



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



CVS & AeroCare  
1003 N US Hwy 65  
Carrollton, MO 64633

# EXCLUSIVELY MARKETED BY:



**TODD LEWIS**

Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com



**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

305 Camp Craft Rd, Suite 550  
Westlake Hills, TX 78746  
844.4.SIG.NNN  
www.SIGnnn.com



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# INVESTMENT SUMMARY

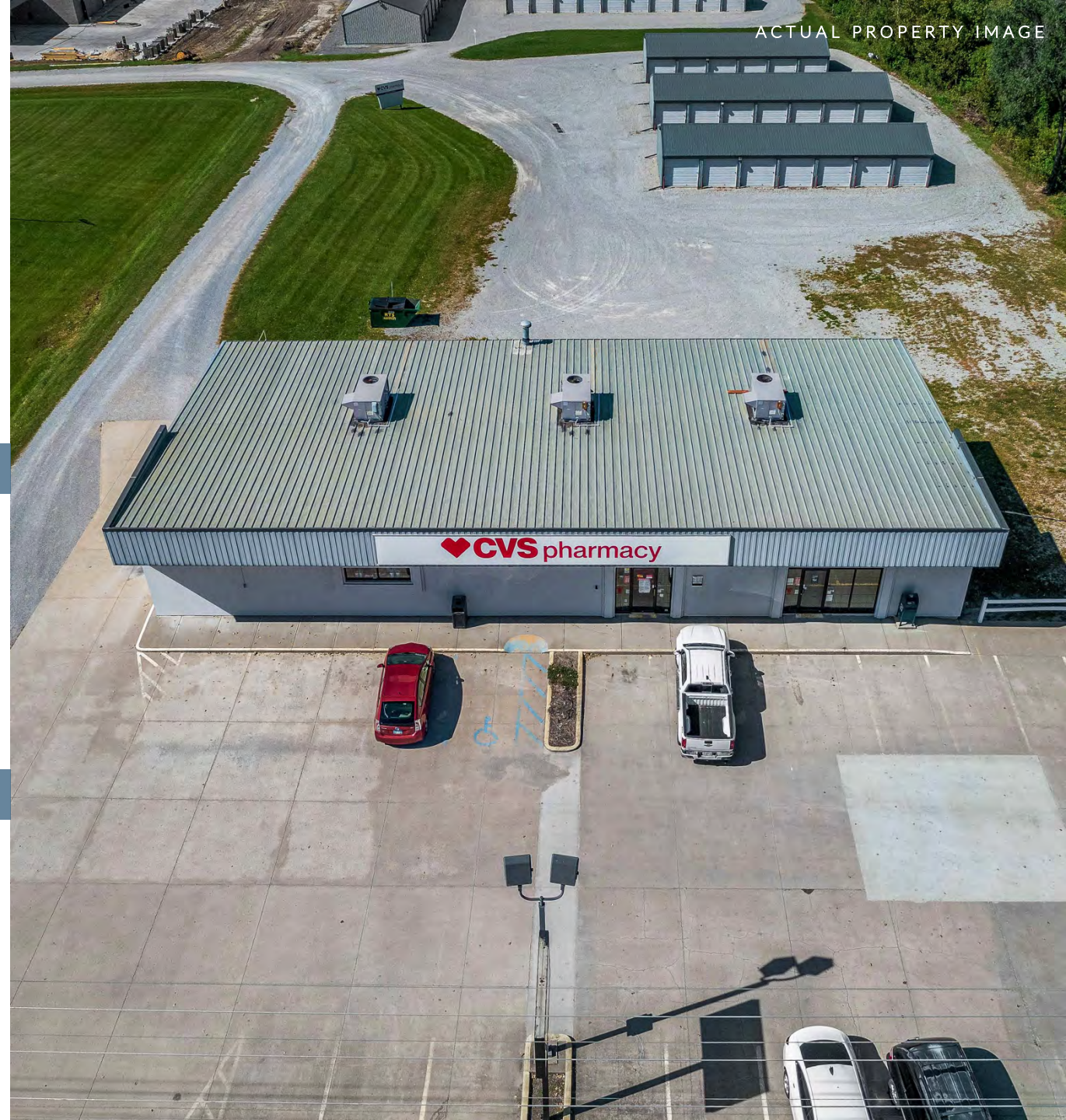
Sands Investment Group is Pleased to Present Exclusively For Sale the CVS & AeroCare Located at 1003 N US Hwy 65 Carrollton, MO. This Deal Includes Approximately 3 Years Remaining on a Double Tenant Building, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,000,000
CAP	7.80%
NOI	\$78,000
PRICE PER SF	\$115.10
GUARANTOR	CVS + AeroCare

