



(NASDAQ: SBUX)

® WITH DRIVE-THRU

87 OLD ALLATOONA ROAD, EMERSON, GEORGIA (ATLANTA MSA)

SINGLE TENANT NNN INVESTMENT OPPORTUNITY



ACTUAL SITE

EXCLUSIVELY-MARKETED BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, investment grade (S&P:BBB+), corporate guaranteed, Starbucks investment property located in Emerson, Georgia. The tenant, Starbucks, has 9 years remaining with 4 (5-year) options to extend. The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed by Starbucks Corporation, an established and globally recognized brand with over 25,000 locations. The lease is NNN with landlord responsibilities limited to roof and structure. The property was recently constructed in 2017 using high quality materials.

Starbucks is strategically located near the signalized, hard corner of Old Allatoona Road and Lakepoint Parkway, averaging a combined 19,700 vehicles passing by daily. The site is positioned just off Interstate 75 (79,400 VPD) and U.S. Highway 41 (14,400 VPD), with nearby direct on/off ramp access. The site is equipped with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus generally experience higher sales than those without. Starbucks is located within a 3-mile radius of several recent and future residential developments including Waterside Estates (300 acres) and Vineyard Park (155 acres). The asset is located within the LakePoint Sporting Community, one of the world's largest destinations for travel sports, featuring state-of-the-art sports venues on over 1,300 acres. Nearby national/credit tenants include Dollar General, Wendy's, Taco Bell, Chick-Fil-A, and more, further increasing consumer draw to the trade area. The 5-mile trade area is supported by a population of more than 33,000 residents and 111,000 employees. Residents within a 1-mile trade radius boast a healthy average household income of \$88,113.



PROPERTY PHOTOS



OFFERING SUMMARY



PROPERTY SPECIFICATIONS

Pricing:	\$1,929,000
Net Operating Income:	\$108,000
Cap Rate:	5.60%
Guaranty:	Corporate
Tenant:	Starbucks
Lease Type:	NNN
Landlord Responsibilities:	Roof and Structure

OFFERING

Rentable Area:	2,200 SF
Land Area	0.69 AC
Property Address:	87 Old Allatoona Road SE Emerson, GA 30137
Year Built:	2017
Parcel Number:	E006-0903-010
Ownership:	Fee Simple (Land and Building Ownership)



INVESTMENT HIGHLIGHTS

Corporate Guaranteed | Options To Extend | Scheduled Rental Increases

- Corporate guaranteed lease by Starbucks Corporation (S&P:BB+), an established and globally recognized brand, with over 25,000 locations
- 9 years remaining with 4 (5-year) option periods to extend
- Lease features 10% rental increases at the beginning of each option period

NNN 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 and structure
- Ideal, low-management investment for an out-of-state, passive investor

Near Signalized, Hard Corner | Just Off Interstate 75 (79,400 VPD) & U.S. Highway 41 (14,400 VPD) | Drive-Thru Equipped | Excellent Visibility & Access

- Strategically located near the signalized, hard corner of Old Allatoona Road and Lakepoint Parkway, averaging a combined 19,700 vehicles passing by daily
- Just off Interstate 75 (79,400 VPD) and U.S. Highway 41 (14,400 VPD), with nearby direct on/off ramp access
- The site is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus generally experience higher sales than those without.
- The asset has excellent visibility and access

Strong Demographics In Trade Area

- More than 33,000 residents and 111,000 employees support the 5-mile trade area
- \$88,113 affluent average household income in 1-mile trade area

Recent & Future Developments Within 3-Mile Radius | Waterside Estates (300 AC) | Vineyard Park (155 AC)

- Starbucks is located within a 3-mile radius of several recent and future developments
- Waterside Estates, a recently built 300-acre luxury gated community
- Vineyard Park, a 155-acre community currently under construction, will feature a 28-acre apartment site, corporate office space (800,000 SF), a 16-acre mixed used village, 2 hotels, multiple restaurant pads, and more

