



CVS Pharmacy
1030 Main Street
Lexington, MO 64067



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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

TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,125 SF CVS Pharmacy Located at 1030 Main Street in Lexington, 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	\$1,739,130
CAP	5.75%
NOI	\$100,000
PRICE PER SF	\$190.59
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1030 Main Street Lexington, MO 64067
COUNTY	Lafayette
BUILDING AREA	9,125 SF
LAND AREA	0.13 AC
BUILT	1900

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- CVS Just Extended For 10 Years, Showing Commitment to the Site
- 5% Rent Increases Every 5 Years Through Options
- Strong Corp 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 Nearly 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 to 20 Million to 25 Million Shots Per Month
- Limited Competition With the Nearest Pharmacy Being at the Walmart Over 10-Miles Away
- Located in the Heart of Town Across From the County Courthouse, DMV, Sheriff Department and Other County Offices
- Residents in the Area Make an Average Household Income of \$66,752 Within a 5-Mile Radius
- Top Employers in Lexington Include the Lafayette Regional Health Center, Lexington R-V School District, Lafayette County and the City of Lexington
- Located Along the Missouri River, Lexington is 40-Miles East of Kansas City and is Home to the Battle of Lexington State Historic Site



ACTUAL PROPERTY IMAGE

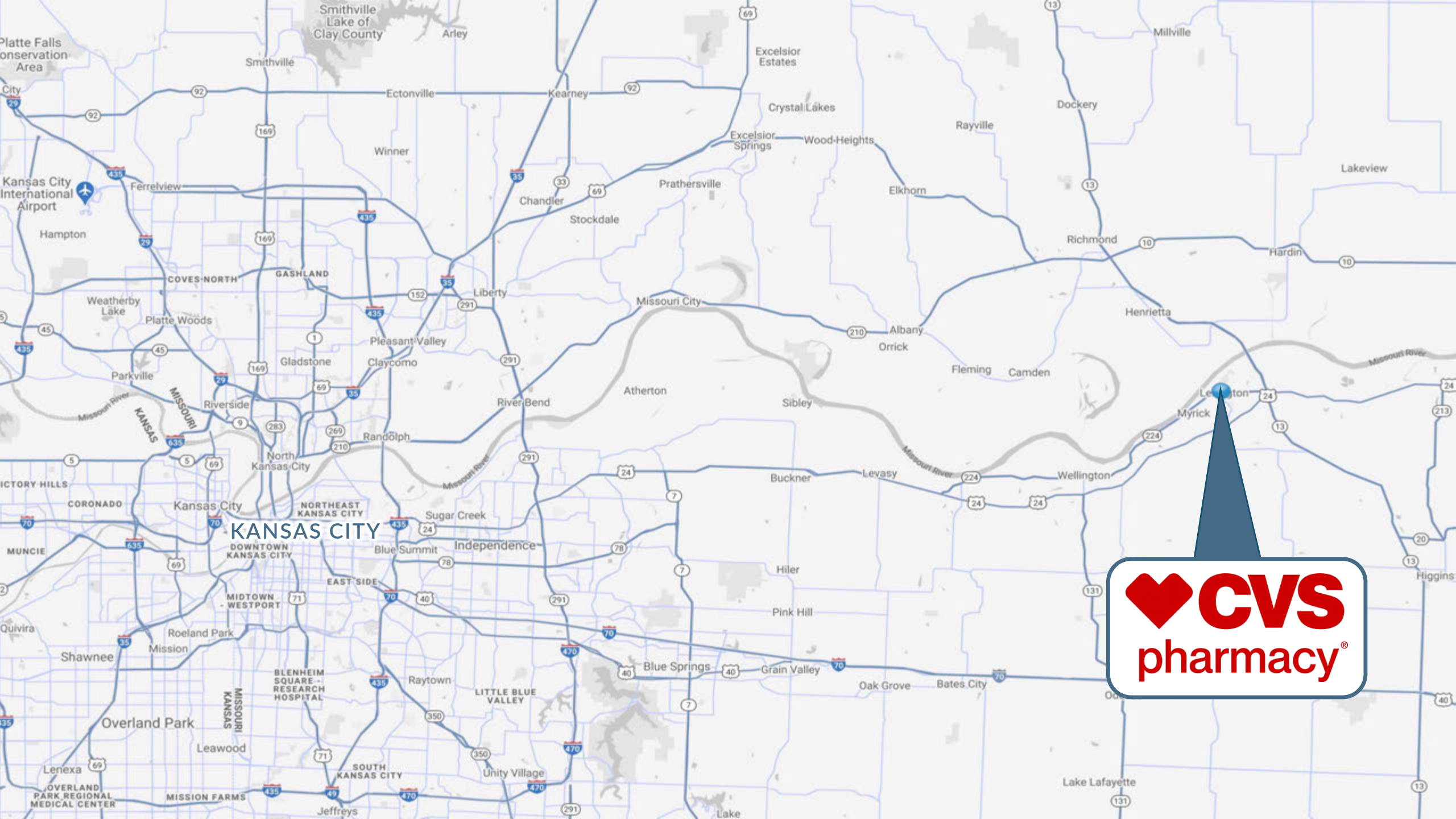
LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Building of Approximately 9,125 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
-------------------	---------------------	----------------

