



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CVS Pharmacy
610 Burkarth Road
Warrensburg, MO 64093

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,655 SF CVS Pharmacy Located at 610 Burkarth Road in Warrensburg, 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	\$497.45
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	610 Burkarth Road Warrensburg, MO 64093
COUNTY	Johnson
BUILDING AREA	3,655 SF
LAND AREA	1.03 AC
YEAR BUILT	2017

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
- Located in a Dense Corridor Surrounded By Medical Tenants Like Western Missouri Medical Center, Whistlestop Pediatrics, Western MO Cardio Clinic, Warrensburg Express Care and Warrensburg Manor Health Care Center
- Just 20 Minutes From the Whiteman Air Force Base, Which is Home to 20 of the B-2 Spirit Bomber
- Warrensburg is Located One Hour Southeast of Kansas City and is Home to the University of Central Missouri; UCM Serves Over 12,000 Students and Staff
- Nearby Tenants Include: GNC, Dairy Queen, Warrensburg Ford, Dodge Jeep Ram Fiat, Dollar Tree, Marriott, Wyndham, Dollar General, Walgreens, Burger King, Taco Bell, Chipotle, Arby's, Sonic, Wendy's and Much More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Building of Approximately 3,655 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
3,655 SF	\$100,000	\$27.36



KANSAS CITY





O'Reilly
AUTO PARTS

BURGER
KING

CHIPOTLE
MEXICAN GRILL

IHOP

verizon

STARBUCKS
COFFEE

planet
fitness

COUNTRY
KITCHEN

LOWE'S

Applebee's
DRILL + BAR

AMERICAN FREIGHT

ALDI

AMC
THEATRES

CMPM

DOLLAR
GENERAL

Walgreens

McDonald's

DOLLAR TREE

Fairfield
BY MARRIOTT

Swisher's
SINCE 1965

Walmart

Ford

Jeep

RAM

BIG O TIRES

Elite Auto
Repair LLC

50

Holiday Inn
AN IHG HOTEL

Parkview Garden
Apartments

BUSINESS
50

The Arbors
AT HARMONY GARDENS
senior's care assisted living by American

EAR, NOSE & THROAT
PLASTIC SURGERY

F&C BANK

SERC
Physical Therapy

Compass Health
Network

PACK 'N' MAIL

Casey's

Edward Jones
MAKING SENSE OF INVESTING

State Farm

Norburk
Professional Building

Burkarth Rd

summers
PHARMACY

CVS
pharmacy®



Stahl Specialty company

QUARRY CITY SAVINGS AND LOAN



Friesz's Donuts

Zydeco's Southern Soul & Cajun Cuisine



Casey's



Edward Jones MAKING SENSE OF INVESTING

State Farm

Norburk Professional Building

summers PHARMACY

encounterchurch

Learning Express Daycare

PACK 'N' MAIL

SERC Physical Therapy

Compass Health Network



Burkarth Rd



MOTUS INTEGRATED TECHNOLOGIES

U-stor-all

SWISHER

EnerSys

United Rentals

SMC

Warrensburg Quicklube & Tire

Show Me Asphalt Paving

The Copper Coyote

chm Capital Health Management, Inc.

evergy

Ridge View Elementary

Western Missouri MEDICAL CENTER

LOWE'S
Godfather's Pizza

FFO HOME
Applebee's

AT&T

ALDI AMC ZAXBY'S
cricket verizon

Walmart **SUBWAY** Great Clips
DFC MURPHY USA Pizza Hut
orange leaf SALLY BEAUTY Culver's T

DQ Comfort INN
BW | Best Western
Hotels & Resorts
GNC
LIVE WELL

Signet 8
Fairfield
Hawthorne
Amenities

H
Holiday Inn Express



Starbucks NAPA Shell Days Inn
Burger King Chipotle Firehouse Subs

BIG TIRES



CASEY'S
GENERAL STORE



AutoZone
Papa Murphy's

O'Reilly
Auto Parts

Arbys

Jiffy Lube

Brown's
SAGE FIT CO. CARQUEST

UMB

SONIC
Central Bank

DOLLAR TREE TACO BELL McDonald's
SHOE SENSATION metro IHOP
planet fitness by T-Mobile Hallmark

CVS
pharmacy®



UNIVERSITY OF
CENTRAL MISSOURI
LEARNING TO A GREATER DEGREE

ACE HIBBETT SPORTS
DOLLAR GENERAL Walgreens
SHERWIN-WILLIAMS maurices
CAFO SUBWAY
usbank PAPA JOHN'S SCOOTERS



Warrensburg is a city and the county seat of Johnson County, Missouri. The population was 20,418 residents at the 2020 census. The Warrensburg Micropolitan Statistical Area consists of Johnson County. The city is home to the University of Central Missouri. The city is about 60 miles to Kansas City, MO. Kansas City is the largest city in Missouri by population and area. According to the U.S. Census Bureau, the city had an estimated population of 495,327 in 2019, making it the 38th most-populous city in the United States. It is the most populated municipality and historic core city of the Kansas City metropolitan area, which straddles the Kansas-Missouri state line and has a combined statistical area population of 2,487,053 people.