LakePoint Sporting Community (1,300 AC) | Near National/Credit Tenants

- The asset is located within the LakePoint Sporting Community, one of the world's largest destinations for travel sports, which features state-of-the-art sports venues on over 1,300 acres
- Nearby national credit tenants include Dollar General, Wendy's, Taco Bell, Chick-Fil-A, and more
- Increases consumer draw and promotes crossover traffic



PROPERTY OVERVIEW



PARCEL MAP



Parcel

Parcel Number: E006-0903-010
Acres: 0.69
Square Feet: 30,056

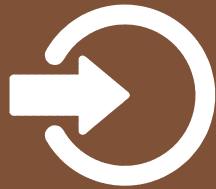


Improvements

2,200 SF

Year Built

2017



Access

Old Allatoona Road SE/
State Highway 293
1 Access Point



Parking

There are approximately 18 parking spaces on the owned parcel. The parking ratio is approximately 8 stalls per 1,000 SF of leasable area.



Traffic Counts

Old Allatoona Road SE/
State Highway 293
9,800 Cars Per Day

U.S. Highway 41/ State Highway 3
14,400 Cars Per Day



Zoning

Commerical

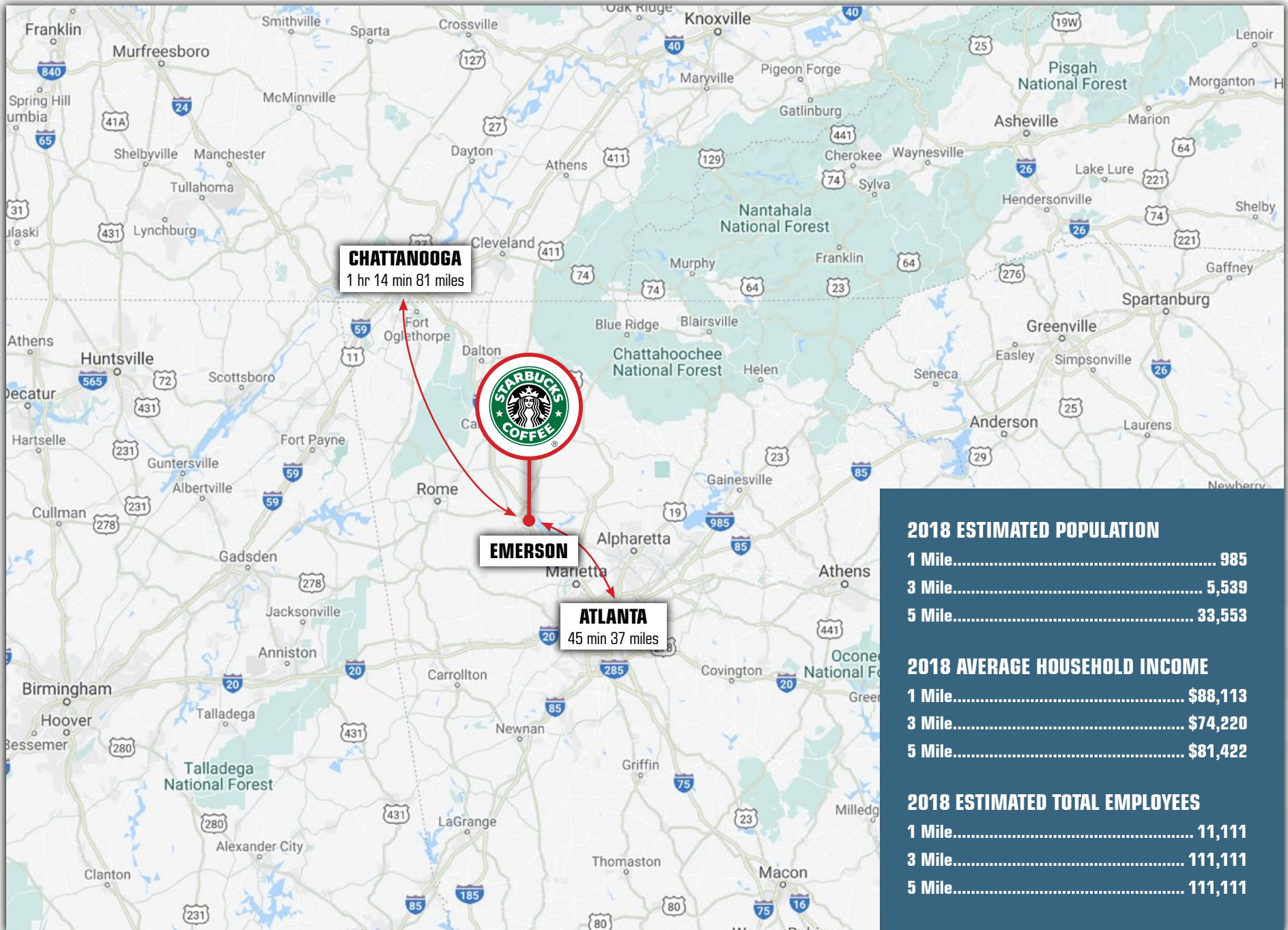








LOCATION MAP



AREA OVERVIEW

Emerson, Georgia

