



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CVS Pharmacy
1018 N Jesse James Road
Excelsior Springs, MO 64024

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,206 SF CVS Pharmacy Located at 1018 N Jesse James Road in Excelsior Springs, Missouri. This Investment Offers 5% Rental Increases Every 5 Years Including the Primary Term, Which is Rare to Find in CVS Deals, and Features a Strong Corporate Guarantee From CVS Health Corp With Limited Competition in the Area, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,000,000
CAP	5.50%
NOI	\$110,000
PRICE PER SF	\$623.83
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1018 N Jesse James Road Excelsior Springs, MO 64024
COUNTY	Clay
BUILDING AREA	3,206 SF
LAND AREA	1.32 AC
BUILT	2009

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- CVS Pharmacy Just Extended For 10 Years, Showing Commitment To The Site
- 5% Rent Increases Every 5 Years Through Options
- Strong Corporate Guarantee From CVS Health Corp: Investment Grade Credit Tenant (S&P: BBB) - Revenues of \$195 Billion
- 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
- In 2019, CVS Was Ranked 8th on the Fortune 500 and 19th on the Fortune Global 500
- CVS Health is Partnering With Several Local, State and Federal Programs to Help Administer the Covid-19 Vaccine; They Expect to Ramp Up 20 Million to 25 Million Shots Per Month
- Limited Competition With Only One Walgreens Within a 10 Minute Drive
- Excelsior Springs Sports a Quaint Historic Downtown District, Which is Currently Undergoing Renewed Development; As of 2008, Excelsior Springs Has Licensed the Rights to the Mineral Water to Excelsior Springs Bottling Company to Allow For Commercial Bottling and Distribution of the Historic Water
- 30 Miles Northeast of Downtown Kansas City and the Kansas City International Airport
- Over 41,770 People Live Within a 10-Mile Radius Making an Average Household Income of \$83,496
- Nearby Tenants Include: North American Savings Bank, Hunan Chinese Restaurant, Anytime Fitness, Pizza Hut, ALDI, McDonald's, Burger King, Dollar General, O'Reilly Auto Parts, Walgreens, Walmart Supercenter and More



ACTUAL PROPERTY IMAGE

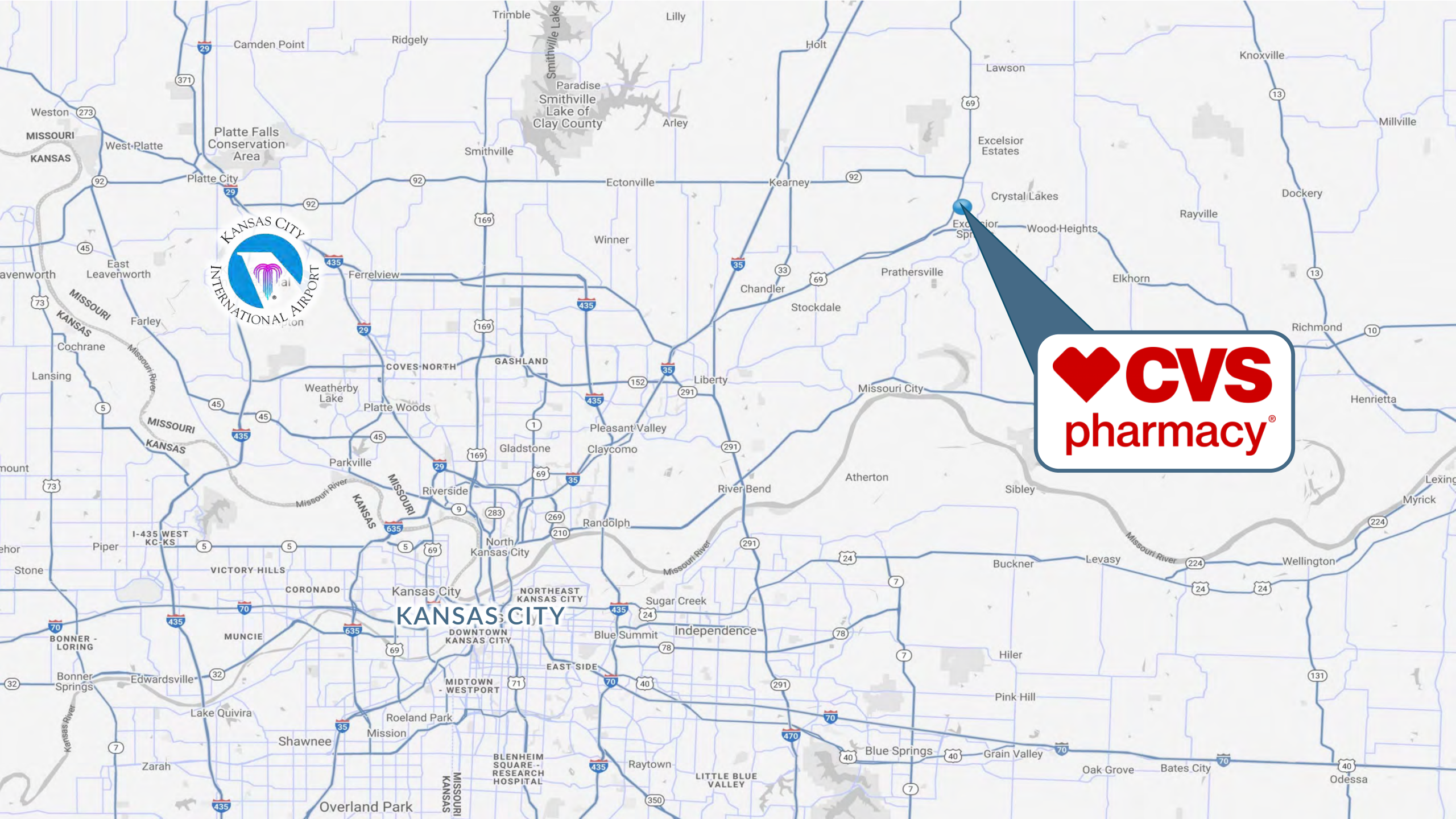
LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Building of Approximately 3,206 SF
LEASE COMMENCEMENT	June 15, 2018
LEASE EXPIRATION	January 31, 2031
LEASE TERM	10 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	5% Every 5 Years Through Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,206 SF	\$110,000	\$34.31
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Excelsior Springs
Baptist Church



