



# CVS PHARMACY

## Zero Cash Flow Investment

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50 BRIDGE ST.  
TUNKHANNOCK, PA 18657  
WYOMING COUNTY  
±13,225-SF CVS PHARMACY

**sand capital**

# sand capital

OFFERED EXCLUSIVELY BY

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## PURCHASE PRICE

\$5,260,000

## CURRENT DEBT AMOUNT

\$3,288,792 (SEPTEMBER 2024)

## ESTIMATED EQUITY REQUIREMENT

\$1,971,208

## LOAN TERMS

- 4.163% FIXED
- ±13.5-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**  
±17-year lease with 10 five-year extensions
- **Zero Cash Flow Financing**  
Assumable self-amortizing financing with below-market fixed 4.163% 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

<b>GUARANTOR</b>	CVS Caremark Corporation
<b>ADDRESS</b>	50 Bridge St. Tunkhannock, PA 18657
<b>STORE NUMBER</b>	01617
<b>LAND OWNERSHIP</b>	Fee
<b>PROPERTY TYPE</b>	Freestanding Retail
<b>LAND</b>	±2.635 Acres
<b>BUILDING SIZE</b>	±13,225 Square Feet
<b>YEAR BUILT</b>	c 2013
<b>ANNUAL RENT</b>	\$348,664
<b>LEASE COMMENCEMENT</b>	July 24, 2014
<b>LEASE EXPIRATION</b>	January 31, 2040

<b>LEASE TERM REMAINING</b>	Approximately 17 years
<b>PRIMARY LEASE TERM</b>	25 years
<b>OPTIONS</b>	10 five-year extensions: 2 fixed rate at 90% current rent 8 variable rate at fair market value
<b>INCREASES</b>	None
<b>LANDLORD RESPONSIBILITIES</b>	None
<b>UTILITIES</b>	Tenant Responsibility
<b>REPAIR AND/OR MAINTENANCE OF ROOF, STRUCTURE, AND PARKING LOT</b>	Tenant Responsibility
<b>TAXES</b>	Tenant Responsibility
<b>INSURANCE</b>	Tenant Responsibility

