



CVS PHARMACY

*610 Burkarth Rd.
Warrensburg, MO 64093*

Presented by:
Jim Dollins
RE/MAX Heritage – Commercial

TABLE OF CONTENTS

Executive Summary	pg # 3
Property Summary	pg # 4
Offering Summary	pg # 5
Location	pg # 6
Investment Highlights	pg # 7
Tenant Profile	pg # 8
Exclusively Marketed By	pg # 9

DISCLAIMER:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities or other financial instruments. All information contained herein is believed to be accurate and reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. The recipient is solely responsible for conducting their own independent investigation and due diligence regarding any potential investment. Past performance is not indicative of future results, and all investments involve risk.



EXECUTIVE SUMMARY

We are pleased to present an exceptional opportunity to acquire a single-tenant, net-leased CVS Pharmacy located at 610 Burkarth Road, Warrensburg, Missouri. This property offers long-term stability with a corporate-guaranteed lease backed by CVS Health (NYSE: CVS), an investment-grade tenant.

The 3,655 SF building was constructed in 2017 and sits on approximately 1.03 acres. The tenant recently extended their lease, demonstrating strong commitment to the location. The lease structure includes 5% rent increases every 5 years, both during the primary term and throughout the renewal options. The location benefits from limited competition, strong surrounding demographics, and proximity to major employers including the University of Central Missouri and Whiteman Air Force Base.



RE/MAX HERITAGE
JIM DOLLINS TEAM
7020 NW 83RD TERRACE
KANSAS CITY, MO 64152
JIM DOLLINS – 816-213-8176

PROPERTY SUMMARY

- Freestanding CVS Pharmacy retail building
- Located at 610 Burkarth Road, Warrensburg, Missouri
- Built in 2017
- Approximately 3,655 square feet of building area
- Situated on ± 1.03 -acre parcel
- Positioned in a dense commercial and medical corridor
- Nearby tenants include Dollar Tree, Sonic, Chipotle, Walgreens, and Warrensburg Ford
- Located near the University of Central Missouri (serving 12,000+ students and staff)
- Just 20 minutes from Whiteman Air Force Base
- Strong visibility and access with steady daily traffic
- Limited direct pharmacy competition in the immediate area



OFFERING SUMMARY

Tenant: CVS Pharmacy (NYSE: CVS)

Price: \$1,400,000

Cap Rate: 7.50%

Annual Base Rent: \$105,000

Lease Type: Triple Net (NNN)

Lease Start Date: June 15, 2018

Lease Expiration: January 31, 2031

Lease Term Remaining: Approximately 6 years

Rental Increases: 5% every 5 years, including option periods

Renewal Options: 5 options of 5 years each

Guarantor: Corporate Guarantee – CVS Health

Building Size: 3,655 SF

Lot Size: ±1.03 Acres

Year Built: 2017

Zoning: [To be confirmed]

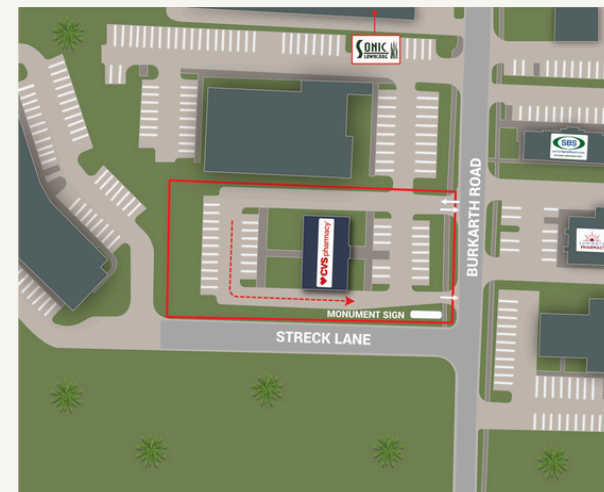


LOCATION

The property is located in Warrensburg, Missouri, the county seat of Johnson County and part of the Kansas City Metropolitan Statistical Area. Positioned along Burkarth Road, a well-traveled retail corridor, the CVS benefits from strong visibility and consistent traffic volume, driven by nearby retail, medical offices, and institutional anchors.

Warrensburg is home to the University of Central Missouri, a major regional employer with over 12,000 students and staff, and is located just 20 minutes from Whiteman Air Force Base, which houses the U.S. Air Force's B-2 Spirit bombers. This combination of higher education and military presence helps sustain a steady local economy and population base.

The area is supported by a diverse mix of national and regional retailers including Walgreens, Sonic, Chipotle, Dollar Tree, and Burger King, as well as hotels and auto dealerships. Its location approximately 60 miles southeast of downtown Kansas City allows for convenient access to a major urban center while retaining the stability and appeal of a smaller community market.





INVESTMENT HIGHLIGHTS

- Corporate-guaranteed lease backed by CVS Health (S&P: BBB)
- Triple net lease (NNN) with minimal landlord responsibilities
- 5% rent increases every 5 years, including during renewal options
- Lease extended by tenant, reflecting long-term commitment to site
- 3,655 SF building constructed in 2017 – modern and low-maintenance
- Located near University of Central Missouri (12,000+ students and staff)
- 20 minutes from Whiteman Air Force Base, a major local employer
- Surrounded by national retailers and healthcare services with limited pharmacy competition
- Positioned in the Kansas City MSA, benefiting from regional economic stability and growth



TENANT PROFILE



CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is one of the largest retail pharmacy chains in the United States. Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS operates more than 9,900 locations nationwide, including pharmacies within Target and Schnucks stores.

As a Fortune 500 company, CVS Health generated approximately \$357.8 billion in revenue in 2023 and maintains strong credit ratings of BBB (S&P) and Baa2 (Moody's). The company serves over 5 million customers daily and offers a wide range of health and wellness services, including its in-store MinuteClinic and specialty care programs.

CVS has continued to innovate by expanding digital platforms and eliminating tobacco products from its shelves, reinforcing its commitment to public health. The company also manages one of the nation's largest pharmacy benefits managers (CVS Caremark) and has a growing presence in healthcare delivery through Aetna, its insurance division.

With a proven track record of performance and stability, CVS remains a high-credit, investment-grade tenant and a leader in healthcare retailing.



EXCLUSIVELY MARKETED BY:

Exclusively Marketed By:

RE/MAX Heritage

Jim Dollins Team

Jim Dollins

Jennifer Engbroten

7020 NW 83rd Terrace

Kansas City, MO 64152

Jim: 816-213-8176

Jennifer: 816-778-5652

Website: <https://jimdollins.rmxheritage.com>



DISCLAIMER:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities or other financial instruments. All information contained herein is believed to be accurate and reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. The recipient is solely responsible for conducting their own independent investigation and due diligence regarding any potential investment. Past performance is not indicative of future results, and all investments involve risk.

