



LOCATED ALONG MAIN
COMMERCIAL CORRIDOR

4 SCHOOLS WITHIN 1.5-MILES
(4,798 STUDENTS)

CLICK HERE FOR PROPERTY VIDEO:



SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$2,330,000 – 5.30% CAP
STARBUCKS – CORPORATE NET LEASE



132 E HWY 152, MUSTANG, OK (OKC MSA)

214.915.8890

RUSSELL SMITH
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BOB MOORHEAD
bob@trivanta.com

Property. 2,278± SF building on ±0.93 acres.

Tenant. Starbucks Corporation | FY 2018 financials: \$24.7 billion in revenue and \$4.5 billion in net income | Over 29,000 locations worldwide.

Lease structure. 10-year, corporate net lease with 10% rent increases every 5 years, in primary term and option periods, beginning year 6.

Location. Starbucks is strategically located along State Hwy. 152 "S.W. 74th St." (23,000 VPD) just east of its signalized intersection with N. Mustang Rd. (19,000 VPD), in Mustang, OK. Mustang Rd. is a local thoroughfare that connects the surrounding communities to 4 of the local schools (approx. 4,798 total students) and to the main commercial corridor, 74th St, also known as State Hwy. 152, which leads to OK-4 (14,000 VPD) and Will Rogers World Airport (approx. 3.7 million annual passengers). The immediate trade area features above average household incomes of \$81,532 within a 3-mile radius. The immediate trade area also features several national credit tenants including Walmart, Tractor Supply Co., O'Reilly, AutoZone, Whataburger, Taco Bell, Sonic, Wendy's, Domino's, Subway and many others. Starbucks is located approximately 10-miles west of Will Rogers World Airport and 18-miles southwest of Oklahoma City, OK.

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DISCLAIMER

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 132 E. Hwy. 152, Mustang, OK by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

LISTED IN ASSOCIATION WITH OKLAHOMA BROKER OF RECORD:
GLM COMMERCIAL PROPERTIES, LLC | LICENSE# 120857

132 E HWY 152, MUSTANG, OK (OKC MSA)

PRICE CAP RATE:	\$2,330,000 5.30%
NET OPERATING INCOME:	\$123,500
BUILDING AREA:	2,278± Square Feet
LAND AREA:	0.93± Acres
YEAR BUILT:	2018
LANDLORD RESPONSIBILITY:	Roof *, Structure, & Parking Lot
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

* 20-Year Roof Warranty

LEASE OVERVIEW

Lease Term:	10-Years, Plus (4), 5-Year Options to Extend
Rent Commencement:	April 2018
Lease Expiration:	April 2028
Lease Type:	Corporate Net Lease
Rent Increases:	10% Every 5 Years, Beginning Year 6
Annual Rent Yrs 1-5:	\$123,500
Annual Rent Yrs 6-10:	\$135,849
Option 1 Yrs 11-15:	\$149,435
Option 2 Yrs 16-20:	\$164,378
Option 3 Yrs 21-25:	\$180,815
Option 4 Yrs 26-30:	\$198,897

TENANT OVERVIEW

Starbucks Corporation, a Washington Corporation.

STARBUCKS | www.starbucks.com | NASDAQ: SBUX

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington, United States. Starbucks is the largest coffeehouse company in the world, with over 29,000 stores globally, including over 14,500 in the United States, followed by over 3,500 in China and more than 1,500 in Canada. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company's products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores.

Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

The Company sells whole bean and ground coffees, including the Starbucks and Seattle's Best Coffee brands, as well as VIA and other related products, to institutional foodservice companies that service business and industry, education, healthcare, office coffee distributors, hotels, restaurants, airlines and other retailers.

From Starbucks founding in later forms as a local coffee bean roaster and retailer, the company has expanded rapidly. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-'90s, and overseas stores now constitute almost one third of Starbucks stores.

