



CVS PHARMACY

Zero Cash Flow Investment

1357 LAKEWOOD RD.
TOMS RIVER, NJ 08753
OCEAN COUNTY

NEWLY BUILT ±13,086 SF CVS PHARMACY

sand capital

sand capital

OFFERED EXCLUSIVELY BY

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Sand Capital | Offering Memorandum | CVS Pharmacy

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PURCHASE PRICE

\$8,900,000

CURRENT DEBT AMOUNT

\$5,329,142 (JANUARY 2025)

ESTIMATED EQUITY

REQUIREMENT

\$3,570,858

- LOAN TERMS 3.901% FIXED
- 22 YEAR FULLY AMORTIZING
- INCLUDES PAYDOWN/READVANCE FEATURE

INVESTMENT OVERVIEW

HIGHLIGHTS

- **Triple-Net (NNN)** - Absolutely Zero Landlord Responsibilities. Tenant responsible for all maintenance and repair, including roof and structure.
- **Strong Credit Tenant** - CVS has investment-grade credit and strong financials. (CVS Health) S&P: BBB; NYSE: CVS
- **Long Term Lease** - 19-year lease with 10 five-year extensions
- **Recent Construction** - The portfolio was built in 2016 and 2017.
- **Zero Cash Flow Financing** - Assumable self-amortizing financing with below-market fixed 3.901% interest rate.
- **Debt Structure** - Requires limited equity investment and can generate passive losses that work to offset taxable income from other investments.
- **Paydown/Readvance** - Structure allows for low equity contributions with high long-term return on initial investment and allows withdrawal of money over and above percentage over the debt.



LEASE ABSTRACT

GUARANTOR	CVS Health Corporation
ADDRESS	1357 Lakewood Rd., Toms River, NJ 08753
STORE NUMBER	10608
LAND OWNERSHIP	Fee
PROPERTY TYPE	Free-Standing Retail
LAND	1.501 Acres
BUILDING SIZE	13,086 SF
YEAR BUILT	2017
ANNUAL RENT	\$473,750
LEASE COMMENCEMENT	September 27, 2017
LEASE EXPIRATION	January 31, 2043

LEASE TERM REMAINING	Approximately 19 years
PRIMARY LEASE TERM	25 years
OPTIONS	10 five-year: 2 fixed rate at 90% current rent 8 variable rate at fair market value
INCREASES	None
LANDLORD RESPONSIBILITIES	None
UTILITIES	Tenant Responsibility
REPAIR AND/OR MAINTENANCE OF ROOF, STRUCTURE & PARKING LOT	Tenant Responsibility
TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility

LOCATION



MARKET & DEMOGRAPHICS

TOMS RIVER, NJ

1 MILE 3 MILES 5 MILES

POPULATION

	1 MILE	3 MILES	5 MILES
2024	5,478	51,968	176,792
2029	5,437	52,498	179,460

HOUSEHOLDS

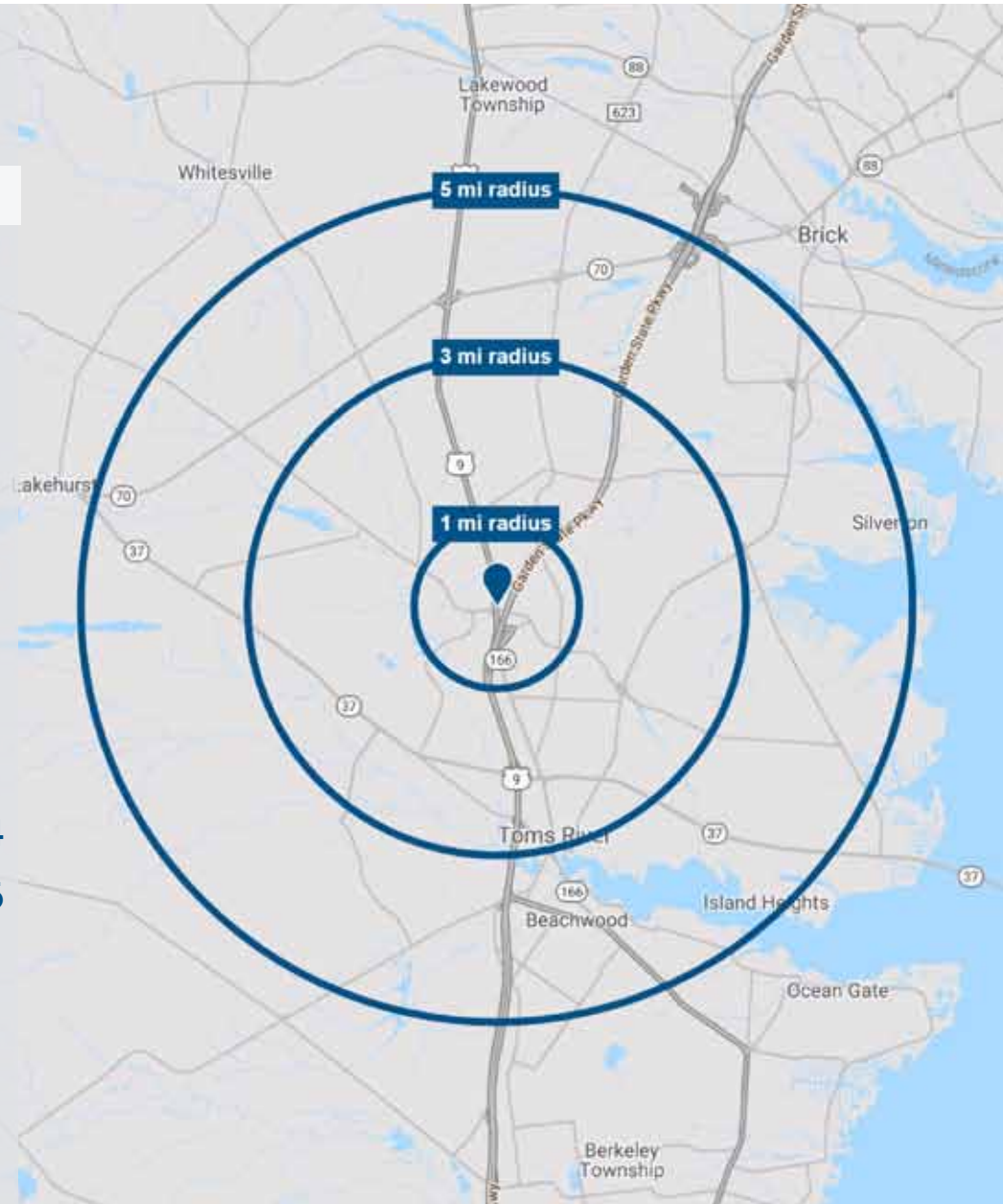
	1 MILE	3 MILES	5 MILES
2024	2,119	20,252	72,911
2029	1,997	19,521	70,572

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$158,228	\$164,422	\$149,914
2029	\$178,480	\$180,642	\$163,966

DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2024	2,428	40,004	137,943





CVS HEALTH CORPORATION	
NUMBER OF LOCATIONS	9,395
CREDIT RATING	BBB/Stable (S&P)
STOCK SYMBOL	NYSE: CVS
TOTAL REVENUE	\$357.78 Billion
MARKET CAP	\$101.61 Billion
TENANT BUSINESS	Retail/Pharmacy
HEADQUARTERS	Woonsocket, RI
WEBSITE	cvshealth.com

CVS HEALTH

CVS Health Corporation (NYSE: CVS) operates retail pharmacy and pharmacy benefit management businesses in the United States. The company offers prescription drugs, general merchandise, including over-the-counter drugs, beauty products and cosmetics, seasonal merchandise, greeting cards, convenience foods, and film and photofinishing services.

It sells its products through CVS or CVS Pharmacy retail stores, as well as through online retail website CVS.com. The company also offers pharmacy benefit management services, including mail order pharmacy, specialty pharmacy, plan, design, and administration, formulary management, and claims processing services. As of December 31, 2023, it operated 9,395 retail drugstores and 1,204 health care clinics. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island. On December 31, 2023, CVS Health Corporation reported total revenue of \$357.78 billion, net income of \$8.34 billion, and a market cap of \$101.61 billion. CVS currently holds a Standard & Poor's credit rating of BBB/Stable.

