

SINGLE TENANT

INVESTMENT OPPORTUNITY



W/ DRIVE THRU
(NASDAQ: SBUX | S&P: BBB+)

WINTER SPRINGS FLORIDA (ORLANDO MSA)





W/ DRIVE THRU

EXCLUSIVELY MARKETING BY

**MATTHEW MOUSAVI | MANAGING PRINCIPAL
SRS NATIONAL NET LEASE GROUP**

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1116 | M: 714.404.8849

Matthew.Mousavi@srsre.com | CA License No. 01732226

**PATRICK R. LUTHER, CCIM | MANAGING PRINCIPAL
SRS NATIONAL NET LEASE GROUP**

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1115 | M: 480.221.4221

Patrick.Luther@srsre.com | CA License No. 01209944

Qualifying Broker: John Artope, SRS Real Estate Partners- Southeast, LLC

FL License No. BK3172617





TABLE OF CONTENTS

4

INVESTMENT SUMMARY

OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

7

PROPERTY OVERVIEW

AERIALS | SITE PLAN | LOCATION MAP

11

AREA OVERVIEW

DEMOGRAPHICS

14

FINANCIALS

RENT ROLL | BRAND PROFILE

INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building) in a NN leased, newly constructed, corporate guaranteed, drive-thru equipped, Starbucks, investment property located in Winter Springs, FL. The tenant, Starbucks Corporation (NASDAQ: SBUX | S&P: BBB+), has signed a brand new 10-year lease with 4 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is NN with landlord responsibilities limited to roof, structure, parking lot, and landscaping.

Starbucks is currently under construction and is on schedule to be completed this month. The building will feature a modern design equipped with a drive-thru, providing ease and convenience for consumers. On average, stores with drive-thrus experience higher sales than those without. Starbucks is a part of a larger set of development projects currently in progress at the intersection of State Highway 434 and Tuskawilla Road (41,600 combined VPD). All projects are currently under construction or have been approved by the city, including The Blake Apartments (279 units), Tuskawilla Crossing (379 units), Winter Springs Retirement Residence (144 units), Dream Finders Townhomes (114 units), and Beazer Homes Senior Condominiums (108 units), totaling 1,024 new housing units within walking distance to the site, providing a direct consumer base to draw from. Moreover, the subject property is located within walking distance of Winter Springs Town Center, a 118,000 SF neighborhood center anchored by Publix. Other notable tenants include GNC, McDonald's, The UPS Store, Subway, and more, increasing consumer draw and promoting crossover shopping to the site.

The 5-mile trade area serves a dense population of more than 132,000 residents and more than 40,000 employees. The 1-mile trade area has recently seen and is forecasted for tremendous growth, with a 38% increase in population since 2010 and an estimated 17% increase over the next five years. Further, the 1-mile trade area boasts an extremely affluent average household income of \$120,000.



OFFERING SUMMARY

OFFERING

| | |
|----------------------------|---|
| PRICING: | \$2,700,000 |
| NET OPERATING INCOME: | \$135,000 |
| CAP RATE: | 5.00% |
| GUARANTY: | Corporate |
| TENANT: | Starbucks Corporation (NASDAQ: SBUX S&P: BBB+) |
| NUMBER OF LOCATIONS: | 25,000+ |
| LEASE TYPE: | NN |
| LANDLORD RESPONSIBILITIES: | Roof, Structure, Parking Lot, Landscaping |

PROPERTY SPECIFICATIONS

| | |
|-------------------|---|
| RENTABLE AREA: | 2,500 SF |
| LAND AREA: | 0.67 Acres |
| PROPERTY ADDRESS: | NWC SR 434 & Michael Blake Boulevard, Winter Springs, FL 32708 |
| YEAR BUILT: | 2019 |
| PARCEL NUMBER: | Undergoing Parcelization |
| OWNERSHIP: | Fee Simple (Land and Building) |