## PROPERTY SUMMARY

ADDRESS	1003 N US Hwy 65 Carrollton, MO 64633
COUNTY	Carroll
BUILDING AREA	8,688 SF
LAND AREA	1.76 AC
BUILT	1991





# HIGHLIGHTS

- Just Under 3 Years Remaining on a Double Tenant Building With CVS Pharmacy and AeroCare Medical Equipment
- In 2019, CVS Was Ranked 8th on the Fortune 500 and 19th on the Fortune Global 500
- CVS is One of the Three Largest Drugstore Chains in the U.S.; The Tenant Has Over 9,900 Locations Across 49 States and Washington D.C., Puerto Rico and Brazil
- CVS Has Recently Teamed Up With the New Orleans Convention Center to Outfit a Backup Medical Monitoring Facility So to Relieve Potential Overflow of Patients at the City's Hospitals; They Also Have More Than 1,400 COVID-19 Test Sites Across the Country
- Residents Within a 5-Mile Radius Earn an Average Household Income of \$60,316
- This Location is Steps From the Carrollton Senior High School, Root Elementary School and the Carrollton Area Career Center
- Just 5 Minutes From the Carroll County Memorial Hospital Which is a Critical Access Hospital and Has 25 Beds With Over 240 Employees
- Carrollton Won the 2005 All-America City Award, Given Out Annually By the National Civic League; Area Activities Include the Carrollton Country Club, Farmers Market and Local Corn Maze
- Carrollton is Just Under 1.5 Hours Northeast From Kansas City, MO
- Nearby Tenants Include: McDonald's, Cenex, Sonic, Bank Midwest, Jodi's Family Pharmacy, Dollar General, Subway, BTC Bank, Family Dollar, NAPA Auto Parts and Pizza Hut

# CVS LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Premise of Approximately 7,288 SF
LEASE COMMENCEMENT	June 1, 2018
LEASE EXPIRATION	June 30, 2023
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	8% at Options
LEASE TYPE	Modified Gross
PERMITTED USE	Drug Store
PROPERTY TAXES	Tenant Reimburses Landlord 75% of Taxes
INSURANCE	Tenant Reimburses Landlord 75% of Property Insurance
COMMON AREA	Shared - Tenant Reimburses 75%
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

# AEROCARE LEASE SUMMARY

TENANT	AeroCare
PREMISES	A Premise of Approximately 1,400 SF
LEASE COMMENCEMENT	December 1, 2018
LEASE EXPIRATION	November 30, 2023
LEASE TERM	3 Years Remaining
RENEWAL OPTIONS	1 x 3 Years
RENT INCREASES	None
LEASE TYPE	Modified Gross
PERMITTED USE	Medical Equipment Office/Warehouse
PROPERTY TAXES	Reimbursed to Landlord Based on Tenant's Pro-Rata Share of the SF
INSURANCE	Reimbursed to Landlord Based on Tenant's Pro-Rata Share of the SF
COMMON AREA	Reimbursed to Landlord Based on Tenant's Pro-Rata Share of the SF
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Shared Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