TENANT OVERVIEW



LOAN ABSTRACT

ORIGINAL LOAN BALANCE	\$6,988,975
CURRENT LOAN BALANCE	\$5,329,142 as of January 2025
INTEREST RATE	Fixed at 3.901%
MATURITY	October 10, 2039
LOAN AMORTIZATION	22 year
LOAN TERM	Approximately 16 years
COLLATERAL	Non-recourse subject to typical carve-outs
ASSUMPTION FEE	Dependent upon purchase structure
PREPAYMENT	Defeasance
PRICE	\$8,900,000
CURRENT EQUITY REQUIREMENT	\$3,570,858

PAYDOWN/READVANCE

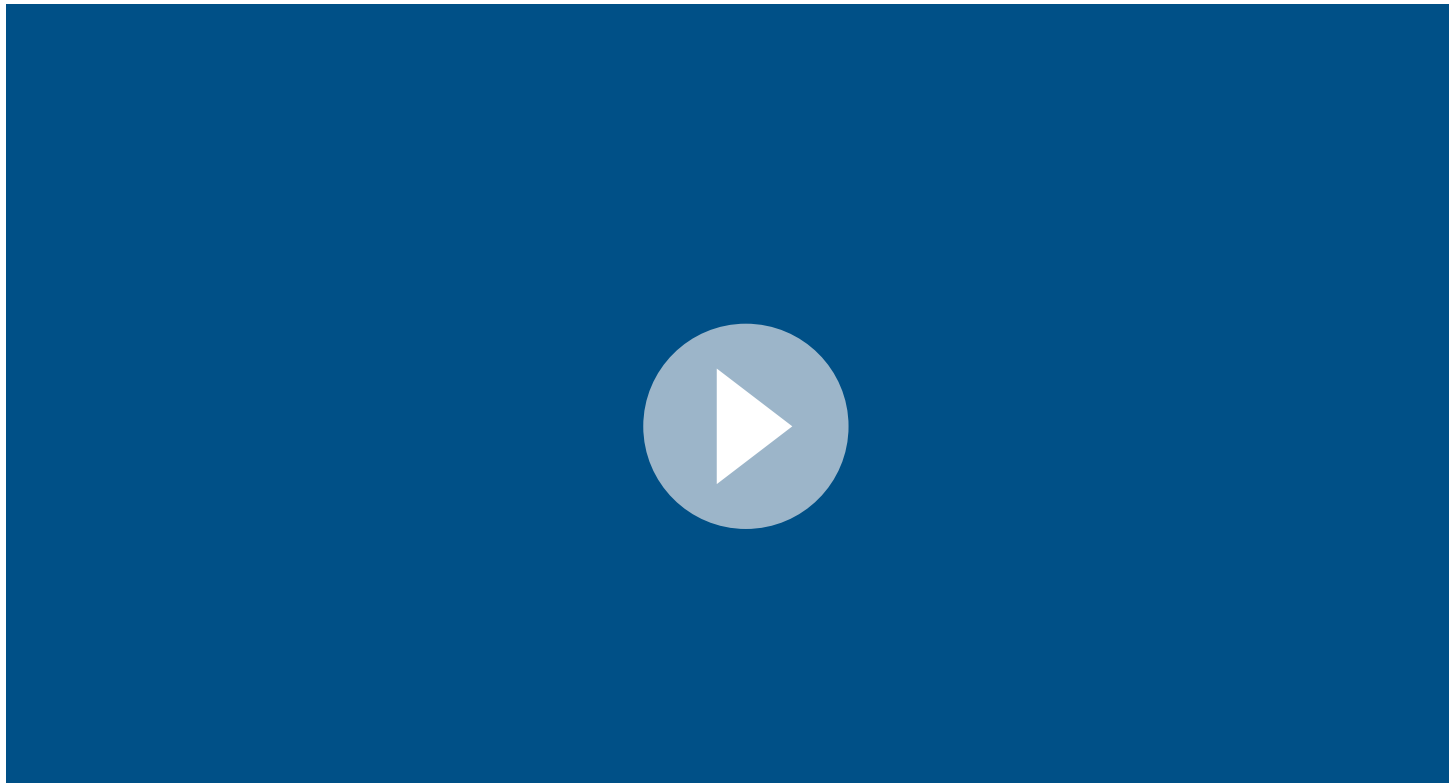
Paydown Readvance Example (All Equity Trade)

- Sale Proceeds to place in 1031 - \$8,900,000
- Purchase Toms River CVS - \$8,900,000
- Equity Requirement - \$3,570,858
- Loan Balance - \$5,329,142
- Buyer PDRA Costs/Fees - \$260,000
- **Equity Pulled out of Exchange Tax-Free - \$5,069,142**

Buyer has completed exchange, owns a recently constructed CVS which is rapidly building equity, and pulled out over \$5MM in equity tax-deferred!