INVESTMENT HIGHLIGHTS

BRAND NEW 10-YEAR CORPORATE GUARANTEED LEASE | RENTAL INCREASES | BRAND NEW 2019 CONSTRUCTION

- 10-year Starbucks corporate guaranteed lease, scheduled to commence Jan. 2019
- Lease features 4 (5-year) options to extend
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option
- Brand new construction with high-quality materials used for the modern design

NN LEASE | FEE SIMPLE OWNERSHIP | LIMITED LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure,
- Ideal, low management investment for an out-of-state, passive investor

SIGNALIZED HARD CORNER INTERSECTION | DRIVE-THRU EQUIPPED

- Situated near the signalized hard corner intersection of State Highway 434 and Tuskawilla Rd., with 41,600 combined vehicles passing by daily
- Convenient location with nearby direct on/off-ramp access
- Stores with drive-thrus generally experience higher sales than those without

NEARBY HOUSING DEVELOPMENTS (1,024 TOTAL UNITS) | WINTER SPRINGS TOWN CENTER (118,000 SF)

- The site is a part of a larger set of development projects in the surrounding area, including:
 - Tuskawilla Crossing (379 Units)
 - The Blake Apartments (279 Units)
 - Winter Springs Retirement Residence (144 Units)
 - Dream Finders Townhomes (114 Units)
 - Beazer Homes Senior Condominiums (108 Units)
- Provides a direct consumer base to draw from
- Positioned within walking distance of Winter Springs Town Center, with notable tenants including Publix, GNC, McDonald's, The UPS Store, Subway, and more
- Increases consumer draw to the trade area and promotes crossover shopping

DENSE POPULATION IN 5-MILE TRADE AREA | STRONG GROWTH IN 1-MILE | SIX FIGURE INCOMES

- More than 132,000 residents and 40,000 employees support the 5-mile trade area
- 1-mile trade area experienced a 38% increase in population since 2010, and is expected to increase by 17% over the next five years
- 1-mile trade area boasts an affluent average household income of \$120,000



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

State Highway 434 & 419: 1 Access Point
Michael Blake Boulevard: 1 Access Point



TRAFFIC COUNTS

State Highway 434 & 419: 23,600 Cars Per Day



IMPROVEMENTS

There is approximately 2,500 SF of existing building area.



PARKING

There are approximately 28 parking spaces on the owned parcel.
The parking ratio is approximately 11.20 stalls per 1,000 SF of leasable area.



YEAR BUILT

2019



PARCEL

Undergoing Parcelization - Acres: 0.67 SF: 29,185



ZONING

T-C: Town Center District



Beazer Homes
(108 Units)



D.R. HORTON
America's Builder

Edward Jones

Winter Springs Town Center
(118K SF)

Brightway
INSURANCE

SUBWAY

CareNow
Urgent Care Las Vegas

Winter Springs Dentistry
DR. JAMES RAY ROBERTS
DR. MICHAEL S. FINKELSTEIN

Tutti Frutti

TIJANA FLATS
TEX-MEX



The Blake Apartments
(279 Units)



Dream Finders Townhomes
(114 Units)

18,000
CARS PER DAY



Mobil

Tuskawilla Crossing
(379 Units)



Tuskawilla Rd.

Winter Springs
Retirement Residence
(144 Units)

State Highway 434 & 419



23,600
CARS PER DAY

The Blake Apartments
(279 Units)