In fiscal 2018, the company reported revenues of \$24.7 billion (10% increase from prior year) and net income of \$4.52 billion (up from \$2.88 billion in 2017)



132 E HWY 152, MUSTANG, OK (OKC MSA)

 [CLICK HERE FOR Q2 FY19 EARNINGS STATEMENT](#)

TODAY*

+30,100 STORES

78 COUNTRIES

up to 91m OCCASIONS
PER WEEK

+350,000 WEAR THE
GREEN APRON

*AS OF Q2 FY19



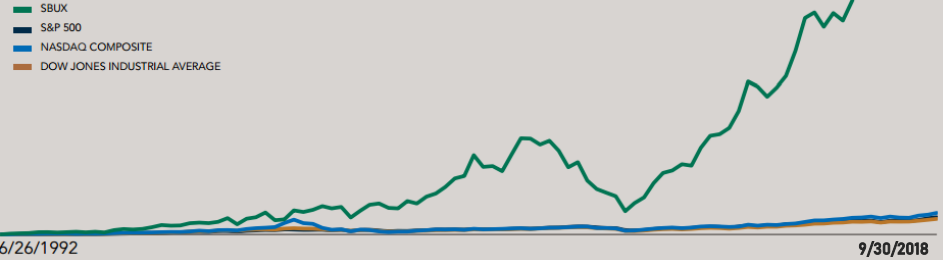
FORTUNE
WORLD'S MOST
ADMIRABLE
COMPANIES



1. APPLE
2. AMAZON.COM
3. STARBUCKS
4. BERKSHIRE HATHAWAY
5. DISNEY
6. ALPHABET
7. GENERAL ELECTRIC
8. SOUTHWEST AIRLINES
9. MICROSOFT
10. FACEBOOK

TOTAL SHAREHOLDER
RETURN SINCE IPO
TSR %

+19,000 %



Source:starbucks.com



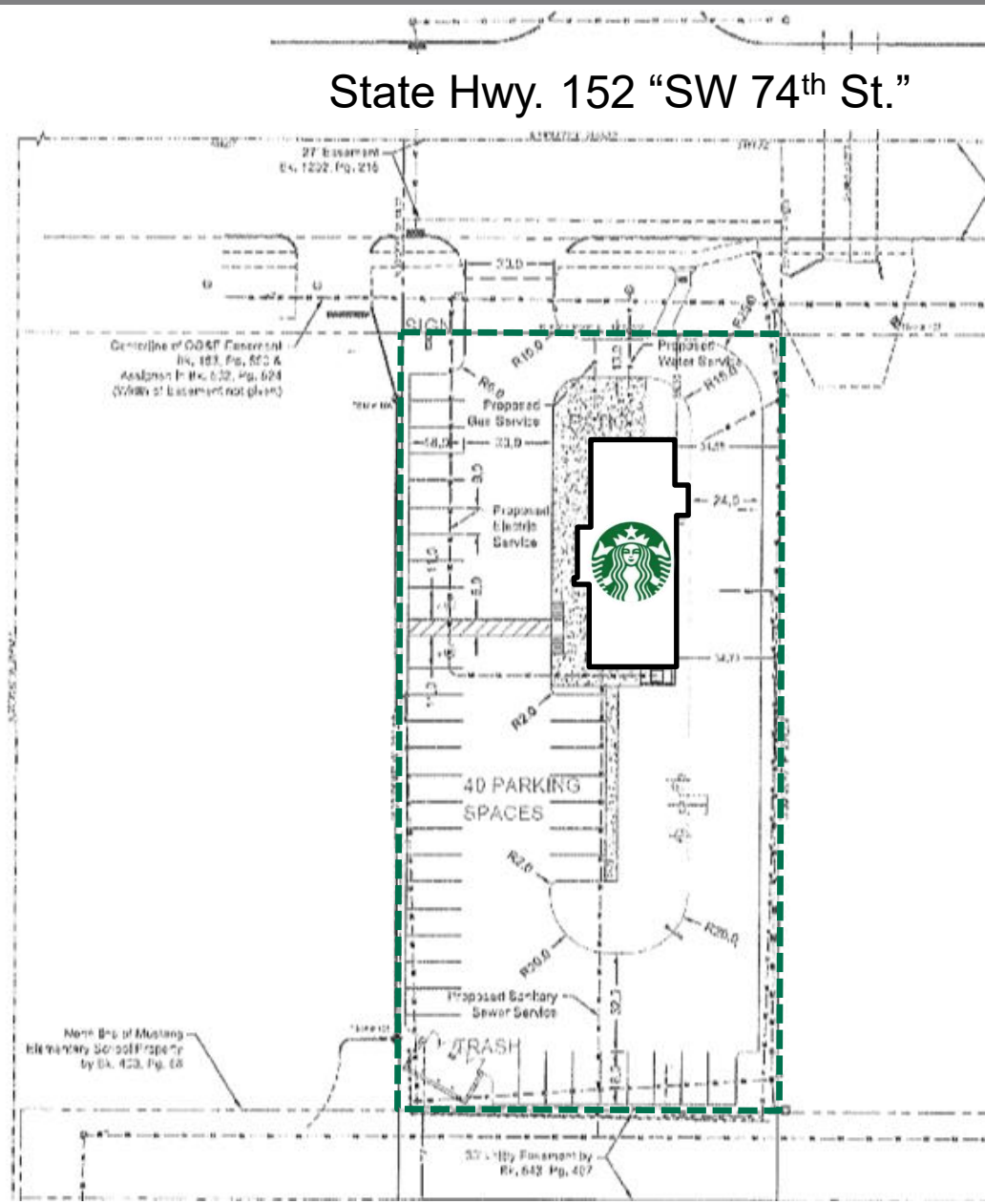
132 E HWY 152, MUSTANG, OK (OKC MSA)