Emerson is a city in far southern Bartow County, Georgia, United States, on highways US-41, GA-293, and I-75. The City of Emerson had a population of 1,595 as of July 1, 2018. Emerson ranks in the lower quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Georgia.

Emerson has served as the backdrop for many film and television production scenes. The television mini-series Manhunt: Unabomber was filmed in Emerson along with portions of the film The 5th Wave (film).

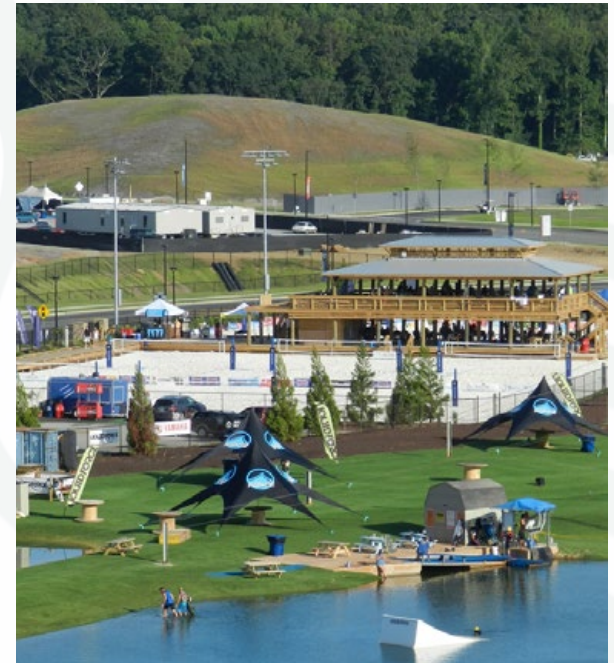
Bartow County is a county located in the northwestern part of the U.S. state of Georgia. As of the 2017 census, the population was 105,054. The county seat is Cartersville. Traditionally considered part of northwest Georgia, Bartow County is now included in the Atlanta metropolitan area, mainly in the southeastern part near Cartersville, which has become an exurb more than 40 miles (70 kilometers) from downtown Atlanta on I-75. It has a sole commissioner government, and is the largest county by population of the few remaining in Georgia with a sole commissioner.

