

CVS PHARMACY

2715 E. Battlefield St. Springfield, MO



PRICE:
\$5,397,185



CAP RATE:
7.00%

**VIEW OFFERING
MEMORANDUM**



**INVESTMENT-GRADE
GUARANTEE**

CVS Health Corporation



10+ YEARS BASE REMAINING

Long-term Cash Flow Through Jan 2036



ABSOLUTE NNN LEASE

Highly Passive, No Landlord Obligations



**ATTRACTIVE LOCAL
RETAIL MARKET**

Retailers Such as Target, Lowe's,
and Walmart



**STRONG REAL ESTATE
FUNDAMENTALS**

Offer Outstanding Residual Value



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