



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CVS Pharmacy
320 E Lexington Street
Richmond, MO 64085

EXCLUSIVELY MARKETED BY:



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In Cooperation With:
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,183 SF CVS Pharmacy Located at 320 E Lexington Street in Richmond, 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	\$1,818,182
CAP	5.50%
NOI	\$100,000
PRICE PER SF	\$571.22
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	320 E Lexington Street Richmond, MO 64085
COUNTY	Ray
BUILDING AREA	3,183 SF
LAND AREA	0.75 AC
YEAR BUILT	2016

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 Pharmacy Competition With the Next Biggest Location South of Town at the Walmart
- Richmond is Just 40-Miles East From Downtown Kansas City
- The City Has Approximately 60 Acres of Parkland Across 5 Parks With Facilities Including: a Community Amphitheater, Swimming Pools, a Skate Park and Walking Trails
- Over 17,635 People Live Within a 10-Mile Radius Making an Average Household Income of \$66,847
- Nearby Tenants Include: Dollar General, Anytime Fitness, Sonic, BP, Cenex Gas, Bank Midwest, Salvation Army, Taco Bell, Casey's, Walmart Supercenter, McDonald's, Subway, Burger King, Super 8, Dollar Tree and More

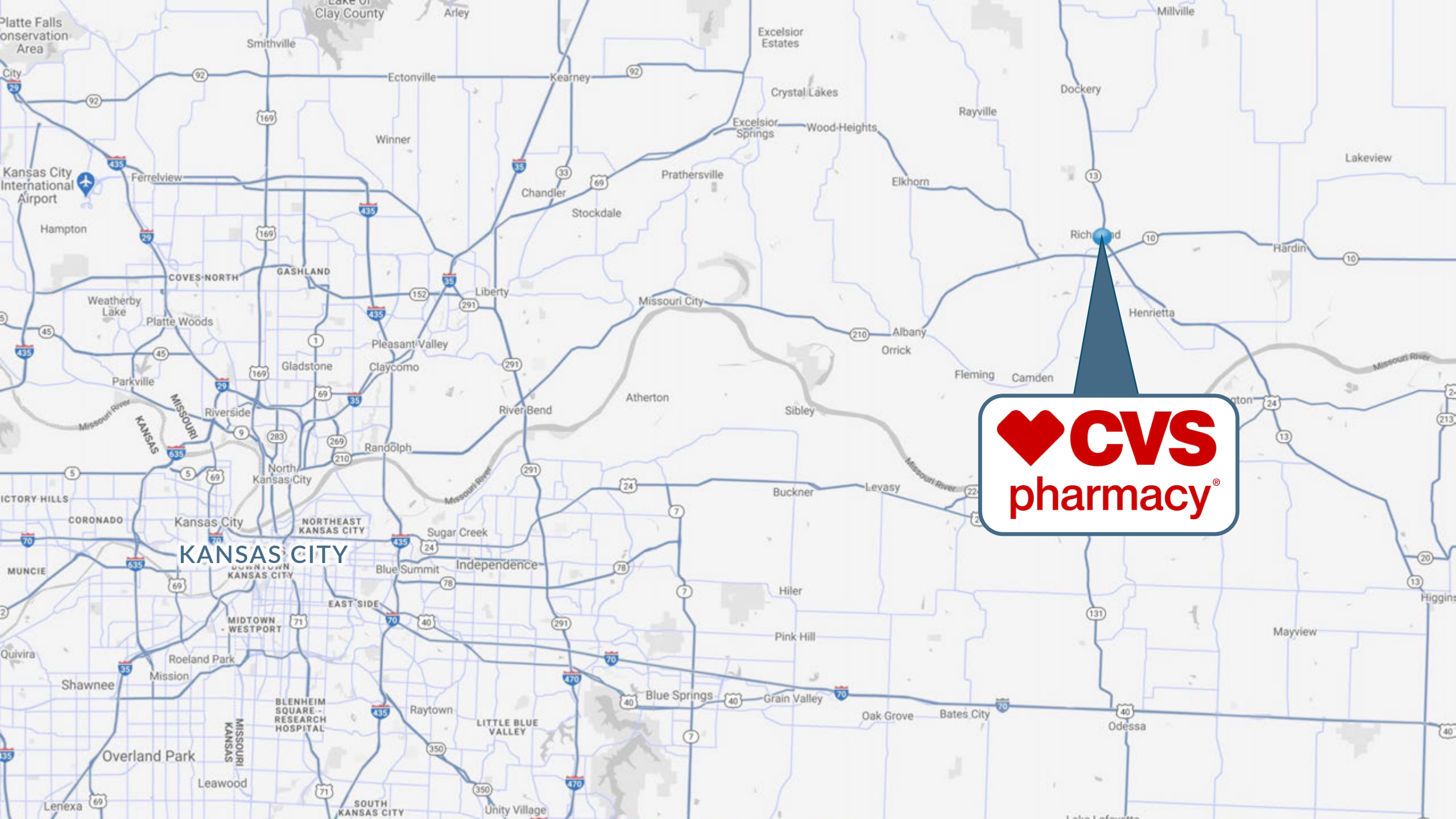


LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Building of Approximately 3,183 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 and 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
3,183 SF	\$100,000	\$31.42







Ray County
Memorial
Hospital

Lexington Municipal Airport



FOWLER'S
FINE FURNITURE

Walmart
Supercenter



SHIRKEY
HEALTH SERVICES

ORSCHelyn
FARM & HOME



O'Reilly
AUTO PARTS



Richmond High School



DOLLAR TREE

HARPS
HOMETOWN STORE

C&C
DISCOUNT PHARMACY



Dear
Elementary
School

E Lexington Street

S Spartan Drive



Ray County Museum

Richmond
City Hall &
Police Department

Assembly
of God Church

Richmond
Church of Christ

New Beginnings
Church

Ray County
Library



Edward Jones
MAKING SENSE OF INVESTING



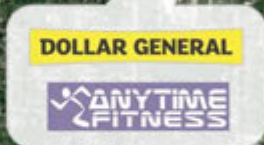
DOLLAR GENERAL

