



CVS PHARMACY

*1018 N Jesse James Rd.
Excelsior Springs, MO 64024*

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EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a single-tenant CVS Pharmacy located in Excelsior Springs, Missouri, within the Kansas City metropolitan area. The property is fully leased to CVS Pharmacy, a nationally recognized retail pharmacy operator.

Constructed in 2009, the building contains approximately 3,206 square feet on ± 1 acre. The property operates under a NN+ lease structure with approximately six years remaining, providing steady income with limited landlord responsibilities. The property generates an annual Net Operating Income of \$105,000, representing 8.75% cap rate at the \$1,20,000 asking price.

This investment provides the opportunity to acquire a corporate-backed retail asset with predictable income and future rent growth in an established Kansas City area market.



PROPERTY SUMMARY

- *Property Type: Single-Tenant Retail Pharmacy*
- *Tenant: CVS Pharmacy*
- *Location: Excelsior Springs, Missouri within the Kansas City metropolitan area*
- *Year Built: 2009*
- *Building Size: ±3,206 Square Feet*
- *Land Area: Approximately ±1 Acre*
- *Occupancy: Fully leased to CVS Pharmacy*
- *Lease Structure: NN+ lease structure designed to reduce landlord responsibilities*
- *Lease Term: Current lease runs through January 31, 2031*
- *Site Positioning: Located along a well-traveled commercial corridor with strong visibility and accessibility*



OFFERING SUMMARY

- *Property: CVS Pharmacy*
- *Property Type: Single-Tenant Retail / Net Lease Investment*
- *Location: Excelsior Springs, Missouri*
- *Tenant: CVS Pharmacy (Corporate Guarantee)*
- *Occupancy: 100% Leased*
- *Lease Type: NN+ Lease*
- *Lease Expiration: January 31, 2031*
- *Annual Rent: \$105,000*
- *Cap Rate: 8.75%*
- *Asking Price: \$1,200,000*
- *Year Built: 2009*
- *Building Size: ±3,206 SF*
- *Land Area: ±1 Acre*





INVESTMENT HIGHLIGHTS

- *Corporate Tenant: CVS Pharmacy, one of the largest pharmacy chains in the United States*
- *Stable Income: Long-term lease providing predictable annual rental income*
- *Limited Landlord Responsibilities: NN+ lease structure*
- *Established Retail Corridor: Surrounded by national retailers including Walmart, McDonald's, Dollar General, Pizza Hut, Subway, Tractor Supply, and Anytime Fitness*
- *Community Anchors Nearby: Excelsior Springs Hospital and Excelsior Springs High School*
- *Kansas City Metro Location: Part of the larger Kansas City metropolitan area with access to a regional population of over 2 million people*

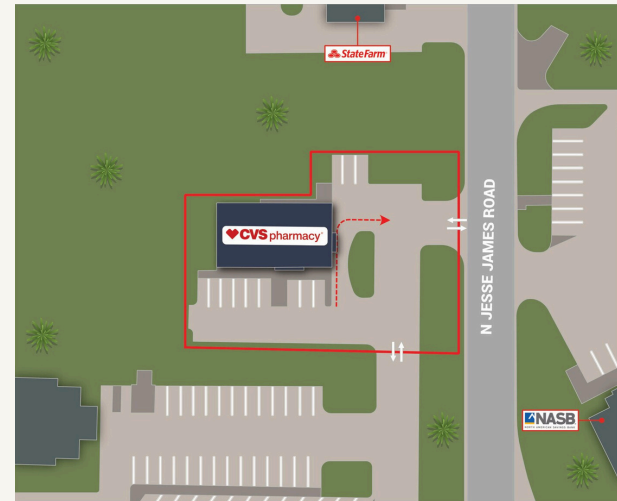
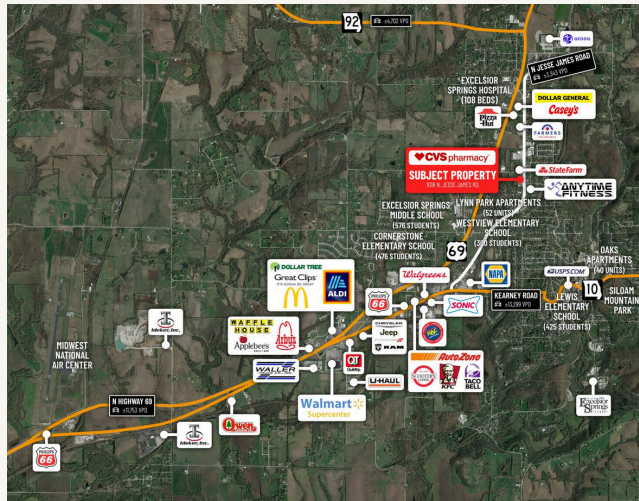


LOCATION

Excelsior Springs, Missouri is located approximately 30 miles northeast of downtown Kansas City and is part of the Kansas City Metropolitan Area, which has a population of more than 2 million residents. The community offers convenient access to the greater Kansas City region while maintaining a strong local retail base that serves both residents and surrounding rural communities.

The property is situated along a primary commercial corridor in Excelsior Springs, surrounded by a mix of national and regional retailers including Walmart, McDonald's, Dollar General, Pizza Hut, Subway, Tractor Supply, and Anytime Fitness. These nearby businesses help generate consistent retail traffic in the area.

Additional nearby demand drivers include Excelsior Springs Hospital and Excelsior Springs High School, which support daily activity and contribute to the stability of the surrounding retail market.



TENANT PROFILE



CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is one of the largest retail pharmacy chains in the United States. Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS operates more than 9,900 locations nationwide, including pharmacies within Target and Schnucks stores.

As a Fortune 500 company, CVS Health generated approximately \$357.8 billion in revenue in 2023 and maintains strong credit ratings of BBB (S&P) and Baa2 (Moody's). The company serves over 5 million customers daily and offers a wide range of health and wellness services, including its in-store MinuteClinic and specialty care programs.

CVS has continued to innovate by expanding digital platforms and eliminating tobacco products from its shelves, reinforcing its commitment to public health. The company also manages one of the nation's largest pharmacy benefits managers (CVS Caremark) and has a growing presence in healthcare delivery through Aetna, its insurance division.

With a proven track record of performance and stability, CVS remains a high-credit, investment-grade tenant and a leader in healthcare retailing.



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