PURCHASING A ZERO

ZERO CASH FLOW
PURCHASE VS. CASH PURCHASES



[CLICK HERE TO VIEW ZERO CASH FLOW INVESTMENTS](#)

EXCEPTIONAL OPPORTUNITY TO ACQUIRE BRAND NEW CVS ZERO CASH FLOW
PROPERTIES FROM THE MOST RECENT CVS SALE-LEASEBACK PORTFOLIO

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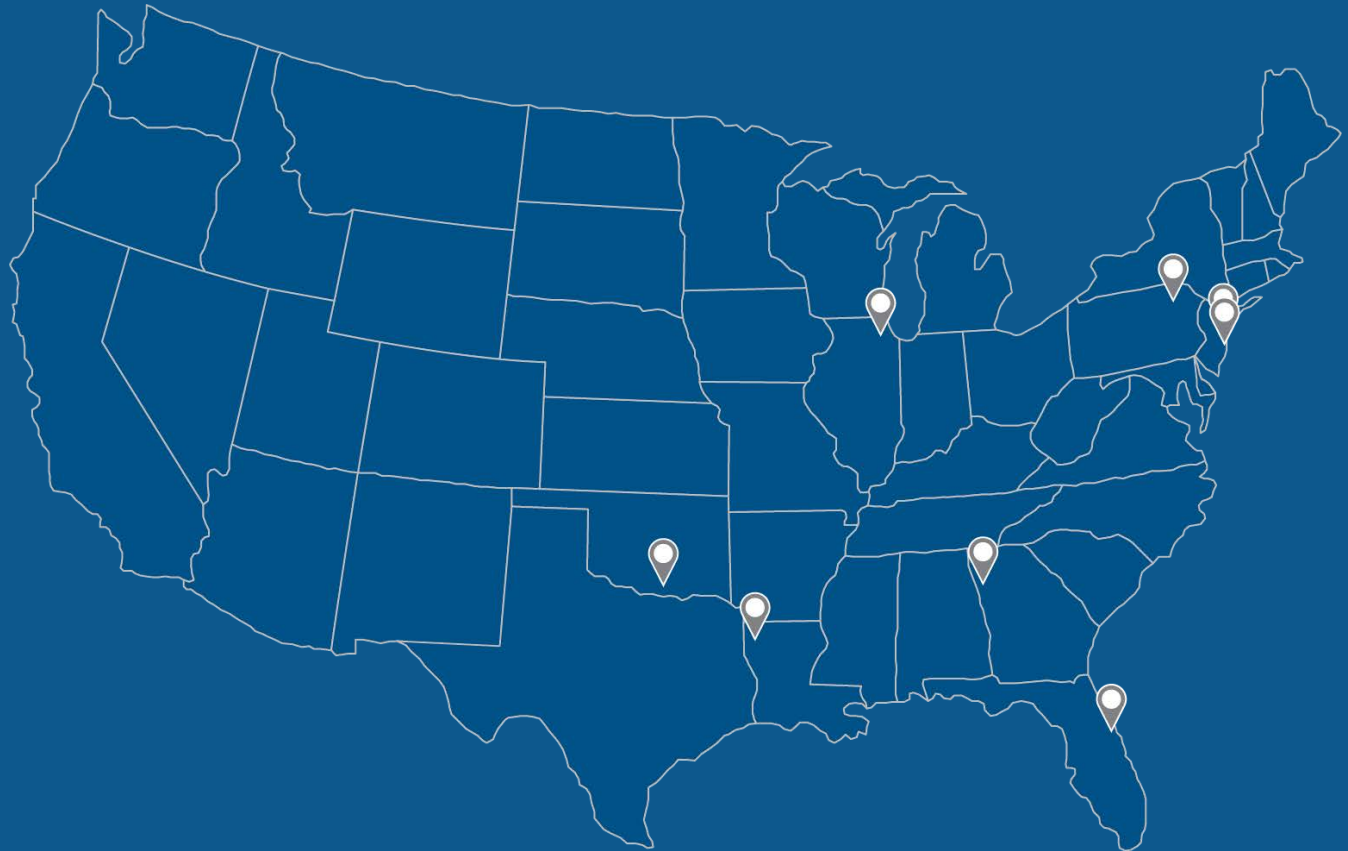
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CVS ZERO CASH FLOW AVAILABLE PROPERTIES LOCATIONS

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