9,125 SF	\$100,000	\$10.96
----------	-----------	---------





KANSAS CITY





Immaculate Conception
Catholic Church



Leslie Bell
Elementary School



Lexington
Middle School

Lexington
High School



First Baptist Church



Presbyterian
Disciples Church

Main Street

N 11th St



majikah
PERFUMERY

N 10th St



Lexington
Municipal Airport

Presbyterian
Disciples Church

U-HAUL

224



majikah
PERFUMERY

River
Reader



Lexington
Area Chamber of Commerce

N 10th St

Main Street

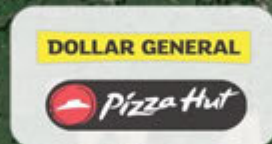


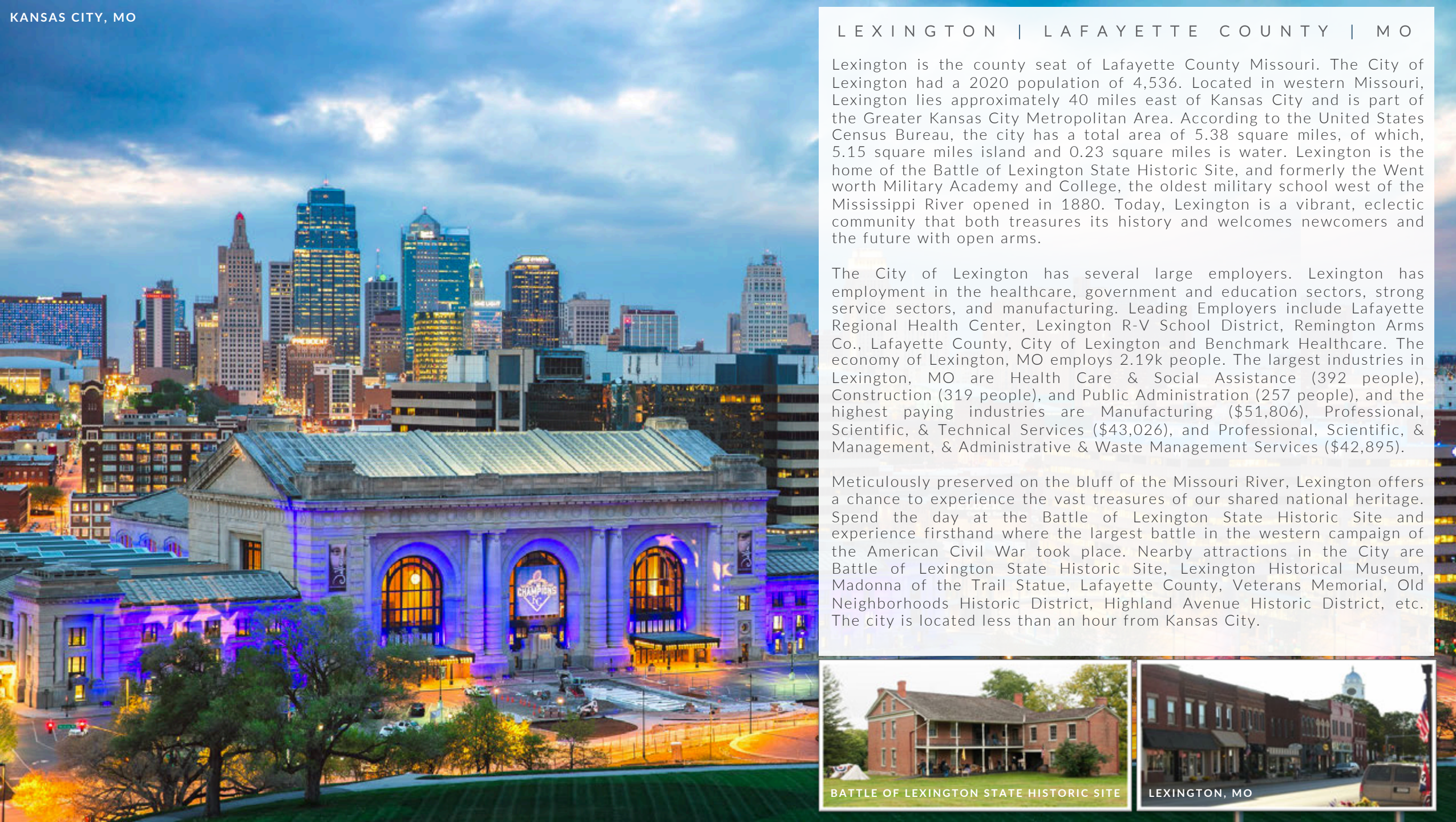
N 11th St





Main St





Lexington is the county seat of Lafayette County Missouri. The City of Lexington had a 2020 population of 4,536. Located in western Missouri, Lexington lies approximately 40 miles east of Kansas City and is part of the Greater Kansas City Metropolitan Area. According to the United States Census Bureau, the city has a total area of 5.38 square miles, of which, 5.15 square miles island and 0.23 square miles is water. Lexington is the home of the Battle of Lexington State Historic Site, and formerly the Went worth Military Academy and College, the oldest military school west of the Mississippi River opened in 1880. Today, Lexington is a vibrant, eclectic community that both treasures its history and welcomes newcomers and the future with open arms.

The City of Lexington has several large employers. Lexington has employment in the healthcare, government and education sectors, strong service sectors, and manufacturing. Leading Employers include Lafayette Regional Health Center, Lexington R-V School District, Remington Arms Co., Lafayette County, City of Lexington and Benchmark Healthcare. The economy of Lexington, MO employs 2.19k people. The largest industries