E Lexington Street

E Main Street

S Spartan Drive





S Spartan Dr





RICHMOND | RAY COUNTY | MISSOURI

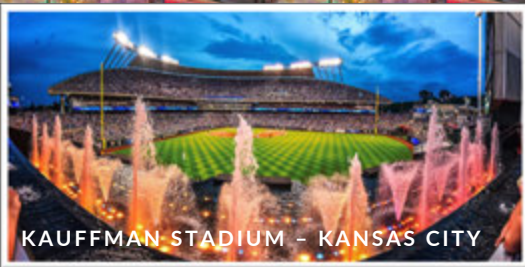
Richmond was founded in 1827 as the county seat of Ray County, Missouri. Richmond is located just 40 miles east of downtown Kansas City, MO. Richmond has a rich history and provides cultural events throughout the year with festivals, sports and arts that promote civic pride and encourage tourism. City's assets include a historic downtown, shopping districts, convenient access to both Highway 10 and Highway 13, area hospital, great schools, Shirkey Golf Course (18-hole golf course), and approximately 60 acres of parkland including a public swimming pool. Richmond offers business opportunities throughout the city. The City of Richmond had a population of 6,006 as of July 1, 2020.

Located just east of Kansas City via Missouri Highway 210, City is close enough to connect with the Kansas City Metro area, while maintaining a rural atmosphere. Local business includes finance, insurance, real estate, manufacturing, health care, retail, service trades and agriculture. Approximately 956 establishments offer employment to 6,455 people in a 15-mile radius. Richmond has a strong local labor force, as well as additional workforce from surrounding communities. Major Employers of the City are Shirkey Health Services, Henkel Corporation Branch, Richmond R-XVI School District, Wal-Mart, Ray County Memorial Hospital and Ideal Industries.

Richmond is a great location for visiting other sites of interest and entertainment. City offers including the 25-acre Ray County Lake, offering boating and fishing just north of town, Crooked River Conservation Area for hunting and fishing, historic Lexington, MO., or ShowMe Ziplines in Rayville, MO., that offer several different recreational options. Richmond's location is convenient to the activities and amenities of Kansas City. Residents of Richmond regularly take in Royals games at Kauffman Stadium, Chiefs games at Arrowhead Stadium, concerts at the Sprint Center, musicals at the Kansas City Music Hall, and symphony performances at the Kauffman Center.

