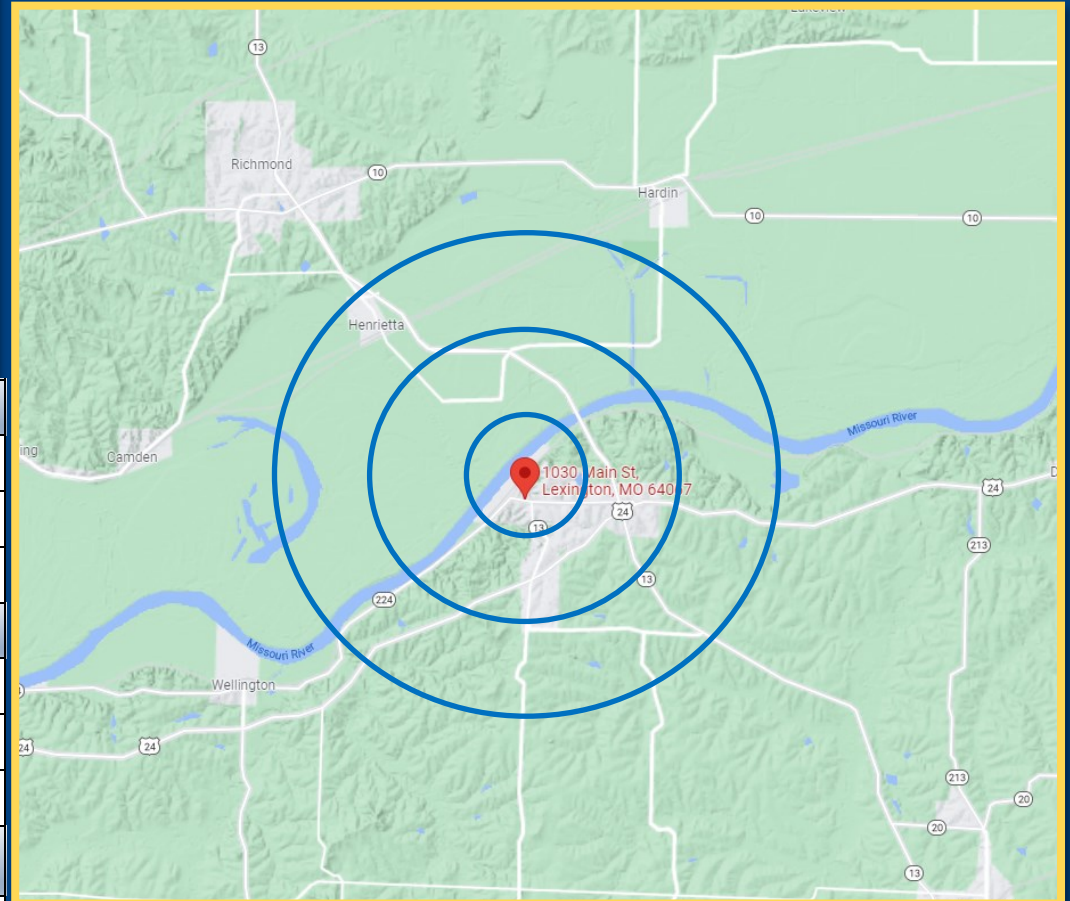
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Population	1 Mile	3 Mile	5 Mile
2010 Population	3,056	5,021	5,967
2020 Population	2,987	4,910	5,840
2025 Projection	2,942	4,848	5,781
Households	1 Mile	3 Mile	5 Mile
2010 Households	1,200	1,995	2,316
2020 Households	1,158	1,928	2,242
2025 Projection	1,150	1,914	2,229
Average Income	1 Mile	3 Mile	5 Mile
Household	\$64,960	\$64,756	\$66,335

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Robert Gamzeh

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