

CVS / pharmacy

Zero Cash Flow Net Leased Investment
1205 N. US Highway 83
Zapata, TX



(Representative Photo)

Offering Details

Price: \$4,415,961
Equity Required: \$1,679,018
Assumable Loan(EOY.24'):\$2,736,943*
NOI & ADS: \$220,572

* Can be delivered with or without debt

- Single Tenant Investment
Bondable Absolute Net Lease
No Roof or Structure for Landlord
- Assumable Debt
3.86% Fixed Low Interest Rate
Fully Amortizing Loan
Matures Nov. 2041
- Long Term Lease - Expires 1/31/2045
Rent Holiday 3 Years
10 x 5 Year Options
2 Fixed Rate per Lease
8 Fair Market Value
- Strong Investment Grade Credit
CVS Health S&P:BBB
www.CVSHealth.com
- Great Investment for 1031 Exchange
- Loan Provides for Paydown/Readvance
to Maximize Tax Deferred Proceeds
- Tax benefits may include Annual
Depreciation, Interest Expense and
Accelerated Depreciation via Cost Seg Study
- Tax Free State



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