in Lexington, MO are Health Care & Social Assistance (392 people), Construction (319 people), and Public Administration (257 people), and the highest paying industries are Manufacturing (\$51,806), Professional, Scientific, & Technical Services (\$43,026), and Professional, Scientific, & Management, & Administrative & Waste Management Services (\$42,895).

Meticulously preserved on the bluff of the Missouri River, Lexington offers a chance to experience the vast treasures of our shared national heritage. Spend the day at the Battle of Lexington State Historic Site and experience firsthand where the largest battle in the western campaign of the American Civil War took place. Nearby attractions in the City are Battle of Lexington State Historic Site, Lexington Historical Museum, Madonna of the Trail Statue, Lafayette County, Veterans Memorial, Old Neighborhoods Historic District, Highland Avenue Historic District, etc. The city is located less than an hour from Kansas City.



BATTLE OF LEXINGTON STATE HISTORIC SITE



LEXINGTON, MO



BATTLE OF LEXINGTON
STATE
HISTORIC SITE

HCA
MIDWEST
HEALTH

LAFAYETTE REGIONAL
HEALTH CENTER

Main St (7,855 VPD)

(4,706 VPD)

(5,336 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	5,007	5,730	16,126
AVERAGE HH INCOME	\$66,516	\$66,752	\$65,339

TENANT PROFILE

CVS Pharmacy is the second largest pharmacy chain in the United States with over 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.





SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group Missouri,
LLC BoR: Kaveh Ebrahimi - Lic. # 2019044757

EXCLUSIVELY MARKETED BY:

TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT

zach@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com



CVS Pharmacy
1030 Main Street
Lexington, MO 64067