Mobil

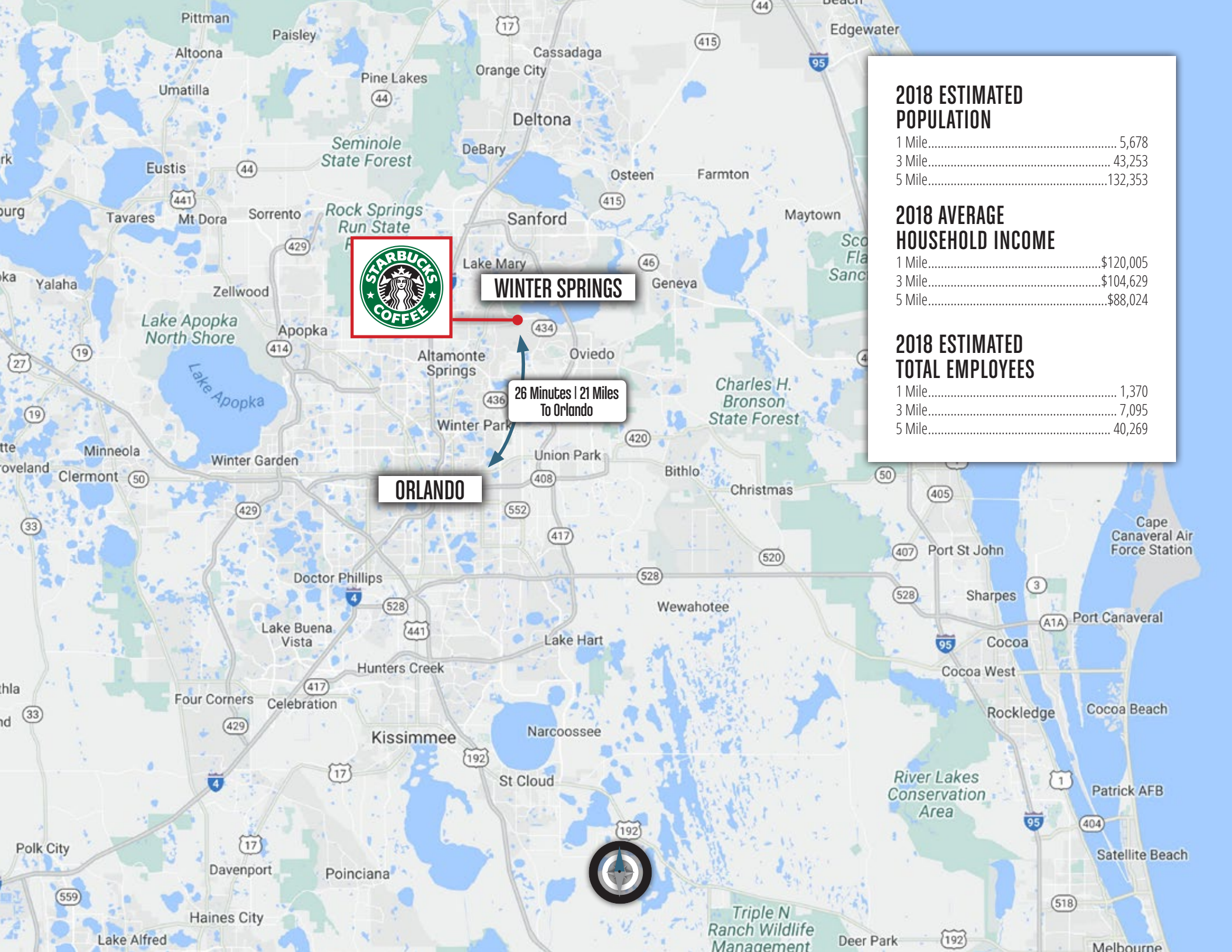
434

419

- 23,600 VPD

MICHAEL BLAKE BLVD.





**2018 ESTIMATED
POPULATION**

| | |
|-------------|---------|
| 1 Mile..... | 5,678 |
| 3 Mile..... | 43,253 |
| 5 Mile..... | 132,353 |

**2018 AVERAGE
HOUSEHOLD INCOME**

| | |
|-------------|-----------|
| 1 Mile..... | \$120,005 |
| 3 Mile..... | \$104,629 |
| 5 Mile..... | \$88,024 |

**2018 ESTIMATED
TOTAL EMPLOYEES**

| | |
|-------------|--------|
| 1 Mile..... | 1,370 |
| 3 Mile..... | 7,095 |
| 5 Mile..... | 40,269 |

AREA OVERVIEW

Winter Springs, Florida

Winter Springs, Florida, in Seminole county, is 11 miles N of Orlando, Florida (center to center) and 87 miles NE of Tampa, Florida. The city is considered part of the Orlando metropolitan area. The City of Winter Springs had a population of 37,107 as of July 1, 2018.