132 E HWY 152, MUSTANG, OK (OKC MSA)



State Hwy. 152 “SW 74th St.”



132 E HWY 152, MUSTANG, OK (OKC MSA)



IMMEDIATE TRADE AREA

Starbucks is strategically located along State Hwy. 152 “S.W. 74th St.” (23,000 VPD) just east of its signalized intersection with N. Mustang Rd. (19,000 VPD), in Mustang, OK. Mustang Rd. is a local north-south thoroughfare that connects the surrounding communities to 4 of the local schools (approx. 4,798 total students) and to the main commercial corridor, 74th St. State Hwy. 152 “S.W. 74th St.” is an east-west roadway and the main commercial corridor in Mustang that connects the area to highway OK-4 (14,000 VPD) and Will Rogers World Airport (approx. 3.7 million annual passengers). The subject property will benefit from being located in a trade area that features above average household incomes of \$81,532 within a 3-mile radius. Starbucks is located approximately 10-miles west of Will Rogers World Airport and 18-miles southwest of Oklahoma City, OK.

Traffic volumes, household incomes, and accessibility of the immediate trade area have attracted numerous nationally known retail brands. The immediate trade area features several national credit tenants including Walmart, Tractor Supply Co., O’Reilly, AutoZone, Napa, Anytime Fitness, Dollar General, McDonald’s, Whataburger, Taco Bell, Sonic, Wendy’s, Domino’s, Subway and many others.

MUSTANG, OK

Mustang is a growing city in the southeast corner of Canadian, OK. It is part of the Oklahoma City Metropolitan Statistical Area (MSA), and as of 2015 the MSA had a population of 1,358,452 people. Mustang is located approximately 17-miles southwest of Downtown Oklahoma City. Six miles east of Mustang is Will Rogers World Airport with approximately 3.7 million passengers passing through each year. The city is known primarily known as a bedroom community for Oklahoma City. The population was 17,395 at the 2010 census, a 32.2 percent from 13,156 at the 2000 census. As of 2017, the population was 21,222.

Mustang has a strong quality of life, which has increased population growth and demand. Mustang has population, income, and traffic counts that many national retailers prefer. The city of Mustang is well known for its exemplary schools. During interviews with city stakeholders and citizens, many noted that the schools were most of the reason why they moved to Mustang. Mustang Public Schools is made up of six elementary schools, two intermediate schools, two middle schools, one high school, and an education center. The city of Mustang has a higher high school graduation rate (92.1%) then the state of Oklahoma (84.8%) as a whole.

The city of Mustang has an employment rate of 2.9% (US average is 3.9%). Mustang has seen the job market increase by 2.4% over the last year. Future job growth over the next ten years is predicated to be 35.2%, which is higher than the US average of 33.5%. The median household income if a Mustang resident is \$67,176 a year, which is higher than the US average of \$53,482 a year.