Bartow History Museum opened in 1987 and is located in the historic 1869 Courthouse in downtown Cartersville. Artifacts, photographs, documents and a variety of permanent exhibits focus on the settlement and development of Bartow County, Georgia, beginning with the early nineteenth century when the Cherokee inhabited the area. Early European settler life, the iron ore and bauxite industries, Civil War strife, post-war recovery, the Great Depression era, early textile industries and notable figures are depicted through interactive exhibits in the permanent gallery space. The museum offers a wide variety of education programs, and lectures. Tellus Science Museum, an affiliate of the Smithsonian Institution, is a world-class 120,000-square-foot (11,000 m²) museum is located in Cartersville, just off I-75 at exit 293. The museum features four main galleries: The Weinman Mineral Gallery, The Fossil Gallery, Science in Motion and The Collins Family My Big Backyard. There is also a 120-seat digital planetarium and an observatory with a state-of-the-art 20-inch telescope located at Tellus.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	985	5,539	33,553
2023 Projected Population	1,955	8,483	39,629
2010 Census Population	905	5,257	31,378
Projected Annual Growth 2018 to 2023	14.69%	8.90%	3.38%
Historical Annual Growth 2010 to 2018	1.03%	0.64%	0.82%
2018 Estimated Households	357	2,039	12,116
2023 Projected Households	678	3,102	14,171
2010 Census Households	329	1,931	11,373
Projected Annual Growth 2018 to 2023	13.69%	8.75%	3.18%
Historical Annual Growth 2010 to 2018	0.99%	0.66%	0.77%
2018 Estimated White	91.34%	92.59%	82.63%
2018 Estimated Black or African American	5.69%	4.57%	12.01%
2018 Estimated Asian or Pacific Islander	0.91%	0.74%	1.62%
2018 Estimated American Indian or Native Alaskan	0.41%	0.36%	0.35%
2018 Estimated Other Races	3.25%	3.83%	4.64%
2018 Estimated Hispanic	8.53%	8.16%	10.29%
2018 Estimated Average Household Income	\$88,113	\$74,220	\$81,422
2018 Estimated Median Household Income	\$66,149	\$53,024	\$59,776
2018 Estimated Per Capita Income	\$32,381	\$27,273	\$29,745
2018 Estimated Total Businesses	35	156	1,661
2018 Estimated Total Employees	422	1,573	15,778



LAKEPOINT SPORTING COMMUNITY



LakePoint Sporting Community is conveniently located off Interstate 75 in Emerson, Georgia—just 35 miles north of Downtown Atlanta. Welcoming more than two million visitors since its inception, LakePoint is on track to be one of the world's largest and most unique destinations for travel sports. With more than 1,300 acres nestled in the foothills of the North Georgia Mountains and adjacent to beautiful Lake Allatoona, LakePoint will feature state-of-the-art sports venues and five million square feet of amenities including onsite hotels, restaurants, themed retail, bowling, ziplines, water parks and much, much more.

LakePoint currently features five sporting venues: 8 baseball fields, 3 multi-purpose fields, 10 beach volleyball courts, 3 cable wakeboarding pools, and a 170,000 SF indoor facility with 12 basketball courts which convert to 24 volleyball courts.

In addition to the sporting areas, LakePoint offers on-site hotels, dining options, and an entertainment venue, LakePoint Station.



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Starbucks (Corporate Guaranty)	2,200	10/15/2017	2/28/2028	Current	-	\$9,000	\$4.09	\$108,000	\$49.09	NNN	4 (5-Year) Option 1: \$118,800/YR Option 2: \$130,680/YR Option 3: \$143,748/YR Option 4: \$158,122/YR

Note: Tenant has the right to terminate the lease after the 60th month of the base term with 120 days notice.



FINANCIAL INFORMATION

Price:	\$1,929,000
Net Operating Income:	\$108,000
Cap Rate:	5.60%
Guaranty:	Corporate

PROPERTY SPECIFICATIONS

Year Built:	2017
Rentable Area:	2,200 SF
Land Area:	0.96 AC
Address:	87 Old Allatoona Road SE Emerson, GA 30137

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 Net income: \$4.52 Billion

Credit Rating: S&P: BBB+

2018 Employees: 291,000

2018 Assets: \$24.16 Billion

2018 Revenue: \$24.72 Billion

2018 Equity: \$1.17 Billion





SRS

NATIONAL NET LEASE GROUP



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

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 sub-market 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.

*STATISTICS ARE FOR 2017