Conveniently located less than 30 minutes to the beaches of Florida and World Class theme park attractions, Winter Springs also offers businesses easy access to domestic and global markets via two international airports and the deepwater Port Canaveral-making it easy for you or your business to “get there from here”. Winter Springs is located just 10 miles north of Orlando in south-central Seminole County. The City enjoys a prime location on Central-Florida’s roadway network, with easy access to U.S. 17-92-the commercial corridor for Seminole County-and State Road 417 (Seminole Expressway/Central Florida Greenway), which links the City to Interstate 95, the Florida Turnpike and the southern United States. State Road 417, also known as Seminole Way, is one of the newest “technology-corridors” in the state. Seminole Way connects the City of Winter Springs to the computer simulation, digital media and photonics industry sectors located at the nearby University of Central Florida, the medical technology and bio-technology industry sectors located at Lake Nona’s Medical Center, and the aerospace technologies industry sector located at the Kennedy Space Center.

The city of Winter Springs has a number of amusement parks nearby including the Blue Spring State Park and the Hontoon Island State Park. These are ideal places for family picnics and provide great entertainment opportunities for adults and kids alike. Those interested in the history and fine arts can visit the museums in the surrounding area. Apart from this, nearby attractions also include the Brevard Zoo, Disney World, Kennedy Space Center and Universal Studios. The City’s park system consists of nine park sites which are developed for public use. There are approximately 350 acres available for use or future development within the city. 125 acres are presently developed, 175 acres are environmentally sensitive and approximately 50 acres are undeveloped.

The University of Central Florida has partnered with the City of Winter Springs to establish the UCF/Winter Springs Small Business Incubator. Learn more about our small business incubator on page 11, Opportunity Site One: Greenway Interchange District. Seminole State College (SSC) of Florida has a campus located in the nearby City of Oviedo. SSC is a full-service education provider offering four-year degrees and two-year college-credit degrees (A.A. and A.S.), specialized career certificates, continuing professional education, and an array of culturally stimulating events including theatrical and musical performances, planetarium shows, and culturally relevant guest speakers. The city is served by the Orlando Sanford International Airport.



AREA DEMOGRAPHICS

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|----------|
| 2018 Estimated Population | 5,678 | 43,253 | 132,353 |
| 2023 Projected Population | 6,698 | 47,127 | 141,952 |
| 2010 Census Population | 3,883 | 38,957 | 119,824 |
| Projected Annual Growth 2018 to 2023 | 3.36% | 1.73% | 1.41% |
| Historical Annual Growth 2010 to 2018 | 4.71% | 1.28% | 1.21% |
| 2018 Estimated Households | 2,231 | 16,332 | 49,889 |
| 2023 Projected Households | 2,631 | 17,755 | 53,393 |
| 2010 Census Households | 1,556 | 14,754 | 45,368 |
| Projected Annual Growth 2018 to 2023 | 3.35% | 1.68% | 1.37% |
| Historical Annual Growth 2010 to 2018 | 4.46% | 1.24% | 1.16% |
| 2018 Estimated White | 86.36% | 86.49% | 81.96% |
| 2018 Estimated Black or African American | 5.07% | 5.45% | 8.37% |
| 2018 Estimated Asian or Pacific Islander | 4.31% | 3.95% | 4.06% |
| 2018 Estimated American Indian or Native Alaskan | 0.25% | 0.26% | 0.36% |
| 2018 Estimated Other Races | 2.99% | 2.88% | 4.10% |
| 2018 Estimated Hispanic | 17.89% | 17.99% | 21.58% |
| 2018 Estimated Average Household Income | \$120,005 | \$104,629 | \$88,024 |
| 2018 Estimated Median Household Income | \$99,781 | \$81,559 | \$65,260 |
| 2018 Estimated Per Capita Income | \$45,648 | \$39,559 | \$33,700 |
| 2018 Estimated Total Businesses | 148 | 910 | 4,256 |
| 2018 Estimated Total Employees | 1,370 | 7,095 | 40,269 |