132 E HWY 152, MUSTANG, OK (OKC MSA)



OKLAHOMA CITY, OK

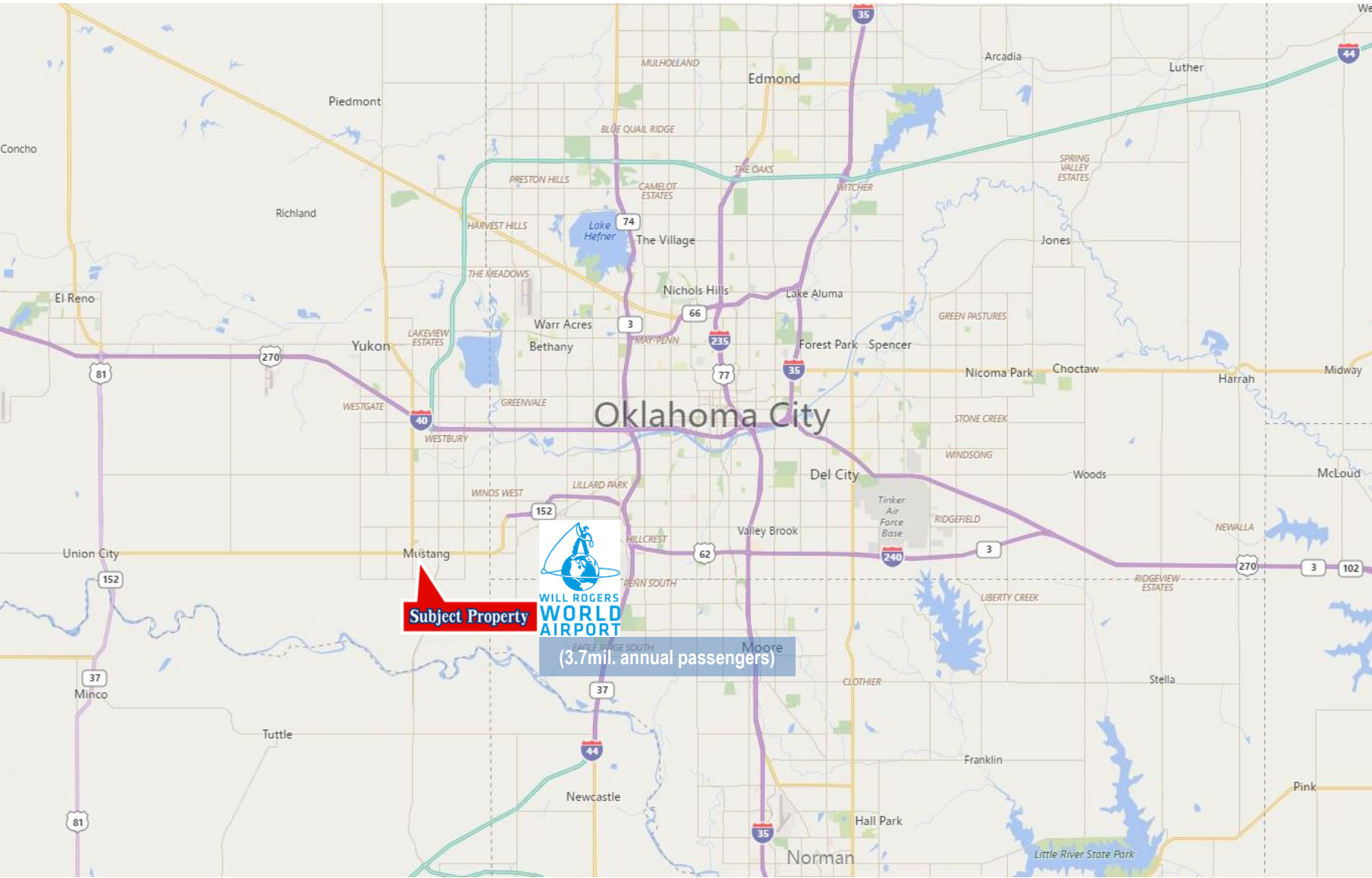
OKLAHOMA CITY MSA

The Oklahoma City Metropolitan Statistical Area (MSA) is a large urban region located in the central part of the State of Oklahoma and currently has a population of 1,358,452. It is often known as Oklahoma City Metro and contains the state capital and principal city, Oklahoma City. Seven counties make up the Oklahoma City Metro Area: Canadian, Cleveland, Grady, Lincoln, Logan, McClain, and Oklahoma.

