

CVS PHARMACY

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CONTENTS

An aerial photograph of a commercial property, likely a retail or service center. The main building is a single-story structure with a white roof and brick walls. It has several large windows and a sign that reads "CVS Pharmacy". The building is surrounded by a large parking lot with several cars parked. In the background, there are other commercial buildings, a golf course, and a residential area under a blue sky with light clouds. A thick blue diagonal line runs from the top left towards the bottom right, separating the image from the text.

05 Investment Highlights

07 Property Photos

10 Aerials

13 Maps

15 Demographics

17 Tenant Profile

19 Company Overview



INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

LONG TERM LEASE (8.8 YEARS)

Primary Term expires 1/31/2035. CVS has operated from this location since 2010.

ABSOLUTE NET BOND LEASE

No Landlord Responsibilities

EXCELLENT LOCATION

The property is located in a dense residential are and at the corner of a signalized intersection adjacent to numerous national credit tenants including Ace Hardware, Wendy's, UPS and 1 Mile from Falcon Ridge and Falcon Valley Golf Courses.

KANSAS CITY M.S.A.

The second largest M.S.A. in Kansas with an estimated population of over 2.2 million residents.

STRONG DEMOGRAPHICS

Average Household Income in a 1-mile radius is \$198,646 in a population of 148,937 in a 5-mile radius.

HIGH TRAFFIC COUNTS

Approximately 15,000 Vehicles Per Day.

DRIVE THRU PHARMACY

CORPORATE GUARANTEE

The lease is corporate guaranteed by CVS Health Corporation.

PRICE & DAY 1 YIELD:

\$4,828,000 | 9.00%

INVESTMENT SUMMARY

NOI:	\$434,450
Rent/SF:	\$32.85
Building Size:	13,225 SF
Lot Size:	1.63 AC
Year Built:	2009
Ownership:	Fee Simple

