

# CVS Pharmacy (Zero Cash Flow) • Columbia, IL



**\$** Offering Price:  
**4,265,000**

**\$** Equity  
Requirement  
**\$1,014,610**

[Click Here for Website  
& Offering Memorandum](#)

## Investment Summary

**Stan Johnson Company** is pleased to exclusively offer for sale the fee simple interest in the single-tenant CVS Pharmacy located in Columbia, Illinois with in-place, fully assumable zero cash flow financing (the "Property"). The Property is 100% occupied by CVS Pharmacy and is subject to an absolute net lease with no Landlord responsibilities whatsoever. The lease has approximately 14 years remaining and is fully backed by a corporate guaranty.



**Investment  
Grade Tenant**



**Absolute NNN**



**Zero Landlord  
Responsibilities**



**Affluent  
St. Louis Suburb**



**\$110,000 Average  
HHI w/in 5 Miles**