The diversified economy of Oklahoma City includes information technology, general services, health services, and administration sectors in addition to the energy and government sector mainstays. The city has two Fortune 500 companies: Devon Energy Corporation and Chesapeake Energy Corporation, as well as several others that are in the Fortune 1000 and a number of large privately owned companies. Oklahoma City is home to the corporate headquarters of Sonic Drive-In, whose office building and corporate restaurant is located in Bricktown, an in-town neighborhood that has undergone a renaissance in the last decade. Devon Energy began construction in 2009 on a new 844-foot tall, 1,800,000 SF headquarters building in downtown Oklahoma City. The new skyscraper was completed in March 2012. Continental Resources moved more than 250 employees from Enid to its new headquarters in downtown Oklahoma City in 2012. Other large employers in Oklahoma City Metro include McKesson Corp., Tinker Air Force Base, the University of Oklahoma, the University of Central Oklahoma, American Fidelity, AT&T, AAA, Bank of America, Bank of Oklahoma, The Boeing Company, Braum's, Dell, The Farmer's Insurance, The Hartford, JP Morgan Chase, Mercy Heath System, Sprint/Nextel, St. Anthony Health System, Williams-Sonoma, Xerox, United Parcel Service, Cox, and the State of Oklahoma. The University of Oklahoma at Norman, home to 30,303 students and an academic staff of 2,937 provides additional diversification to the regional economy.

In 1993, the city passed a massive redevelopment package known as the Metropolitan Area Projects (MAPS), intended to rebuild the city's core with civic projects to establish more activities and life to downtown. The city added a new baseball park, central library, renovations to the civic center, convention center and fairground, and a water canal in the Bricktown entertainment district. MAPS has become one of the most successful public-private partnerships undertaken in the U.S., exceeding \$3 billion in private investment as of 2010.

132 E HWY 152, MUSTANG, OK (OKC MSA)



132 E HWY 152, MUSTANG, OK (OKC MSA)

142 E State Hwy 152				
Mustang, OK 73064				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	11,105	25,275	56,261
	2023 Projected Population	12,521	28,526	62,882
	2010 Census Population	8,799	19,608	43,834
	2000 Census Population	5,891	14,667	29,350
	Projected Annual Growth 2018 to 2023	2.5%	2.6%	2.4%
	Historical Annual Growth 2000 to 2018	4.9%	4.0%	5.1%
HOUSEHOLDS	2018 Estimated Households	3,821	8,600	18,885
	2023 Projected Households	4,002	9,016	19,781
	2010 Census Households	3,360	7,397	16,109
	2000 Census Households	2,172	5,244	10,317
	Projected Annual Growth 2018 to 2023	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	4.2%	3.6%	4.6%
AGE	2018 Est. Population Under 10 Years	15.5%	13.8%	14.3%
	2018 Est. Population 10 to 19 Years	14.6%	14.6%	14.4%
	2018 Est. Population 20 to 29 Years	13.5%	11.7%	12.8%
	2018 Est. Population 30 to 44 Years	24.0%	22.5%	23.0%
	2018 Est. Population 45 to 59 Years	16.1%	18.6%	18.7%
	2018 Est. Population 60 to 74 Years	11.5%	13.7%	12.8%
	2018 Est. Population 75 Years or Over	4.8%	5.1%	4.0%
	2018 Est. Median Age	33.0	36.1	34.8
MARITAL STATUS & GENDER	2018 Est. Male Population	47.8%	48.7%	49.1%
	2018 Est. Female Population	52.2%	51.3%	50.9%
	2018 Est. Never Married	25.8%	24.8%	24.9%
	2018 Est. Now Married	49.1%	54.1%	53.8%
	2018 Est. Separated or Divorced	19.1%	15.4%	17.0%
	2018 Est. Widowed	6.1%	5.7%	4.3%
INCOME	2018 Est. HH Income \$200,000 or More	1.2%	3.8%	5.5%
	2018 Est. HH Income \$150,000 to \$199,999	5.3%	6.0%	6.7%
	2018 Est. HH Income \$100,000 to \$149,999	19.0%	21.2%	21.4%
	2018 Est. HH Income \$75,000 to \$99,999	16.1%	17.5%	17.6%
	2018 Est. HH Income \$50,000 to \$74,999	21.3%	20.5%	21.8%
	2018 Est. HH Income \$35,000 to \$49,999	13.4%	11.0%	10.6%
	2018 Est. HH Income \$25,000 to \$34,999	10.0%	8.7%	7.1%
	2018 Est. HH Income \$15,000 to \$24,999	8.5%	6.9%	5.2%
	2018 Est. HH Income Under \$15,000	5.3%	4.3%	4.1%
	2018 Est. Average Household Income	\$69,676	\$81,532	\$86,009
	2018 Est. Median Household Income	\$65,268	\$74,220	\$78,251
	2018 Est. Per Capita Income	\$23,975	\$27,741	\$28,878
	2018 Est. Total Businesses	436	654	1,336
	2018 Est. Total Employees	5,485	7,167	17,321

