



# CVS Portfolio MO - Excelsior Springs | Fulton | Richmond

\$4,187,500 | 8% CAP  
CAN BE SOLD SEPARATELY



Offering Summary	Lease Summary	Location Overview
Sale Price: <b>\$4,187,500</b>	Lease Type: <b>NN (Roof &amp; Structure)</b>	-1018 N Jesse James Rd., Excelsior Springs, MO 64024
Building Size: <b>8,000 SF</b>	Taxes / Insurance / CAM : <b>Tenant</b>	-600 Court St, Fulton, MO 65251
Cap Rate: <b>8%</b>	Roof / Structure: <b>Landlord</b>	-320 E Lexington St, Richmond, MO 64085
NOI: <b>\$335,000</b>	Term Remaining: <b>5.7 Years</b>	
	Guarantor: <b>CVS Corporate</b>	



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

125 Newtown Rd, Suite 300  
Plainview, NY 11803  
(516) 864.8000  
www.SilberProperties.com

## Financial Info

Tenant		SF	\$/SF	Lease Type	Rent	Lease Start	Lease Expires	Options	Increases	Guaranty
CVS (Drive-Thru)	1018 N Jesse James Rd., Excelsior Springs	3,000	\$38.33	NN (Roof & Structure)	\$115,000	6/1/2018	1/31/2031	1 / 5 Year	4.5% Every 5 Years	CVS Corporate
CVS (Drive-Thru)	600 Court St, Fulton	2,000	\$57.50	NN (Roof & Structure)	\$115,000	6/1/2018	1/31/2031	1 / 5 Year	4.5% Every 5 Years	CVS Corporate
CVS (Drive-Thru)	320 E Lexington St, Richmond	3,000	\$35.00	NN (Roof & Structure)	\$105,000	6/1/2018	1/31/2031	1 / 5 Year	5% Every 5 Years	CVS Corporate
		8,000	\$41.39		\$335,000					

**Price: \$4,187,500 (8% CAP)**

## Highlights

- CVS Corporate Guarantee.
- All stores feature Drive-Thru's.
- Limited to no competition for all of these locations.
- Rent reflects bump in 2026 that the seller is willing to credit until the increase.



## FINANCIAL INFORMATION

**Tenant: CVS****Current Annual Rent:** \$115,000**Lease End:** 1/31/2031**Options:** 1 / 5 Year**Increases:** 4.5% Every 5 Years**Building Size:** 3,000 SF**Lease Type:** NN (Roof & Structure)**Ownership Type:** Fee Simple**Guarantor:** CVS Corporate**Lot Size:** 1.32 Acres**Lease Commencement:** 6/1/2018

## LOCATION DESCRIPTION

1018 N Jesse James Rd | Excelsior Springs







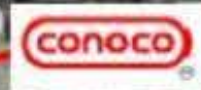
Greystone Laundry & Dry Cleaning

Imagination Station

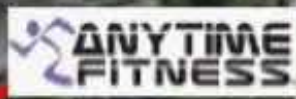
PROPERTY AERIAL - Excelsior Springs



The Wild Bunch: Flea Market



Excelsior Springs Fire Department



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## DEMOGRAPHICS - Excelsior Springs

POPULATION:	3 MILE	5 MILE	10 MILE
2020 POPULATION	13,110	16,406	42,503
2024 POPULATION	13,906	17,308	43,662
2029 POPULATION PROJECTION	14,587	18,054	45,275
ANNUAL GROWTH 2020-2024	1.50%	1.40%	0.70%
ANNUAL GROWTH 2024-2029	1.00%	0.90%	0.70%

### 2024 POPULATION BY RACE:

WHITE	12,535	15,650	39,902
BLACK	211	237	374
AMERICAN INDIAN/ALASKAN NATIVE	59	77	165
ASIAN	53	66	219
HAWAIIAN & PACIFIC ISLANDER	2	3	12
TWO OR MORE RACES	1,047	1,275	2,991
HISPANIC ORIGIN	516	629	1,454

### HOUSEHOLDS:

2020 HOUSEHOLDS	5,268	6,499	16,185
2024 HOUSEHOLDS	5,614	6,889	16,672
2029 HOUSEHOLD PROJECTION	5,897	7,197	17,302
ANNUAL GROWTH 2020-2024	1.20%	1.20%	0.70%
ANNUAL GROWTH 2024-2029	1.00%	0.90%	0.80%
OWNER OCCUPIED HOUSEHOLDS	3,971	5,147	13,609
RENTER OCCUPIED HOUSEHOLDS	1,926	2,050	3,692
AVG HOUSEHOLD INCOME	\$81,023	\$83,491	\$94,667
MEDIAN HOUSEHOLD INCOME	\$69,816	\$71,497	\$80,825