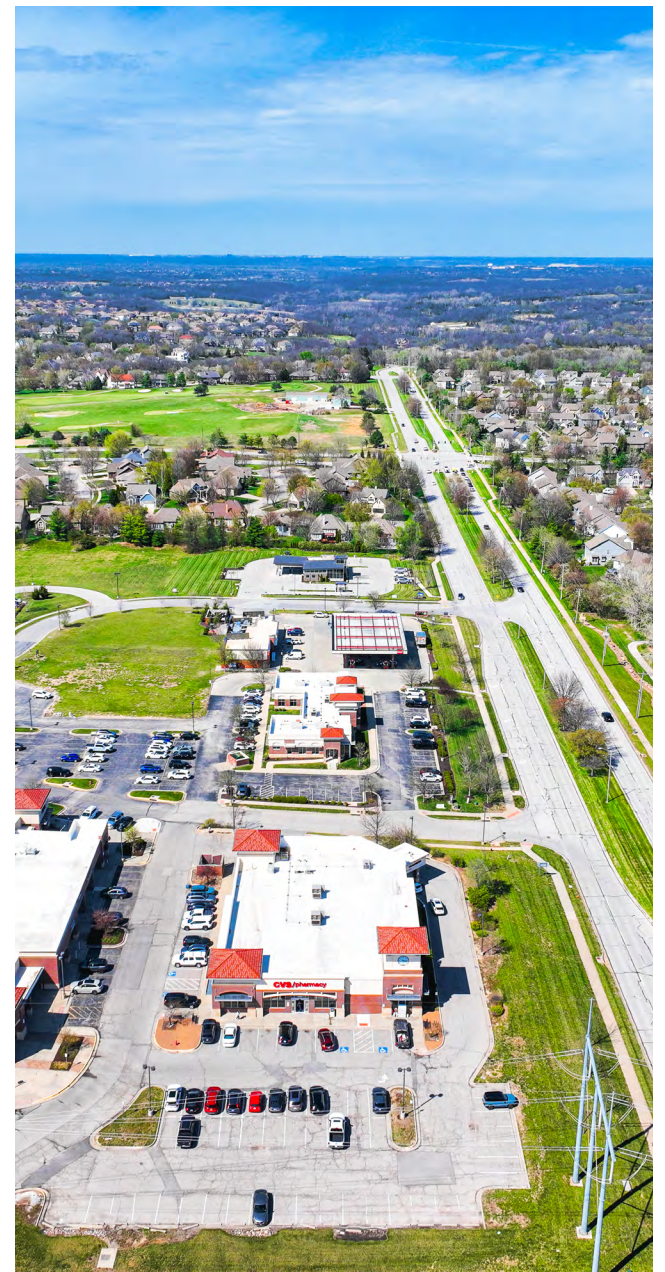
LEASE ABSTRACT

Lease Type:	Absolute Net
Landlord Responsibilities:	None
Term Remaining:	8.8 Years
Term Expiration:	1/31/2035
Options:	(10) 5-year Options
Option Rent:	\$391,005/Year (Options 1-2) FMV (Options 3-10)
3-Year Rent Holiday:	2/2032-1/2035 (Price is Inclusive of Rent Credit for Rent Holiday)