# LOCATION



# MARKET DEMOGRAPHICS

## TUNKHANNOCK, PA

1 MILE      3 MILES      5 MILES

### POPULATION

2024	2,064	5,236	8,703
2029	2,035	5,206	8,585

### HOUSEHOLDS

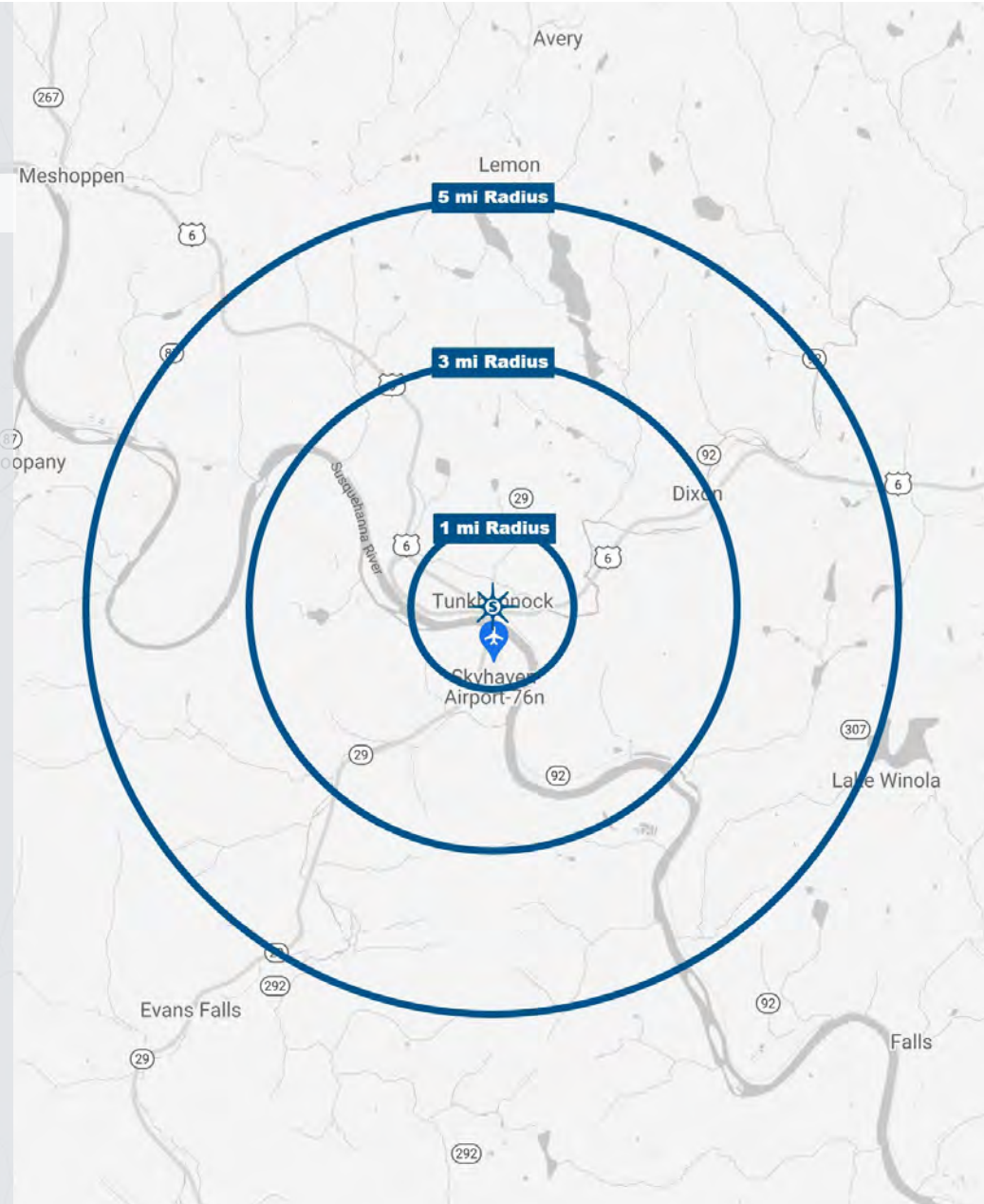
2024	935	2,252	3,736
2029	916	2,218	3,655

### AVERAGE HOUSEHOLD INCOME

2024	\$78,224	\$89,960	\$105,539
2029	\$83,642	\$95,848	\$113,805

### DAYTIME POPULATION

2024	3,524	5,795	7,569
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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	\$5,018,420
CURRENT LOAN BALANCE	\$3,288,792 as of September 2024
INTEREST RATE	4.163% fixed
MATURITY	August 10, 2036
LOAN AMORTIZATION	22 years
REMAINING LOAN TERM	±13.5-year fully amortizing
COLLATERAL	Non-recourse subject to typical carve-outs
ASSUMPTION FEE	Dependent upon purchase structure
PREPAYMENT	Defeasance
PRICE	\$5,260,000
CURRENT EQUITY REQUIREMENT	\$1,971,208

## PAYDOWN/READVANCE

### Paydown/Readvance Example (All Equity Trade)

- Sale Proceeds to Place in 1031 - \$5,260,000
- Purchase Tunkhannock CVS - \$5,260,000
- Equity Requirement - \$1,971,208
- Loan Balance - \$3,288,792
- Buyer PDRA Costs/Fees - \$140,000
- **Equity Pulled out of Exchange Tax-Free - \$3,148,792**

Buyer has completed exchange, owns a brand-new CVS which is rapidly building equity, and pulled out over \$3 MM in equity tax-free!