AREA OVERVIEW

Orlando, Florida

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area and the City of Orlando is the 4th largest city in Florida with a population of 283,852 as of July 1, 2017. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport. The airport serves as a hub and a focus hub city for Southwest Airlines, JetBlue Airways and Frontier Airlines. The airport serves as a major international gateway for the mid-Florida region with major foreign carriers including Lufthansa, Air Canada, British Airways, WestJet, Virgin Atlantic, Emirates Airlines, Aer Lingus, TAM, and Aeromexico. The Orlando Sanford International Airport (SFB) in nearby suburb of Sanford, Florida serves as a secondary airport for the region and is a focus city airport for Allegiant Air. The Orlando Executive Airport (ORL) near Downtown Orlando serves primarily executive jets, flight training schools, and general small-aircraft aviation.



RENT ROLL

| TENANT NAME | SQUARE FEET | LEASE TERM | | BEGIN | INCREASE | RENTAL RATES | | | | RECOVERY TYPE | OPTIONS |
|----------------------|-------------|-------------|-----------|-----------|----------|--------------|---------|-----------|----------|---------------|--|
| | | LEASE START | LEASE END | | | MONTHLY | PSF | ANNUALLY | PSF | | |
| Starbucks | 2,500 | Jan. 2019 | Jan. 2029 | Current | - | \$11,250 | \$9.12 | \$135,000 | \$109.40 | NN | 4 (5-Year) |
| (Corporate Guaranty) | | | | Feb. 2024 | 10% | \$12,375 | \$10.03 | \$148,500 | \$120.34 | | Opt. 1: \$163,350/Yr Opt. 2: \$179,685/Yr Opt. 3: \$197,654/Yr Opt. 4: \$217,419/Yr |

(1) Tenant's Pro Rata Share of Property Taxes shall not exceed \$4.00 PSF; Operating Expenses shall not exceed \$3.00 PSF; Insurance shall not exceed \$4.00 PSF, through the end of the first full calendar year.

(2) Tenant's Pro Rata Share of Operating Expenses shall not exceed 103% of the previous year's Operating Expenses throughout the term.

(3) Tenant pays 10% admin on CAM in lieu of management.

(4) Tenant has a 30-day Right of First Offer.

FINANCIAL INFORMATION

Price:\$2,700,000
 Net Operating Income:\$135,000
 Cap Rate:5.00%
 Lease Type: NN

PROPERTY SPECIFICATIONS

Year Built:2019
 Rentable Area:2,500 SF
 Land Area:0.67 Acres
 Address: NWC SR 434 & Michael Blake Blvd., Winter Springs, FL 32708

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





BRAND PROFILE

STARBUCKS

Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Starbucks stores offer coffee and tea beverages, Handcrafted Beverages, Merchandise and Fresh Food. Through their unwavering commitment to excellence and guiding principles, the company bring the unique Starbucks Experience to life for every customer through every cup. Today, with more than 25,000 stores around the globe. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

| | |
|------------------|-----------------------|
| Company Type: | Public (NASDAQ: SBUX) |
| 2018 Employees: | 291,000 |
| 2018 Revenue: | \$24.72 Billion |
| 2018 Net income: | \$4.52 Billion |
| 2018 Assets: | \$24.16 Billion |
| 2018 Equity: | \$1.17 Billion |
| Credit Rating: | S&P: BBB+ |





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.