PROPERTY
PHOTOS

PHOTOS

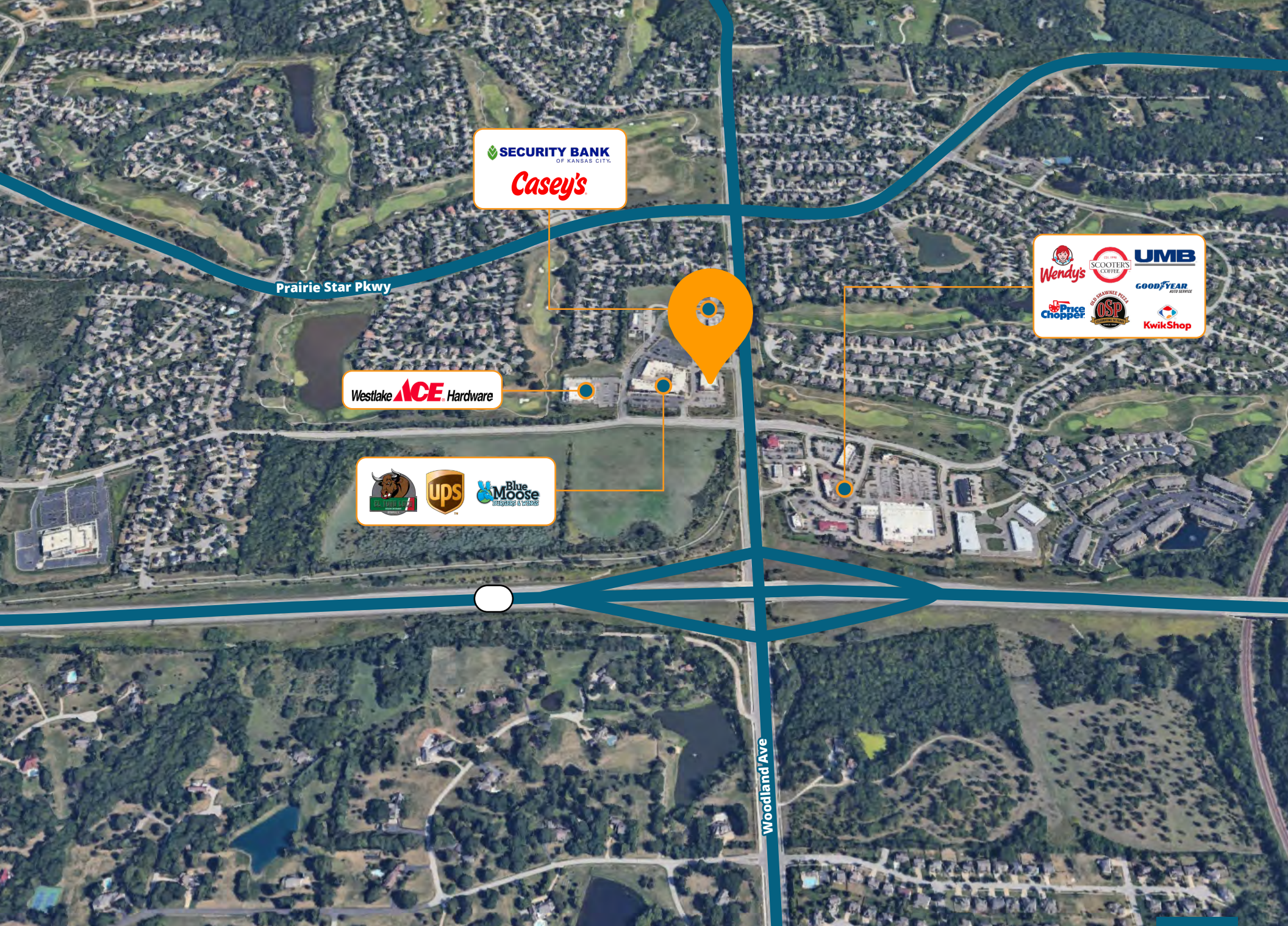


PHOTOS





AERIALS



SECURITY BANK
OF KANSAS CITY
Casey's

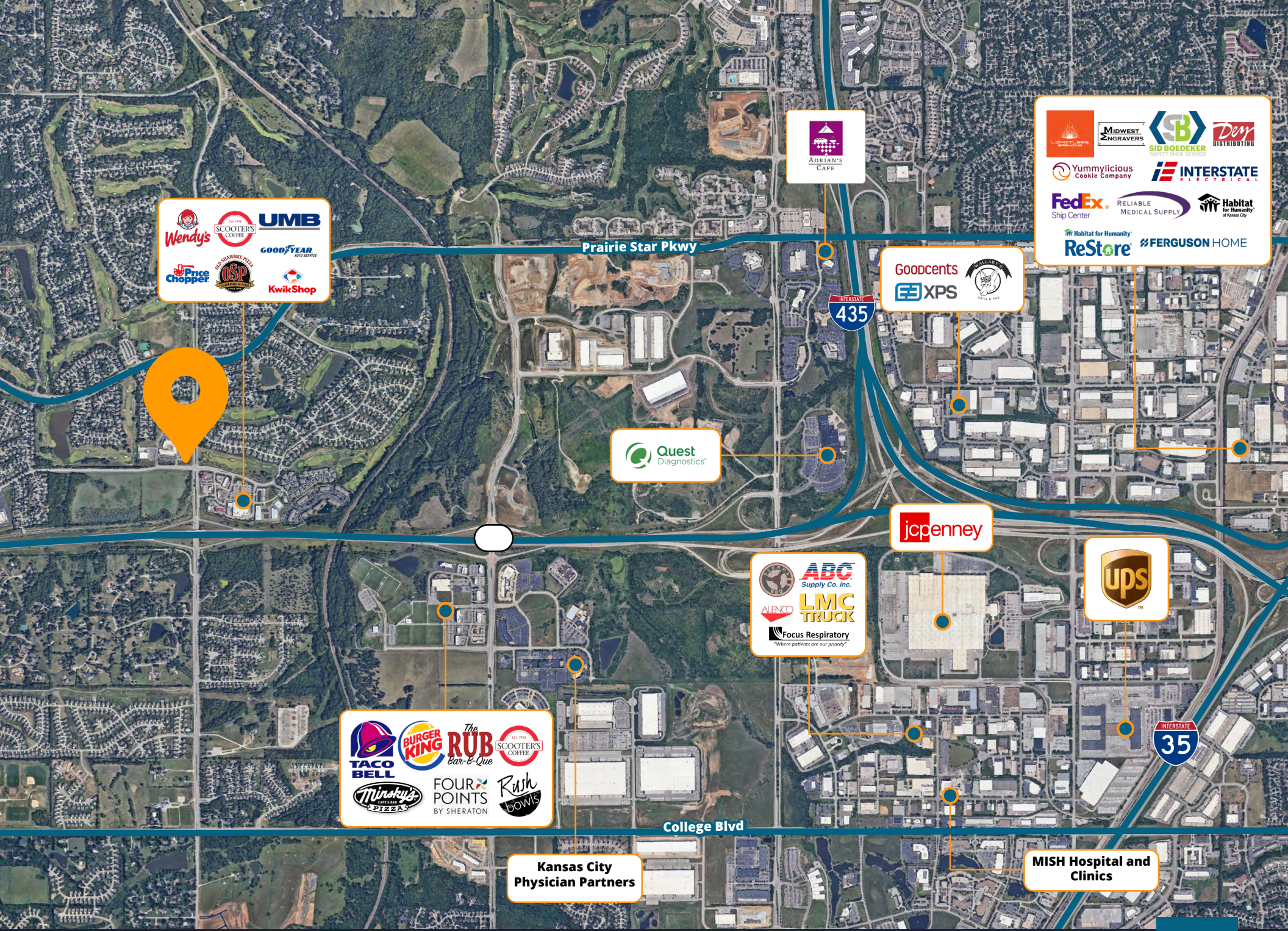
Prairie Star Pkwy

Westlake **ACE** Hardware

El Toro
ups
Blue Moose
BOUTIQUE & MARKET

Wendy's
SCOOTER'S COFFEE
UMB
GOODYEAR
AUTO SERVICE
Price Chopper
OSP
KwikShop

Woodland Ave

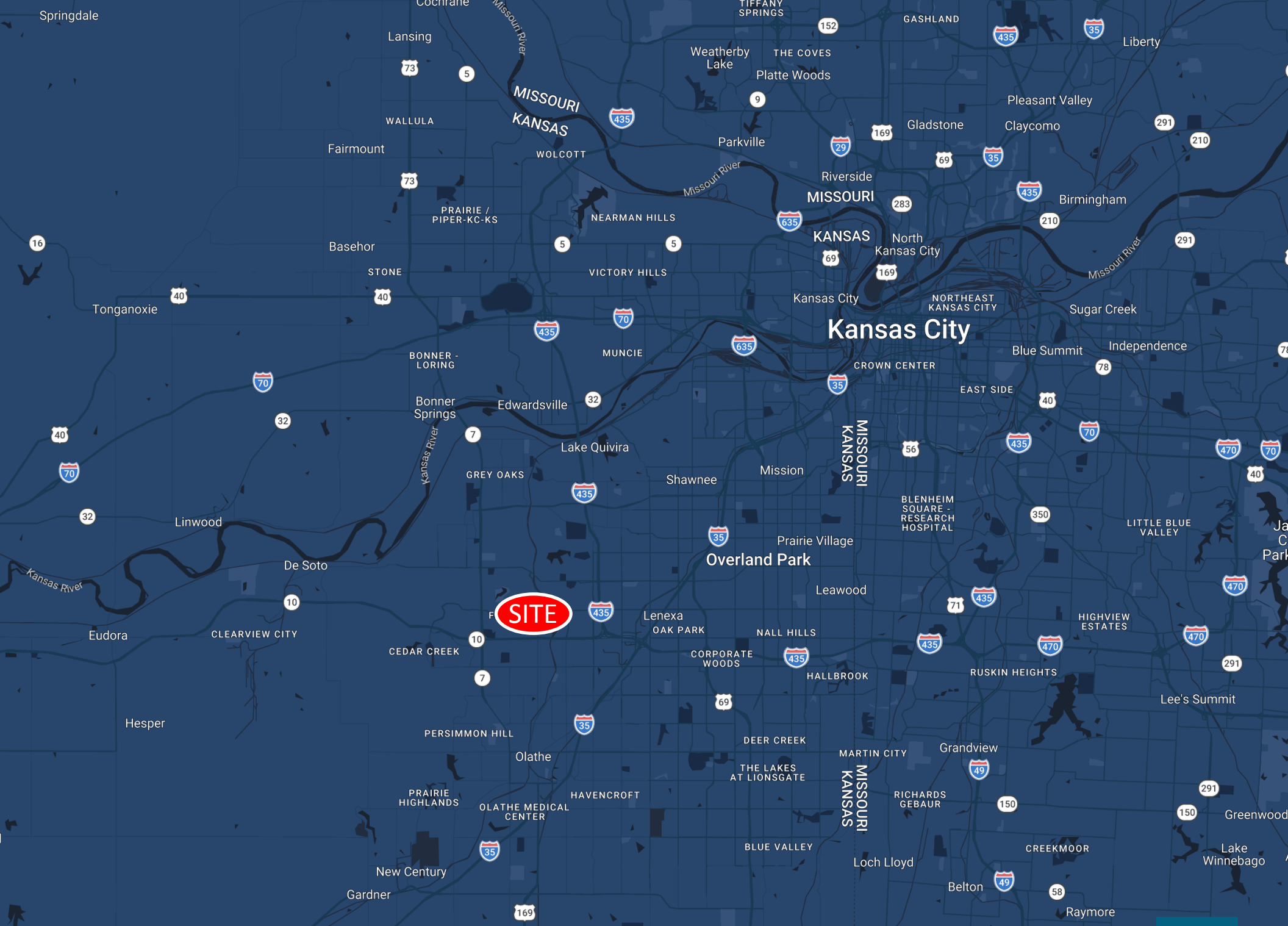


Kansas City Physician Partners

MISH Hospital and Clinics



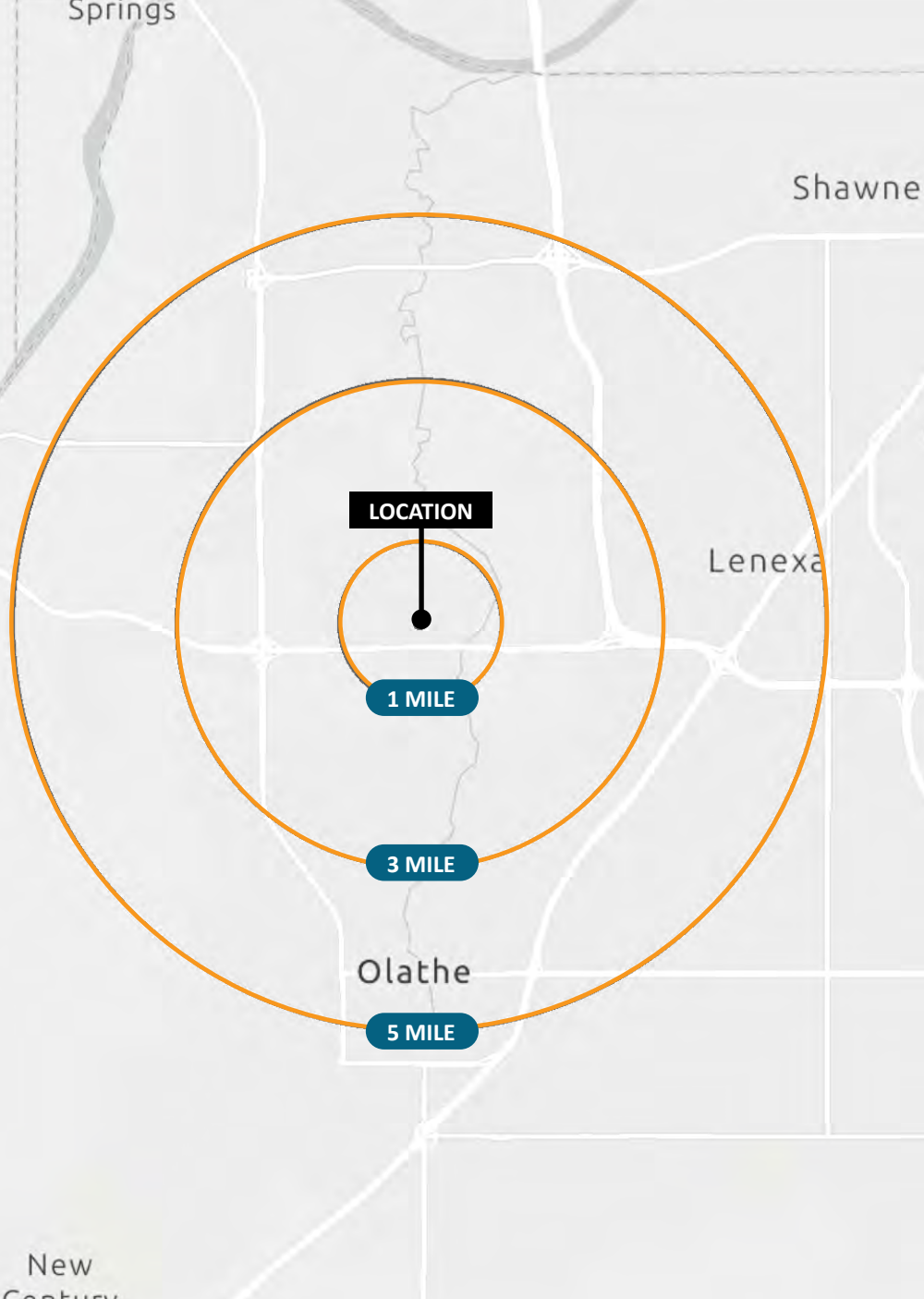
MAPS





DEMOGRAPHICS

DEMOGRAPHICS



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	5,006	37,998	148,937
Households	1,810	14,744	58,851
Families	1,430	10,389	39,156
Average Household Size	2.75	2.56	2.50
Homes (Owner Occupied)	1,472	9,811	36,049
Homes (Renter Occupied)	338	4,933	22,802
Median Age	40.9	39.8	38.8
Household Income (Median)	\$163,203	\$132,336	\$104,411
Household Income (Average)	\$198,646	\$164,725	\$132,836
2030 SUMMARY	1-MILE	3-MILE	5-MILE
Population	5,792	41,329	154,150
Households	2,159	16,322	61,515
Families	1,666	11,371	40,691