## FINANCIAL INFORMATION

## LOCATION DESCRIPTION

600 Court St | Fulton



Tenant: CVS	
Current Annual Rent:	\$115,000
Lease End:	1/31/2031
Options:	1 / 5 Year
Increases:	4.5% Every 5 Years
Building Size:	2,000 SF
Lease Type:	NN (Roof & Structure)
Ownership Type:	Fee Simple
Guarantor:	CVS Corporate
Lot Size:	0.12 Acres
Lease Commencement:	6/1/2018







600 Court Street, Fulton, MO

PROPERTY AERIAL - Fulton





## DEMOGRAPHICS - Fulton

POPULATION:	3 MILE	5 MILE	10 MILE
2020 POPULATION	13,798	16,533	22,965
2024 POPULATION	14,300	17,082	23,630
2029 POPULATION PROJECTION	14,724	17,578	24,299
ANNUAL GROWTH 2020-2024	0.90%	0.80%	0.70%
ANNUAL GROWTH 2024-2029	0.60%	0.60%	0.60%

### 2024 POPULATION BY RACE:

WHITE	11,648	14,183	20,168
BLACK	1,466	1,521	1,577
AMERICAN INDIAN/ALASKAN NATIVE	75	86	100
ASIAN	104	119	146
HAWAIIAN & PACIFIC ISLANDER	12	12	16
TWO OR MORE RACES	996	1,161	1,624
HISPANIC ORIGIN	357	401	499

### HOUSEHOLDS:

2020 HOUSEHOLDS	4,692	5,752	8,270
2024 HOUSEHOLDS	4,883	5,959	8,522
2029 HOUSEHOLD PROJECTION	5,037	6,143	8,775
ANNUAL GROWTH 2020-2024	0.80%	0.70%	0.50%
ANNUAL GROWTH 2024-2029	0.60%	0.60%	0.60%
OWNER OCCUPIED HOUSEHOLDS	2,732	3,604	5,828
RENTER OCCUPIED HOUSEHOLDS	2,305	2,539	2,947
AVG HOUSEHOLD INCOME	\$65,379	\$69,567	\$73,993
MEDIAN HOUSEHOLD INCOME	\$54,697	\$58,057	\$61,504

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## FINANCIAL INFORMATION

## LOCATION DESCRIPTION

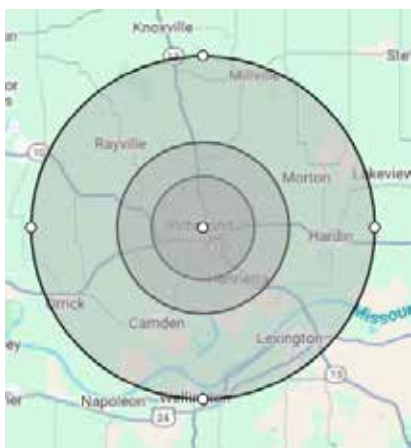
320 E Lexington St | Richmond

**Tenant: CVS****Current Annual Rent:** \$105,000**Lease End:** 1/31/2031**Options:** 1 / 5 Year**Increases:** 5% Every 5 Years**Building Size:** 3,000 SF**Lease Type:** NN (Roof & Structure)**Ownership Type:** Fee Simple**Guarantor:** CVS Corporate**Lot Size:** 0.70 Acres**Lease Commencement:** 6/1/2018









## DEMOGRAPHICS - Richmond

POPULATION:	3 MILE	5 MILE	10 MILE
2020 POPULATION	7,009	7,993	17,920
2024 POPULATION	6,902	7,906	17,866
2029 POPULATION PROJECTION	6,847	7,850	17,846

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2024 POPULATION BY RACE:			
WHITE	6,093	7,027	15,881
BLACK	158	162	404
AMERICAN INDIAN/ALASKAN NATIVE	40	48	102
ASIAN	39	42	88
HAWAIIAN & PACIFIC ISLANDER	6	6	9
TWO OR MORE RACES	566	620	1,383
HISPANIC ORIGIN	200	218	573