Mt Calvary
Lutheran Church



New Life Family
Ministries Church



Tracy Avenue



N Jesse James Road





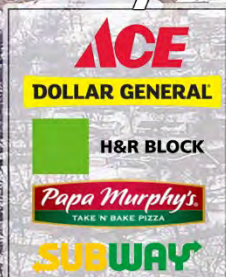
Excelsior Springs
Middle School

Excelsior Springs
Performing Arts
Center

Vic Bonuchi Field
at Tiger Stadium



Westview
Elementary School



ORSCHELN
FARM & HOME



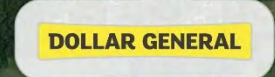
N Jesse James Road

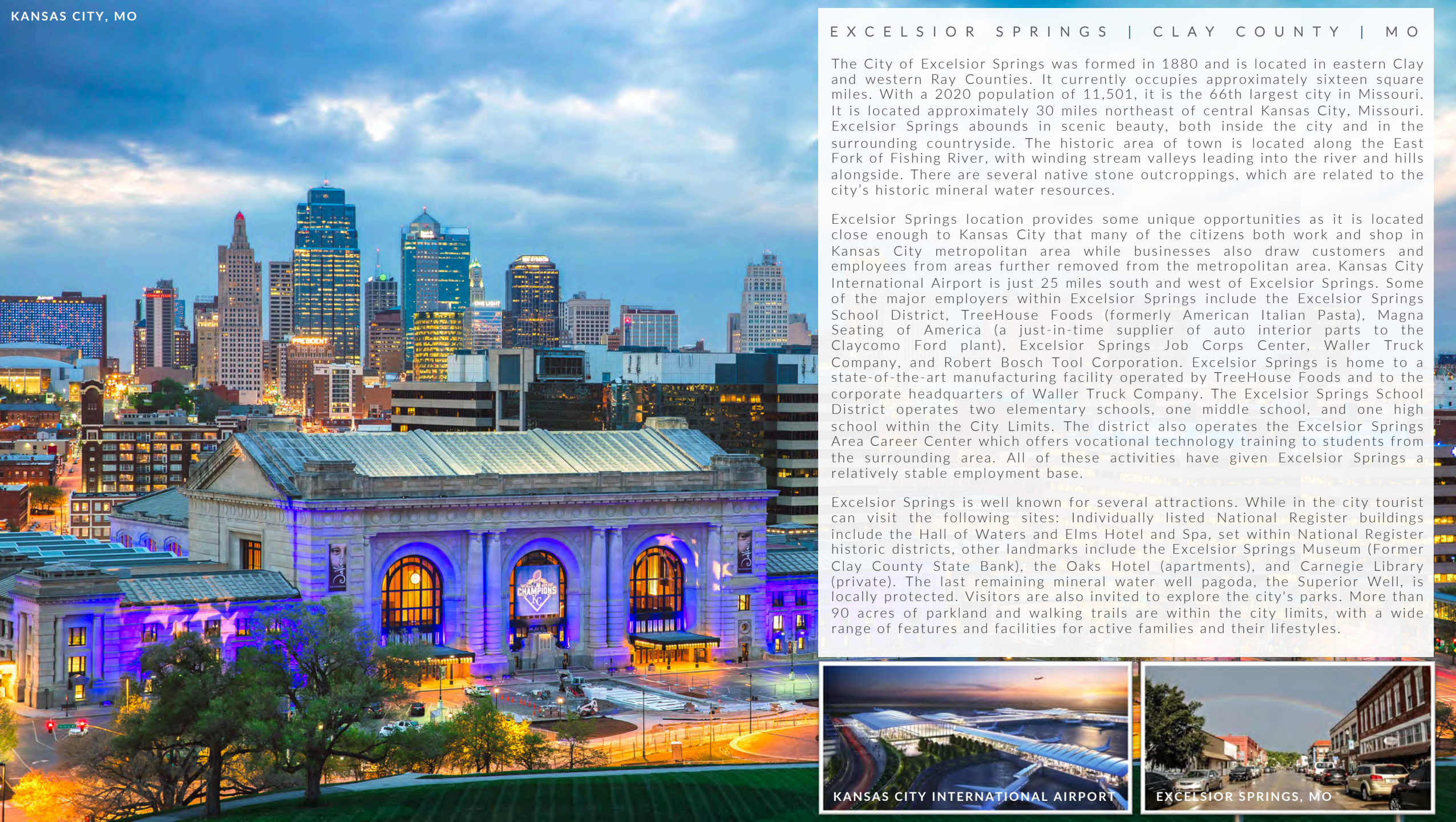
Tracy Avenue





Kearney Rd





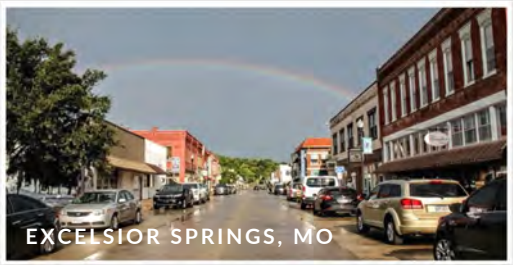
The City of Excelsior Springs was formed in 1880 and is located in eastern Clay and western Ray Counties. It currently occupies approximately sixteen square miles. With a 2020 population of 11,501, it is the 66th largest city in Missouri. It is located approximately 30 miles northeast of central Kansas City, Missouri. Excelsior Springs abounds in scenic beauty, both inside the city and in the surrounding countryside. The historic area of town is located along the East Fork of Fishing River, with winding stream valleys leading into the river and hills alongside. There are several native stone outcroppings, which are related to the city's historic mineral water resources.

Excelsior Springs location provides some unique opportunities as it is located close enough to Kansas City that many of the citizens both work and shop in Kansas City metropolitan area while businesses also draw customers and employees from areas further removed from the metropolitan area. Kansas City International Airport is just 25 miles south and west of Excelsior Springs. Some of the major employers within Excelsior Springs include the Excelsior Springs School District, TreeHouse Foods (formerly American Italian Pasta), Magna Seating of America (a just-in-time supplier of auto interior parts to the Claycomo Ford plant), Excelsior Springs Job Corps Center, Waller Truck Company, and Robert Bosch Tool Corporation. Excelsior Springs is home to a state-of-the-art manufacturing facility operated by TreeHouse Foods and to the corporate headquarters of Waller Truck Company. The Excelsior Springs School District operates two elementary schools, one middle school, and one high school within the City Limits. The district also operates the Excelsior Springs Area Career Center which offers vocational technology training to students from the surrounding area. All of these activities have given Excelsior Springs a relatively stable employment base.