# PURCHASING A ZERO

ZERO CASH FLOW PURCHASE  
VS. CASH PURCHASE



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

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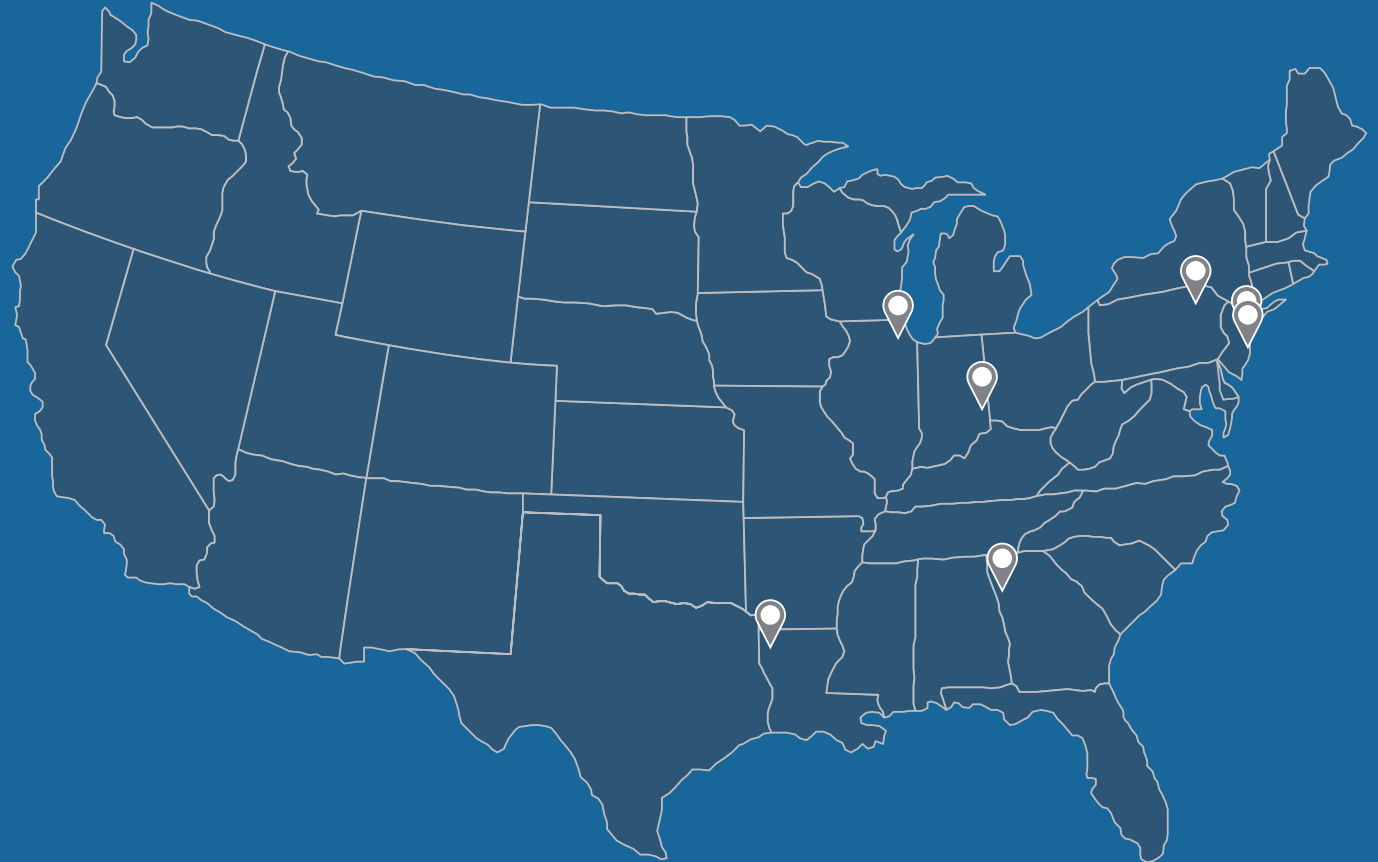
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CVS ZERO CASH FLOW AVAILABLE PROPERTIES LOCATIONS

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