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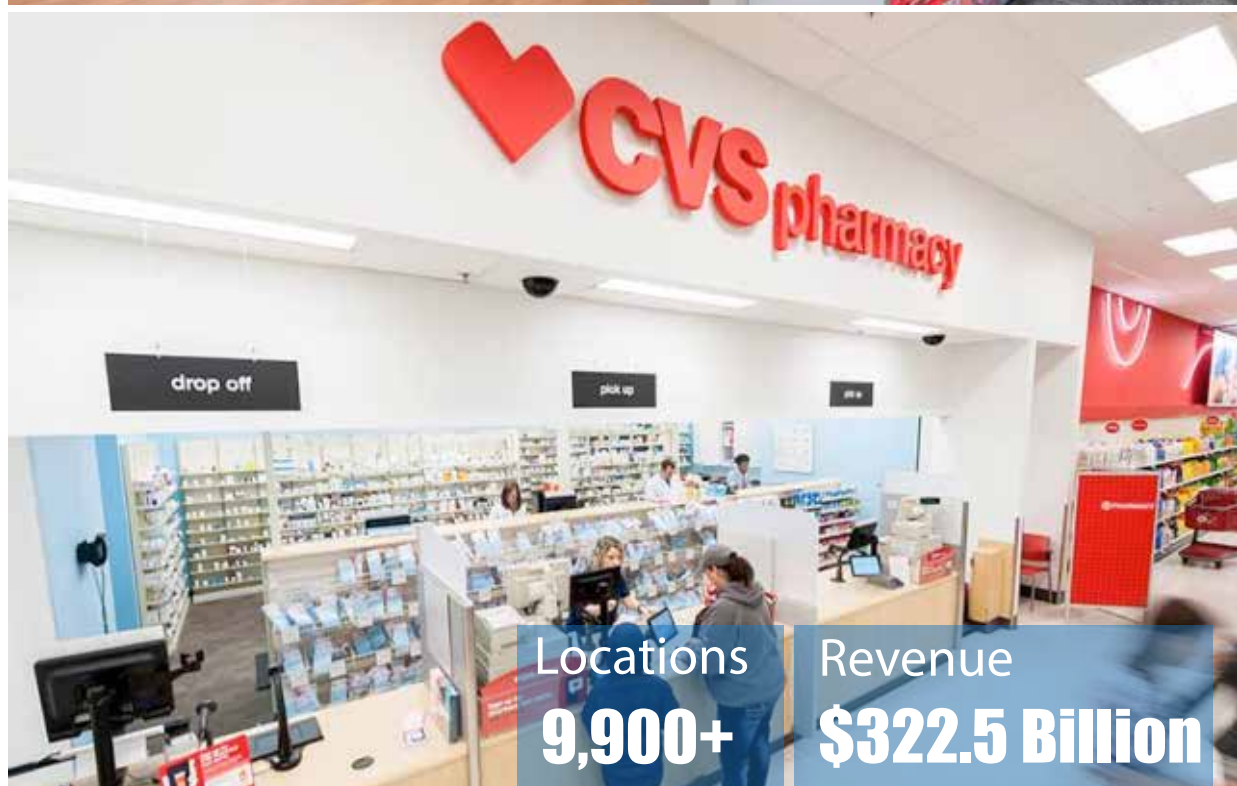
HOUSEHOLDS:			
2020 HOUSEHOLDS	2,955	3,335	7,257
2024 HOUSEHOLDS	2,896	3,284	7,226
2029 HOUSEHOLD PROJECTION	2,870	3,258	7,216
OWNER OCCUPIED HOUSEHOLDS	1,727	2,045	4,948
RENTER OCCUPIED HOUSEHOLDS	1,143	1,212	2,268
AVG HOUSEHOLD INCOME	\$73,093	\$72,847	\$78,240
MEDIAN HOUSEHOLD INCOME	\$61,884	\$61,586	\$65,860



CVS Pharmacy, Inc. is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. Originally named the Consumer Value Stores, it was founded in Lowell, Massachusetts in 1963.

The chain was owned by its original holding company Melville Corporation from its inception until its current parent company (CVS Health) was spun off into its own company in 1996. 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. The parent company of CVS Pharmacy's leading competitor (Walgreens) ranked 19th for the same time period. 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 as well as their Diabetes Care Centers. Most of these clinics are located within or outside CVS stores.

## TENANT INFORMATION



Locations  
**9,900+**

Revenue  
**\$322.5 Billion**

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**FOR MORE INFORMATION**

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