

**\$1,710,509**

Purchase Price



**5.50%**

Cap Rate

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Representative Photo

## Tenant Overview

**Starbucks Corporation** (NASDAQ: SBUX) is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. As of 2018, there were 28,218 Starbucks locations open across six continents and 74 countries and territories. As of October, 2018, Starbucks had annual revenue of \$24.71 billion and net income of \$4.51 billion. The company currently has an S&P rating of “BBB+” which is top tier investment grade.

## Location Overview

**St. Anthony** is five miles northeast of downtown Minneapolis and eight miles northwest of downtown St. Paul. The St. Paul and Minneapolis campuses of the University of Minnesota are a mere 10 to 15 minutes from St. Anthony. The City is easily accessible via I-35W, I-94, and I-694. As of 2017, Minneapolis is the largest city in the state of Minnesota and 45th-largest in the United States, with an estimated population of 422,331. The **Twin Cities metropolitan area** consists of Minneapolis, its neighbor St. Paul, and suburbs which altogether contain about 3.6 million people, and is the third-largest economic center in the Midwest.

## Investment Highlights



**Investment-Grade  
BBB+/Stable Tenant**



**Long-Term Lease  
& Renewal Options**



**Outparcel to Popular  
Retail Power Center**



**Minneapolis Suburb with  
Excellent Demographics**



**Highly-Visible Location  
& Drive-Thru Accessibility**

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