## RENT ROLL



ACTUAL PROPERTY IMAGES

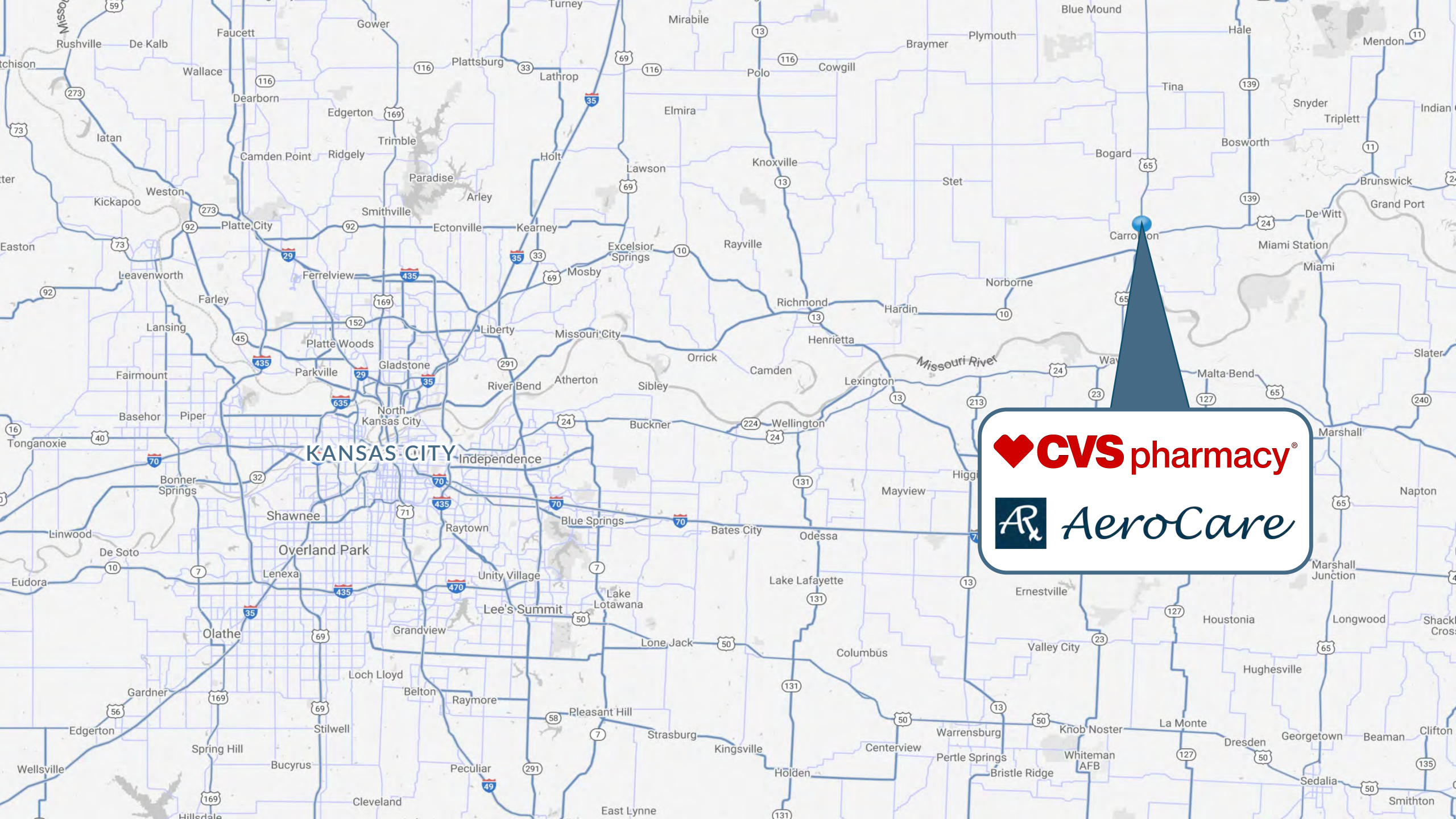
TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
CVS Pharmacy	7,288 SF	83.89%	\$72,000	\$9.88	8%	At Options	06/01/2018	06/30/2023	3 x 5 Years
AeroCare	1,400 SF	16.11%	\$6,000	\$4.29	None	None	12/01/2018	11/30/2023	1 x 3 Year
TOTAL	8,688 SF	100%	\$78,000						





ACTUAL PROPERTY IMAGES





♥ **CVS** pharmacy®



*AeroCare*



El Toro

Ol Boy's  
Barbeque

Carrollton Senior  
High School

Root  
Elementary

E 10th St

♥ **CVS** pharmacy®

**Ax** AeroCare

*Break  
TIME*

 **Bank Midwest**  
A Division of Fifth Third Bank Member FDIC

**JODI'S**  
FAMILY  
PHARMACY



**DOLLAR  
GENERAL**

*B*  
**Bittiker**  
Funeral Homes

**BTC**  
Community Minded...Just Like You.



**SUBWAY**





Continental  
Fabrication Service

**MICHEL'S**

Mid Missouri  
Tool & Die

Lock Pallet &  
Warehouse

US Reel  
Corporation



Carroll County  
Veterinary Services



**SUBWAY**

**DOLLAR  
GENERAL**



**Bank Midwest**

**Break  
TIME**



E 10th St







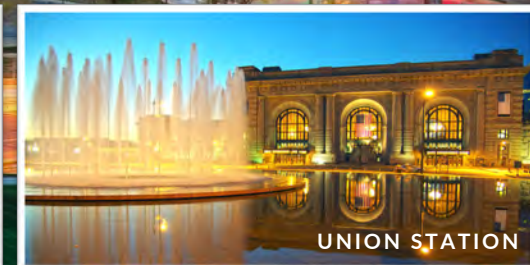


## CARROLLTON | CARROLL COUNTY | MO

Carrollton is a city in Carroll County, Missouri. The city won the 2005 All-America City Award, given out annually by the National Civic League. Carrollton is just under 1.5 hours northeast from Kansas City, MO. Kansas City is the largest city in the U.S. state of Missouri. According to the U.S. Census Bureau, the city had an estimated population of 495,327 residents in 2019, making it the 37th most-populous city in the United States. It is the central city of the Kansas City metropolitan area, which straddles the Kansas-Missouri state line. The city is officially nicknamed the “City of Fountains”.

