

# CVS Pharmacy

**\$4,365,738**

Purchase Price

**\$1,200,000**

Equity Requirement



Subject Property

## Investment Highlights



### Thriving Center of International Trade

The Property is adjacent to Raul H. Castro Port of Entry, which is the second largest in Arizona and annually processes more than **\$4 billion+ worth of trade**, 64,000 commercial trucks, 2.9 million cars, and 2.3 million pedestrians. The port will receive a \$42 million upgrade in 2020



### Corporate Guaranty by CVS Health Corp., an Essential Retailer

All lease obligations are fully backed by CVS Health Corp. (NYSE: CVS | S&P: BBB), the largest pharmacy in the U.S. by revenue. Tenant has been deemed an "Essential Business" during "Shelter in Place" and is adding 50,000 new employees to drive its booming prescription delivery services.



### New Construction & Long-Term Lease with 23+ Years Remaining

Built in 2016, the 25-Year Base Lease offers **23+ years** of primary term as well as 10, 5-Year option periods



### Zero Landlord Responsibilities

The Tenant is operating under an **Absolute NNN Lease**, with Tenant responsible for 100% of all operating and capital expenses

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### Strong Market Growth w/Healthy Fundamentals

Douglas has enjoyed steady population growth, including **35% growth since 1990**. The city's unemployment rate has declined dramatically, retail vacancy is trending down, and taxable **retail sales have grown 9% YoY, on average**



### Zero Cash Flow Structure w/Assumable Non-Recourse Loan & Paydown/Re-Advance Feature

Ideal for tax-deferred 1031/1033 exchange buyers seeking passive losses to offset gains from other real estate investments. Paydown-Readvance allows an investor the ability to **withdraw tax-free equity**, while maintaining Property Ownership



### Only Major-Flag Drug Store within 49 Miles

Given the lack of competition, CVS is uniquely positioned to control the local trade area of ±124K residents and is well located **immediately across from the area's major health care center**, Douglas Medical Complex