

600 Court Street, Fulton, MO



*Unique Designs
Florist*

Thompson
Financial Partners
573-642-1040
• Accounting • Business Consulting
• Tax Preparation • Payroll

Polo Gear
Coffee Company



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 Fulton State Hospital with limited to No Pharmacy competition
- 5% rent increase every five years



PROPERTY SUMMARY

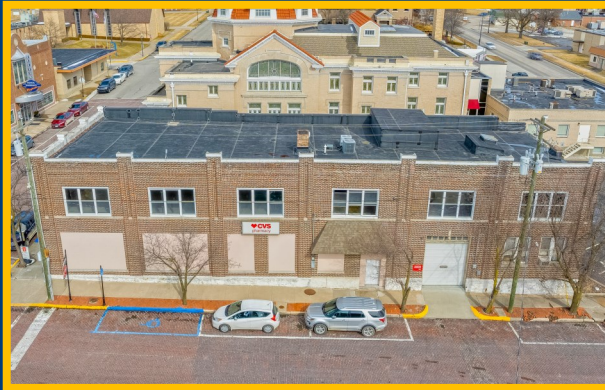
Triple Net Investment Group is pleased to present an opportunity to purchase a CVS located in Fulton, MO. This CVS has a NOI of \$110,000, Rental increases of 5% every 5 years, with 7 years remaining on the lease term. The CVS building is 5,079 Sq ft with a lot size of 8,712 Sq ft. This CVS location 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:	600 Court Street, Fulton, MO	Guarantee:	CVS Corporate
Lot Size:	8,712 sq ft	Rent Increases:	5% Rent Increase every 5 Years
Building Size:	5,079 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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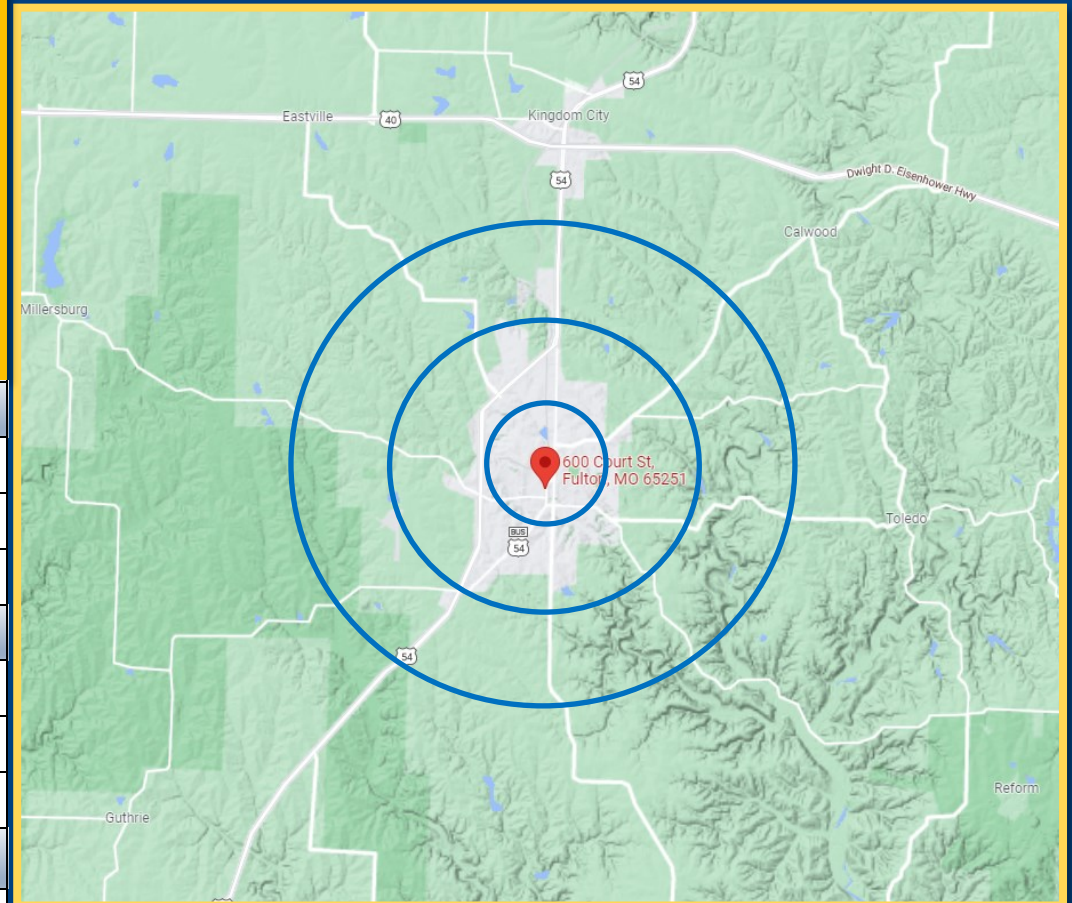
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Population	1 Mile	3 Mile	5 Mile
2010 Population	6,601	14,048	16,969
2020 Population	6,633	14,189	17,206
2025 Projection	6,627	14,272	17,337
Households	1 Mile	3 Mile	5 Mile
2010 Households	1,976	4,570	5,598
2020 Households	2,023	4,676	5,734
2025 Projection	2,063	4,781	5,869
Average Income	1 Mile	3 Mile	5 Mile
Household	\$57,410	\$62,299	\$64,749

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Robert Gamzeh

Managing Director

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