142 E State Hwy 152				
Mustang, OK 73064				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	8,320	19,390	42,960
	2018 Est. Civilian Employed	68.0%	66.4%	68.6%
	2018 Est. Civilian Unemployed	1.9%	2.1%	2.0%
	2018 Est. in Armed Forces	0.2%	0.2%	0.3%
	2018 Est. not in Labor Force	29.9%	31.4%	29.2%
	2018 Labor Force Males	46.4%	47.7%	48.3%
	2018 Labor Force Females	53.6%	52.3%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,637	12,353	29,874
	2010 Mgmt, Business, & Financial Operations	15.5%	16.1%	17.7%
	2010 Professional, Related	20.0%	20.2%	21.9%
	2010 Service	15.8%	13.9%	14.5%
	2010 Sales, Office	29.7%	28.1%	26.1%
	2010 Farming, Fishing, Forestry	0.2%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	8.3%	9.7%	8.9%
	2010 Production, Transport, Material Moving	10.5%	11.9%	10.8%
	2010 White Collar Workers	65.2%	64.4%	65.8%
	2010 Blue Collar Workers	34.8%	35.6%	34.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	88.6%	88.0%	87.5%
	2010 Drive to Work in Carpool	5.9%	6.2%	7.0%
	2010 Travel to Work by Public Transportation	0.1%	0.5%	0.3%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
	2010 Walk or Bicycle to Work	1.9%	1.2%	0.8%
	2010 Other Means	0.3%	0.4%	0.6%
	2010 Work at Home	2.9%	3.5%	3.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	18.6%	18.6%	19.9%
	2010 Travel to Work in 15 to 29 Minutes	42.0%	41.7%	44.8%
	2010 Travel to Work in 30 to 59 Minutes	34.8%	35.0%	34.1%
	2010 Travel to Work in 60 Minutes or More	5.1%	4.8%	5.1%
	2010 Average Travel Time to Work	25.1	24.7	24.2
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$210 M	\$527 M	\$1.20 B
	2018 Est. Apparel	\$7.35 M	\$18.4 M	\$42.2 M
	2018 Est. Contributions, Gifts	\$13.4 M	\$35.3 M	\$82.3 M
	2018 Est. Education, Reading	\$7.83 M	\$20.5 M	\$47.8 M
	2018 Est. Entertainment	\$11.8 M	\$29.8 M	\$68.2 M
	2018 Est. Food, Beverages, Tobacco	\$32.5 M	\$80.5 M	\$183 M
	2018 Est. Furnishings, Equipment	\$7.21 M	\$18.4 M	\$42.3 M
	2018 Est. Health Care, Insurance	\$18.3 M	\$45.3 M	\$102 M
	2018 Est. Household Operations, Shelter, Utilities	\$64.9 M	\$163 M	\$371 M
	2018 Est. Miscellaneous Expenses	\$3.11 M	\$7.73 M	\$17.5 M
	2018 Est. Personal Care	\$2.74 M	\$6.84 M	\$15.6 M
	2018 Est. Transportation	\$40.9 M	\$102 M	\$231 M