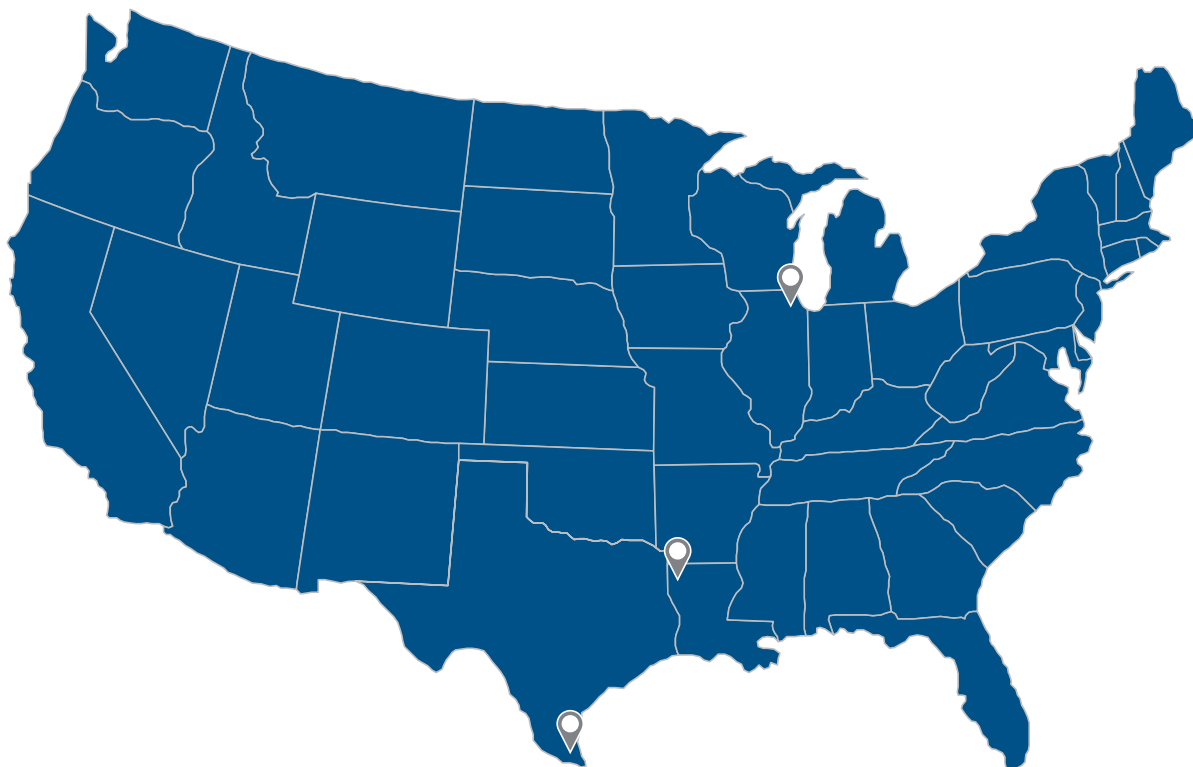


# CVS Pharmacy Portfolio

## Highly-Leveraged Zero Cash Flow Investment

sand capital



ADDRESS	CITY	STATE	PURCHASE PRICE	MAY 2022 DEBT	DOWN PAYMENT	% DOWN	ANNUAL RENT	STATUS
101 S. Main St.	Belle Glade	FL	\$5,800,000	\$3,923,783	\$1,876,217	32.35%	\$308,717	<b>SOLD 10.06.2021</b>
3900 W. Elm St.	McHenry	IL	\$6,300,000	\$4,373,902	\$1,926,098	30.57%	\$344,132	<b>SOLD 10.07.2021</b>
17307 Hull Street Rd.	Moseley	VA	\$5,350,000	\$3,543,383	\$1,806,617	33.77%	\$278,788	<b>SOLD 10.27.2021</b>
9917-A Spanish Fort Blvd.	Spanish Fort	AL	\$6,050,000	\$4,097,151	\$1,952,849	32.28%	\$322,358	<b>SOLD 10.28.2021</b>
702 Naamans Rd.	Claymont	DE	\$7,825,000	\$5,420,927	\$2,404,073	30.72%	\$426,510	<b>SOLD 11.08.2021</b>
1185 N. Church St.	Hazleton	PA	\$5,950,000	\$4,184,462	\$1,765,538	29.67%	\$329,227	<b>SOLD 11.09.2021</b>
1775 Golden Mile Hwy.	Monroeville	PA	\$6,200,000	\$4,263,248	\$1,936,752	31.24%	\$335,426	<b>SOLD 11.10.2021</b>
3373 W. Lincoln Hwy.	Parkesburg	PA	\$5,850,000	\$4,019,192	\$1,830,808	31.30%	\$316,224	<b>SOLD 04.11.2022</b>
1357 Lakewood Rd.	Toms River	NJ	\$8,900,000	\$6,021,341	\$2,878,659	32.34%	\$473,750	<b>SOLD 04.19.2022</b>
309 Nashua St.	Milford	NH	\$6,650,000	\$4,548,885	\$2,101,115	31.60%	\$359,086	<b>SOLD 05.05.2022</b>
111 E. Hidalgo Ave.	Raymondville	TX	\$5,800,000	\$3,945,092	\$1,854,908	31.98%	\$311,423	<b>UNDER CONTRACT</b>
10460 Norris Ferry Rd.	Shreveport	LA	\$5,800,000	\$3,907,515	\$1,892,485	32.63%	\$308,457	<b>AVAILABLE</b>
2000 S. Naperville Rd.	Wheaton	IL	\$6,550,000	\$4,398,933	\$2,151,067	32.84%	\$347,249	<b>AVAILABLE</b>

### Exceptional Opportunity

Rare opportunity to acquire new CVS Zero Cash Flow Properties from a recent CVS sale-leaseback portfolio. Three stores are still available.

### Zero Cash Flow Financing

Assumable self-amortizing financing with fixed 3.901% interest rate.

### Perfect 1031 Exchange Asset

The ZCF structure and paydown readvance allow for the perfect 1031 up-leg as it allows owners to withdraw equity and sit on the sidelines rather than acquiring other assets with aggressive cap rates.

### 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.

### Strong Demographics

High population and income demographics throughout entire portfolio.

### Absolute NNN

Absolutely no landlord responsibilities.

### Long-Term Leases

Newer 25-year leases which all expire January 3, 2043.

### Newer Builds

The portfolio was built in 2016 and 2017.

### Portfolio or Individual

The properties are being offered as a portfolio or individually.

### Have a 1031 Exchange?

**Example A:** Your property is selling for \$6,024,595 with no existing debt. Buy CVS Pharmacy and instruct lender to take the existing loan off at closing. Close for \$6,024,595 all cash. After closing, instruct lender to put the \$4,634,304 loan back on the property and wire you \$4,634,304.

**Result:** No taxes paid/trade completion; \$4,634,304 cash in hand; own a high-profile CVS Pharmacy with a 25-year lease, free and clear at lease end.

**Example B:** Your property is selling for \$6,024,595 with existing debt of \$3,000,000. Buy CVS Pharmacy and instruct lender to pay down the loan at closing to \$3,000,000. Close with your equity of \$3,024,595. After closing, instruct lender to increase the loan to \$4,634,304 loan and wire you \$1,634,304.

**Result:** No taxes paid/trade completion; \$1,634,304 cash in hand.