

1018 N Jesse James Road, Excelsior Springs,
MO



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

Investment Highlights

- Low price point for Investment Grade Tenant (S&P: BBB)
- Corporate Guarantee by CVS Corporation
- Minimal Landlord Responsibilities
- Long Term Lease(7 years) with options to renew
- Strategically located within 1 mile of Excelsior Springs Hospital with limited to No Pharmacy competition
- 5% rent increase every five years



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase a CVS located in Excelsior Springs, Missouri. This CVS has a NOI of \$110,000, Rental increases of 5% every 5 years, with 7 years remaining on the lease term. The CVS building is 3,206 Sq ft with a lot size of 1.32 Acres. This CVS location has a long term occupancy and commitment to the site. CVS Pharmacy having a S&P Rating of BBB+ makes this a stable investment for years to come.



About the Tenant

CVS Pharmacy is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. 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. 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

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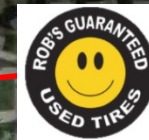
Property Information			
Property:	CVS Pharmacy	Lease Expiration:	1/31/2031
Property Address:	1018 N Jesse James Road, Excelsior Springs, MO	Guarantee:	CVS Corporate
Lot Size:	1.32 acres	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	3,206 sq ft	Options:	4 / 5 Year Options
NOI:	\$110,000	Purchase Price:	\$1,833,333.33
Lease Type:	NN (Roof & Structure)	Cap Rate:	6%

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Greystone Laundry & Dry Cleaning

Imagination Station Learning: Daycare



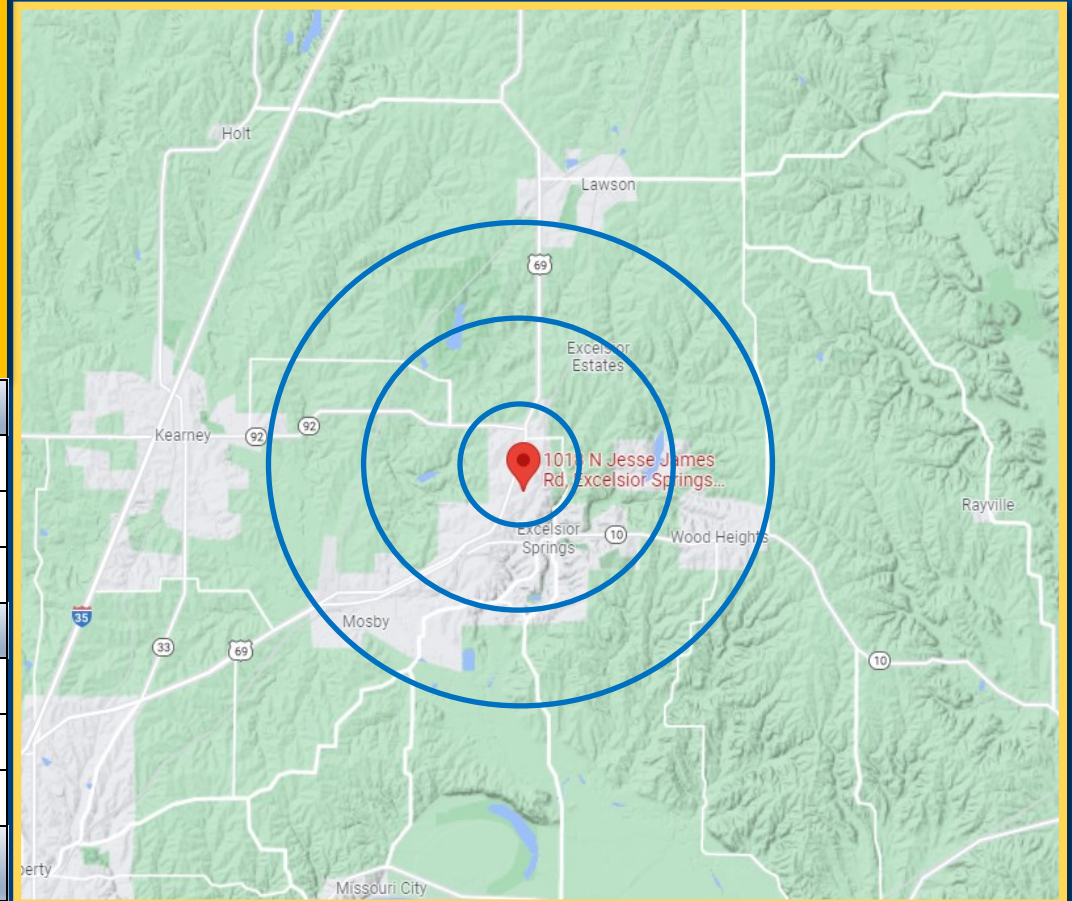
The Wild Bunch: Flea Market



Excelsior Springs Fire Department



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Population	1 Mile	3 Mile	5 Mile
2010 Population	5,340	13,982	17,552
2020 Population	5,633	13,982	17,552
2025 Projection	5,597	13,919	17,482
Households	1 Mile	3 Mile	5 Mile
2010 Households	2,174	5,157	6,486
2020 Households	2,289	5,399	6,739
2025 Projection	2,289	5,404	6,749
Average Income	1 Mile	3 Mile	5 Mile
Household	\$64,085	\$68,675	\$73,377

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Robert Gamzeh

Managing Director

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