



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# STARBUCKS

## NET LEASED OFFERING

2710 SW COLLEGE RD, OCALA, FL 34474

OFFERING MEMORANDUM  
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# TABLE OF CONTENTS **K**

04	<b>INVESTMENT OVERVIEW</b>
05	<b>FINANCIAL SUMMARY</b>
06	<b>TENANT OVERVIEW</b>
07	<b>LOCATION AERIAL</b>
08	<b>REGIONAL OVERVIEW</b>
09	<b>DEMOGRAPHICS</b>
10	<b>AREA OVERVIEW</b>

# INVESTMENT OVERVIEW



The subject offering is a fee simple interest in a net leased Starbucks. The ten year lease calls for minimal landlord obligations. The subject property is well situated on a major commercial thoroughfare, surrounded by major national retailers including Walmart Supercenter, Target, The Home Depot and many others. The area experiences a high volume of traffic as well with a combined 72,300 VPD along SW College Rd. and SW 27th Ave. The property is currently under development and is located 0.25 miles from the College of Central Florida - Ocala.

## INVESTMENT HIGHLIGHTS

NEW 10 YEAR NET LEASED OFFERING

BRAND NEW 2018 CONSTRUCTION

MINIMAL LANDLORD RESPONSIBILITIES

10% INCREASES IN RENT EVERY 5 YEARS

CORPORATE GUARANTY - NASDAQ: SBUX

S&P RATED A- INVESTMENT GRADE CREDIT

TROPHY LOCATION - NEARBY MAJOR NATIONAL/  
CREDIT TENANTS INCLUDING A 24-HOUR WALMART

## OFFERING SPECIFICATIONS

PRICE \$3,142,857

CAP RATE 5.25%

NET OPERATING INCOME \$165,000

SQUARE FOOTAGE 2,504

LOT SIZE 0.79 AC

YEAR BUILT 2018

# FINANCIAL SUMMARY

## STARBUCKS • NET LEASED OFFERING

2710 SW COLLEGE RD, OCALA, FL 34474

**\$3,142,857 • 5.25%**

### SUMMARY

TENANT NAME	Starbucks
SQUARE FOOTAGE	2,504
LEASE ENDS	November 2028
ANNUAL RENT	\$165,000
INCREASES	10% Every 5 Years
OPTIONS	Four, 5 Year

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$165,000.00	5.25%
YEARS 6-10	\$181,500.00	5.78%
OPTION 1	\$199,650.00	6.35%
OPTION 2	\$219,615.00	6.99%
OPTION 3	\$241,576.50	7.69%
OPTION 4	\$265,734.15	8.46%

# TENANT OVERVIEW

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## STARBUCKS

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of early 2019, the company operates over 30,000 locations worldwide.

Starbucks is considered the main representative of “second wave coffee”, initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select “Starbucks Evenings” locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores.



