



INVESTMENT GRADE GUARANTEE

CVS Health Corp: BBB/Stable (S&P)



± 10.5 YEARS REMAINING

w/ 10, 5-Year Renewal Options



ZERO LANDLORD RESPONSIBILITIES

100% Passive Investment



ESSENTIAL DRUGSTORE ASSET

Insulated from E-Commerce



HARD CORNER W/ EXCELLENT ACCESS & VISIBILITY

40,000+ Vehicles per Day

149K
Population

\$133K
Avg. HHI

5-Mile Radius



**DALLAS METRO: 3
FORTUNE 100 HQs**
ExxonMobil McKesson

The Offering

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in the CVS Pharmacy property located at 9075 Legacy Drive, Frisco, TX, 75033 (the "property")

There are over 10.5 years remaining on CVS' Absolute NNN lease with no landlord responsibilities. This includes 7.5 years of rent and 3 years of rent holiday. The property is located within Frisco, Texas in the Dallas/Fort Worth metro; 400,000 people are located within a 15 minute drive of the subject property and the property is located on a hard corner with signalized intersection traffic counts of 40,000 vehicles per day.



\$8,540,063
PRICE



4.75%
CAP RATE

EXCLUSIVELY OFFERED BY:

Jason W. Powell, CCIM
Senior Director & Partner
jpowell@stanjohnsonco.com
P: 404.823.6754

Max Van Dresser
Associate Director
mvandresser@stanjohnsonco.com
P: +1 404.823.6377

Colin Couch
Director
ccouch@stanjohnsonco.com
P: 404.823.6376

David Marlett
Associate
dmarlett@stanjohnsonco.com
P: 404.823.6744

In Association With:
Brett Butler
TX Broker #558227