Average Household Size	2.67	2.52	2.48
Homes (Owner Occupied)	1,511	10,439	37,741
Homes (Renter Occupied)	648	5,883	23,774
Median Age	41.7	40.7	39.8
Household Income (Median)	\$173,981	\$143,728	\$115,738
Household Income (Average)	\$206,995	\$174,861	\$143,885



TENANT PROFILE

TENANT OVERVIEW

TENANT PROFILE

Company	CVS Health Corporation
Founded	8-May-63
Ticker Symbol	NYSE: CVS
Credit Rating	BBB
Headquarters	Woonsocket, RI
Website	cvshealth.com

TENANT PROFILE

Employees	300,000 (2024)
Stores	9,292 (2024)

ANNUAL FIGURES

Total Revenue	\$372.8 Billion (2024)
Net Income	\$4.614 Billion (2023)



CVS Health Corporation provides health services in the United States and is ranked #5 on the Fortune 500. The company's Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

Its Pharmacy Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, clinical, and disease and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans, Medicaid managed care plans, plans offered on public health insurance and private health insurance exchanges, other sponsors of health benefit plans, and individuals. This segment operates retail specialty pharmacy stores; and specialty mail-order, mail-order dispensing, and compounding pharmacies, as well as branches for infusion and enteral nutrition services. In November 2018, CVS completed a \$69 billion merger with Aetna, creating a healthcare giant with \$372 billion in annual revenue.

The company's Retail/LTC segment sells prescription and over-the-counter drugs, consumer health and beauty products, and personal care products; and provides health care services through its MinuteClinic walk-in medical clinics. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to care facilities and other care settings. CVS Health Corporation was founded in 1963 and is headquartered in Woonsocket, Rhode Island.



COMPANY OVERVIEW

PHOTOS



MATT RAGLAND
Partner



JOHN STEVENS
Partner



KARINA NOOR
Investment Sales



AROL HORVASKY
Senior Associate

Investment Sales

Our primary focus continues to be on the sale of single-tenant net lease investment properties. We work with all types of single-tenant assets with a particular emphasis on the retail sector.

Advisory

We advise and assist our clients by structuring detailed analysis to support buy, hold, and sell decisions and formulate real estate investment plans.

Valuation

Our comprehensive market knowledge and national platform enable us to provide up-to-date pricing and forecasting trends in real-time.

Marketing

Our marketing campaigns are uniquely tailored to the specific needs of each of our clients. NLA marketing packages are straightforward, content-rich, and attractive, incorporating the best features of top packages in the national market.

Negotiations

We are committed to getting the absolute best pricing for our clients and will fight for their investment goals at every turn.

Research

Our research department provides comprehensive coverage of the entire national single-tenant retail market. No single-tenant retail asset is outside of our reach.

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