

# Pharma Property Group Closes a Zero Cash Flow CVS

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"I am pleased to announce that Pharma Property Group has closed a zero cash flow CVS property in Baton Rouge, LA. The buyer assumed the existing zero cash flow financing that included a three-year rent holiday. This transaction satisfied the buyers' 1031 exchange and they were specifically looking for a zero cash flow CVS for sale," stated Jason Pongsrikul who is Managing Principal of Pharma Property Group.

"These zero cash flow transactions are not as straightforward as the typical Walgreens or CVS properties for sale. It takes a certain buyer type that is looking for this product and since we focus 100% on Walgreens, CVS and Rite Aid properties for sale we are capable of locating buyers for these transactions and more importantly getting the loan assumption done correctly to close the transaction in an expedited manner. Many owners and brokers are not aware of the tax benefits that a zero cash flow CVS property has and have to be educated from us during the marketing process. Owners of CVS zero cash flow properties come to PPG in order to locate buyers who have experience in assuming existing zero cash flow debt because they know that we have the access to this unique buyer pool and know how to get them done," continued Mr. Pongsrikul.

Pharma Property Group (PPG) has over \$1 billion in closing transaction experience and specializes in providing commercial real estate services to landlords who own properties occupied by Walgreens, CVS, and Rite Aid. Pharma Property Group is one of the top brokerage firms in the country in drugstore property closing volume and has an unparalleled drugstore marketing platform providing access to the largest pool of drugstore landlords in the nation.

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*Based in San Diego, California, Pharma Property Group (www.pharmapropertygroup.com) was founded in 2012 by Jason Stuart Pongsrikul who has closed over \$1 Billion in net leased commercial properties throughout the country during the last decade.*

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