Warrensburg's 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. The federal government is the largest employer in the Kansas City metro area. More than 146 federal agencies maintain a presence there. Kansas City is one of ten regional office cities for the US government. Numerous agriculture companies operate out of the city. Dairy Farmers of America, the largest dairy co-op in the United States is located in northern Kansas City. The National Association of Intercollegiate Athletics and The National Association of Basketball Coaches are based in Kansas City.

Warrensburg is home to the University of Central Missouri which in 2019, had an enrollment of 11,229 students from 49 states and 59 countries on its 1,561-acre campus. UCM offers 150 programs of study. The city is located an hour away from downtown Kansas City. Kansas City It's known for its barbecue, jazz heritage and fountains. Downtown, the American Jazz Museum shares a building with the Negro Leagues Baseball Museum in the historic 18th & Vine Jazz District. The Nelson-Atkins Museum of Art, with giant shuttlecocks out front, houses nearly 40,000 works of art, from ancient to contemporary collections. The city is home to the Kansas City Zoo which is home to more than 1,300 animals and is an accredited member of the Association of Zoos and Aquariums. In 2008, the Kansas City Zoo was voted one of America's best zoos.



UNIVERSITY OF CENTRAL MISSOURI



KANSAS CITY ZOO

	3 MILES	5 MILES	10 MILES
POPULATION	22,722	26,076	37,866
AVERAGE HH INCOME	\$62,277	\$63,761	\$65,273



(16,019 VPD)



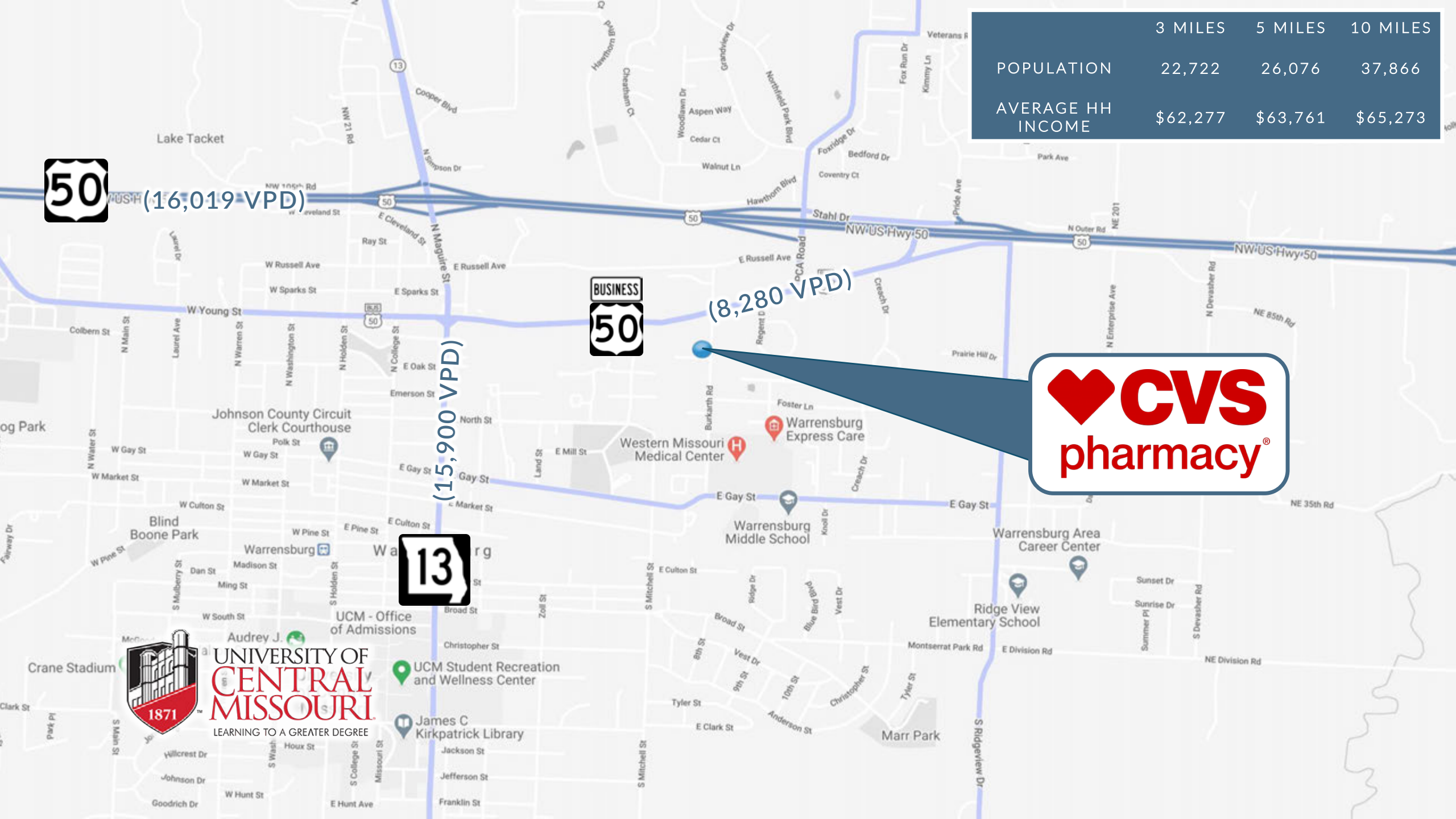
(8,280 VPD)



(15,900 VPD)



UNIVERSITY OF
**CENTRAL
MISSOURI**
LEARNING TO A GREATER DEGREE



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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