**PUBLICLY** TRADED



**30,000+** LOCATIONS



**291,000** EMPLOYEES

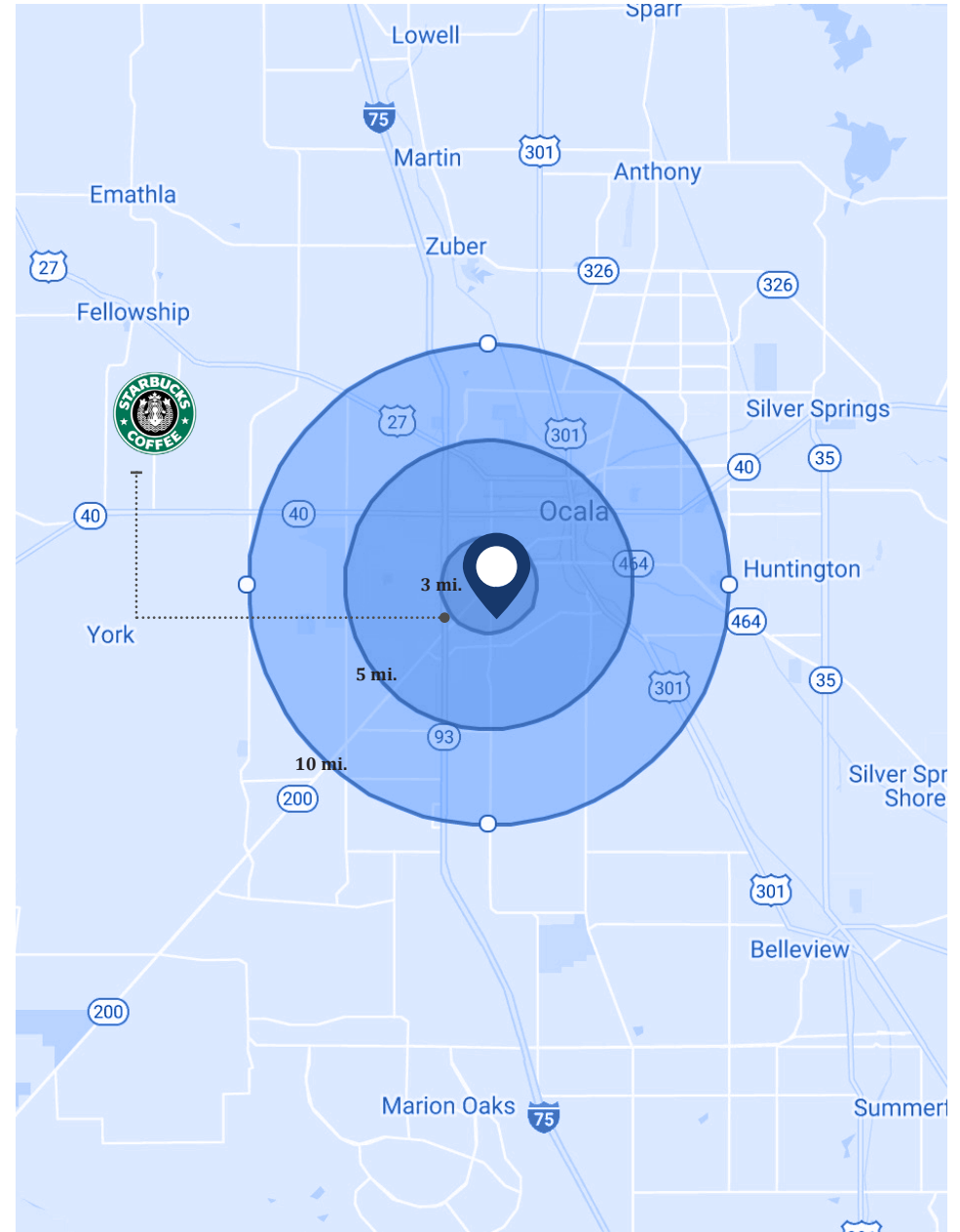


# LOCATION AERIAL





# REGIONAL OVERVIEW





# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,377	32,533	72,531
TOTAL HOUSEHOLDS	2,619	12,603	29,654
AVERAGE HOUSEHOLD INCOME	\$44,761	\$52,975	\$56,501
AVERAGE AGE	36.20	38.40	40.80

# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,619	12,603	29,654
TOTAL POPULATION	6,377	32,533	72,531
PERSONS PER HOUSEHOLD	2.30	2.30	2.30
AVERAGE HOUSEHOLD INCOME	\$44,761	\$52,975	\$56,501
AVERAGE HOUSE VALUE	\$122,881	\$124,119	\$135,940
AVERAGE AGE	36.20	38.40	40.80
POPULATION WHITE	4,080	20,503	52,567
POPULATION BLACK	1,727	9,835	15,827
POPULATION AM, INDIAN, & ALASKAN	31	175	378
POPULATION ASIAN	345	1,234	2,176
POPULATION HAWAIIAN & PACIFIC ISLANDER	9	28	62
POPULATION OTHER	185	758	1,5

## OCALA, FLORIDA

Ocala is a city located in Northern Florida. As of the 2013 census, its population, estimated by the United States Census Bureau, was 57,468, making it the 45th most populated city in Florida.

It is the seat of Marion County and the principal city of the Ocala, Florida Metropolitan Statistical Area, which had an estimated 2013 population of 337,362.





**OCALA, FLORIDA**



**The Kase Group**

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