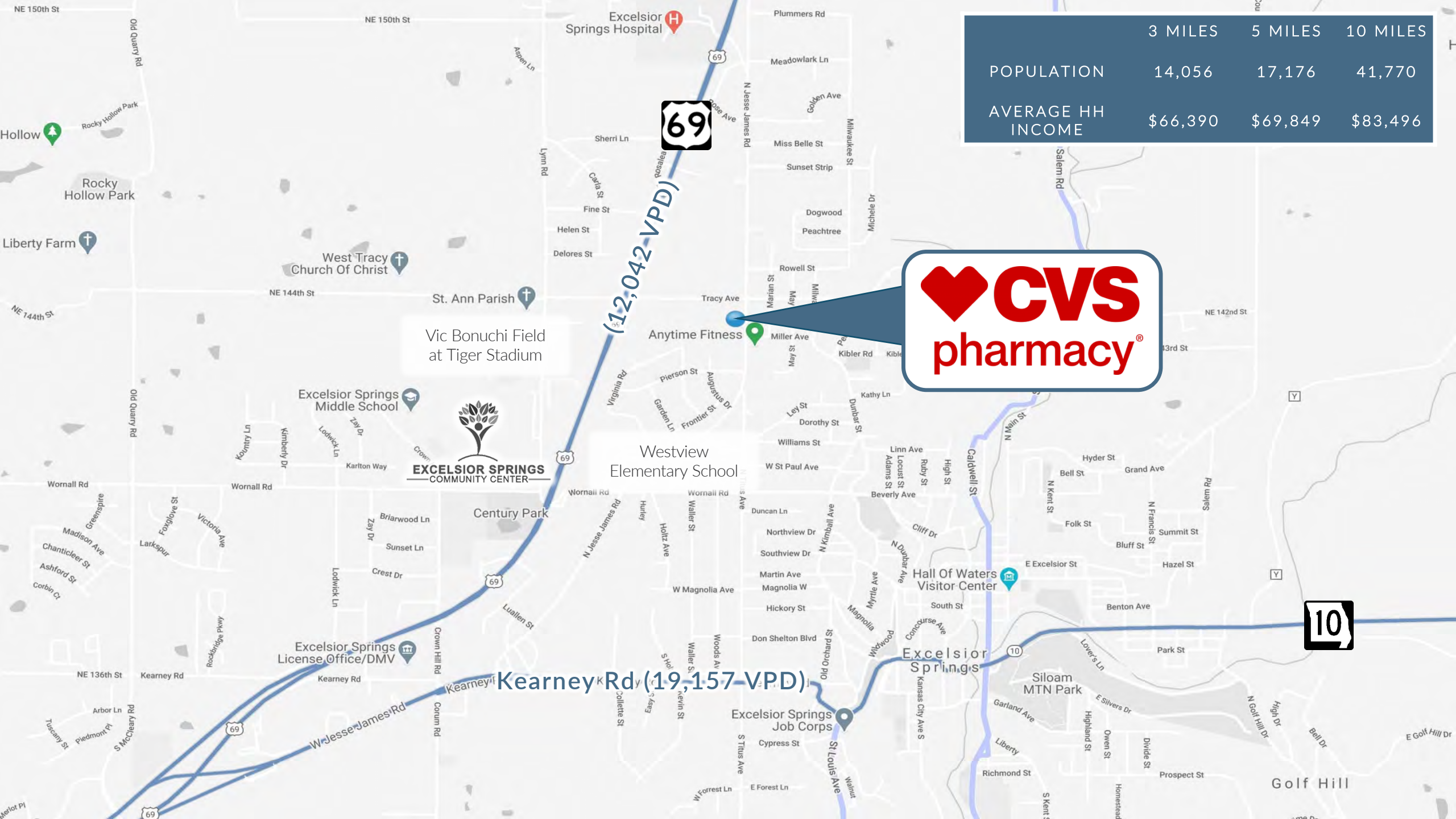
Excelsior Springs is well known for several attractions. While in the city tourist can visit the following sites: Individually listed National Register buildings include the Hall of Waters and Elms Hotel and Spa, set within National Register historic districts, other landmarks include the Excelsior Springs Museum (Former Clay County State Bank), the Oaks Hotel (apartments), and Carnegie Library (private). The last remaining mineral water well pagoda, the Superior Well, is locally protected. Visitors are also invited to explore the city's parks. More than 90 acres of parkland and walking trails are within the city limits, with a wide range of features and facilities for active families and their lifestyles.



KANSAS CITY INTERNATIONAL AIRPORT



EXCELSIOR SPRINGS, MO



	3 MILES	5 MILES	10 MILES
POPULATION	14,056	17,176	41,770
AVERAGE HH INCOME	\$66,390	\$69,849	\$83,496



(12,042 VPD)

Kearney Rd (19,157 VPD)

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



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.





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