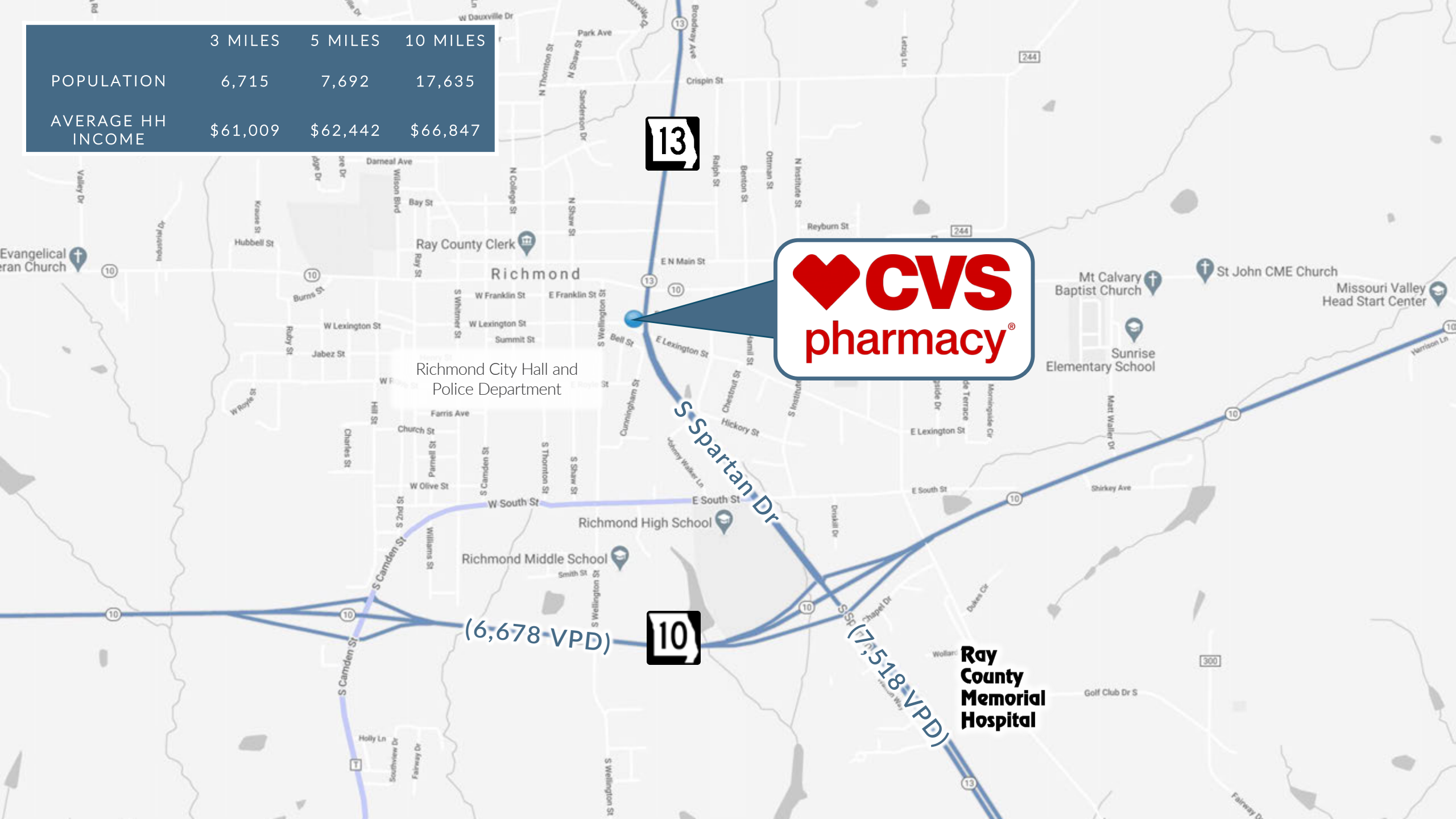


RAY COUNTY MEMORIAL HOSPITAL



KAUFFMAN STADIUM - KANSAS CITY

	3 MILES	5 MILES	10 MILES
POPULATION	6,715	7,692	17,635
AVERAGE HH INCOME	\$61,009	\$62,442	\$66,847



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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