Due to the city’s close proximity, Kansas City’s economy affects Carrollton’s. The federal government is the largest employer in the Kansas City metro area. More than 146 federal agencies maintain a presence there. Kansas City is one of ten regional office cities for the US government. The Internal Revenue Service maintains a large service center in Kansas City that occupies nearly 1,400,000 square feet. It is one of only two sites to process paper returns. The IRS has approximately 2,700 full-time employees in Kansas City, growing to 4,000 during tax season. Dairy Farms of America, the largest dairy co-op in the U.S. is located in northern Kansas City. The city is also home to many company headquarters including Applebee’s, Barkley Inc., Bernstein-Rein, Hallmark Cars, H&R Block, HNTB, Hostess Brands, and Russell Stover Candies.

Carrollton is less than a 2 hour drive from Kansas City, MO which is the perfect place to spend the day. The city is a great sports town, a hub of innovation and packed with history and culture—including the 100-year old Union Station and the National World War I Museum and Memorial. The city is known for its amazing barbecue and visitors can go on a barbeque tour. The city is also home to the City Market, which includes local produce, hipster goods, home accessories, as well as restaurants and cafes. Since 1857, the City Market is always packed with people.







Carroll County  
Memorial Hospital

Exciting First  
Assembly Of God

Carrollton Church  
of the Nazarene

Carrollton Senior  
High School

Root Elementary School

Carrollton  
Recreation Park

Missouri Head  
Start Center

St. Mary Parish

	3 MILES	5 MILES	10 MILES
POPULATION	4,031	4,394	5,405
AVERAGE HH INCOME	\$59,004	\$60,316	\$63,747

♥ **CVS** pharmacy®

 **AeroCare**

65

(3,266 VPD)

24



# TENANT PROFILE

CVS Pharmacy is the second largest pharmacy chain in the United States with more than 9,900 locations in 49 states including the District of Columbia and Puerto Rico. The company was founded in Lowell, Massachusetts and originally named the Consumer Value Store. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 12th largest company in the world serving 5 million customers each day.

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. It also provides healthcare services to more than 1,100 MinuteClinic medical clinics in 33 states including the District of Columbia. As a pharmacy innovation company, CVS focuses on charitable giving in ways that will help people on their path to better health by improving health outcomes and building healthier communities. Their in-store fundraising campaigns, in-kind donations and corporate grants provide support for national nonprofit partners that are focused on helping people on their path to better health.



COMPANY TYPE  
NYSE: CVS



FOUNDED  
1963



# OF LOCATIONS  
9,900+



HEADQUARTERS  
Woonsocket, RI



WEBSITE  
[cvs.com](https://www.cvs.com)

# TENANT PROFILE

Founded in 2000, AeroCare has established itself as one of the nation's leading home health distribution platforms, focused on providing the highest quality service and equipment to patients with chronic respiratory conditions. AeroCare provides equipment and services for Home Oxygen, Nebulized Respiratory Medications and Sleep Therapy. Our patients are most often diagnosed with diseases that make breathing very difficult such as Chronic Obstructive Pulmonary Disease (COPD), Congestive Heart Failure (CHF) or Obstructive Sleep Apnea (OSA).

There are a total of 302 AeroCare locations in United States as of October 06, 2020. The state with the most number of AeroCare locations in the US is Tennessee with 31 locations, which is 10% of all AeroCare locations in America. With an extensive network locations across the United States, AeroCare's team of healthcare professionals provides service to over 500,000 patients and partners with over 45,000 physicians annually. Since inception, the Company has achieved 18+ years of consecutive revenue growth, driven by a combination of consistent organic growth and targeted acquisitions.



COMPANY TYPE  
Private



FOUNDED  
2002



# OF LOCATIONS  
302+



HEADQUARTERS  
Orlando, FL



WEBSITE  
[aerocareusa.com](http://aerocareusa.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







**SANDS INVESTMENT GROUP**

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In Cooperation With Sands Investment Group Missouri, LLC  
BoR: Kaveh Ebrahimi - Lic. # 2019044754

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**TODD LEWIS**

Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com

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