

STARBUCKS

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EMORANDUM

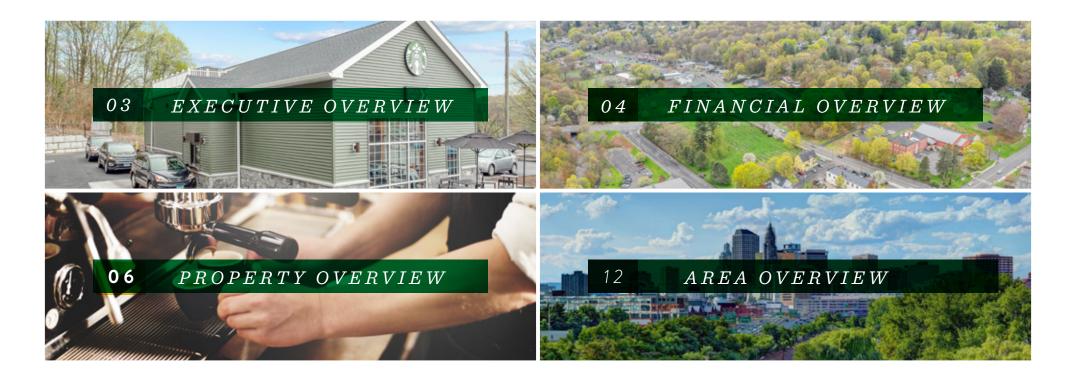
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Starbucks 882 Main Street WATERTOWN, CT MATTHEWS

DRIVE THRU

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BROKER OF RECORD

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Executive Overview

BRAND NEW 10-YEAR CORPORATE GUARANTEED LEASE

- » Lease secured by an Industry-leading, Investment grade credit tenant (NASDAQ: SBUX)
- » Relocation Store Starbucks relocated 0.5m to a drive thru location
- » No Kickout Clause Strong Commitment to location
- » Affluent Household Income Avg HH Income +\$110,000 within 1 mile
- » Starbucks has over 30,000 locations worldwide, Revenues of over \$24.7 billion in 2018



Financial Overview



Investment Summary

»	OFFERING PRICE	\$2,550,000
»	NOI (YEAR 1)	\$130,000
»	CAP RATE (YEAR 1)	5.10%
»	TOTAL BUILDING AREA	± 2,200 SF
»	TOTAL LAND AREA	± 0.90 Acres

Annualized Operating Data

	Monthly Rent	Annual Rent	Increase	Cap Rate
Years 1-10	\$10,833.33	\$130,000.00		5.10%
Option 1	\$12,458.33	\$149,500.00	15%	5.86%
Option 2	\$13,704.17	\$164,450.00	10%	6.45%
Option 3	\$15,074.58	\$180,895.00	10%	7.09%
Option 4	\$16,582.04	\$198,984.50	10%	7.80%

Tenant Summary

Property Overview

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The Offering

PROPERTY NAME	Starbucks
Property Address	882 Main Street Watertown, CT 06795
SITE DESCRIPTION	
Number of Stories	One
Year Built	2018
GLA	± 2,200 SF
Lot Size	± 0.90 AC (± 39,204 SF)
Type of Ownership	Fee Simple

Tenant Overview

»	Company Name	»	Headquarters	»	Year Founded	»	Credit Rating	
	Starbucks		Seattle, WA		1971		S&P: A Investment Grade	
»	Ownership	»	No. of Employees	»	Industry	»	Stock Symbol	

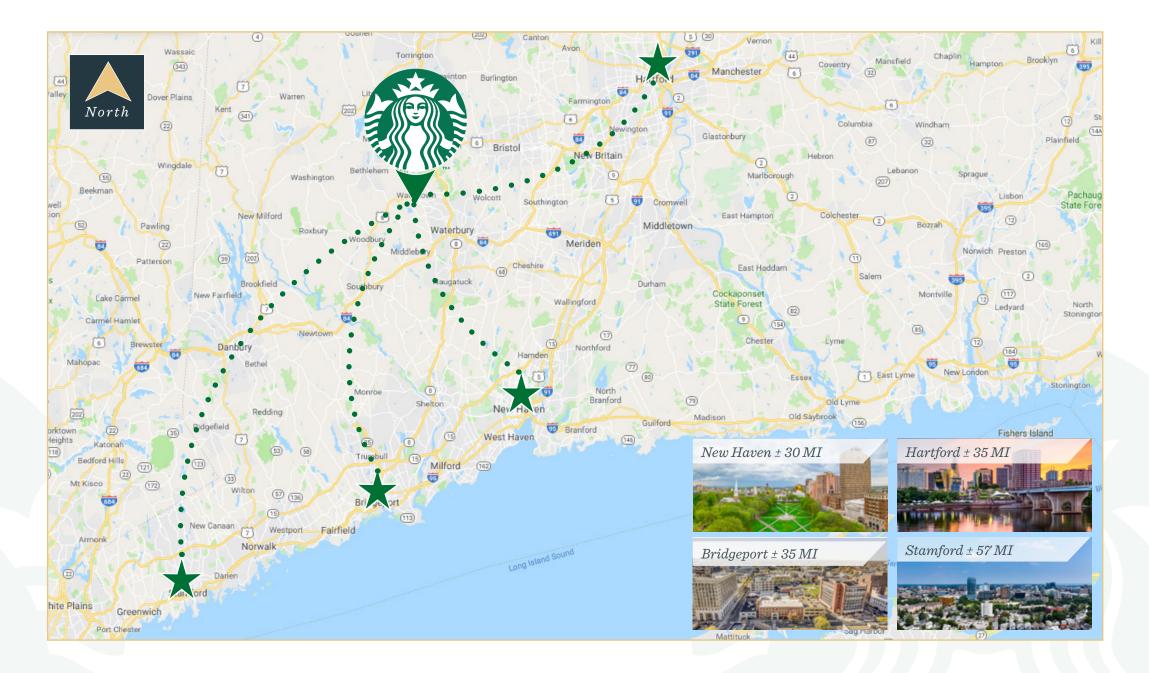
Starbucks Corporation operates as a roaster, marketer, and retailer of specialty coffee worldwide. Its stores offer coffee and tea beverages, packaged roasted whole bean and ground coffees, single-serve and ready-to-drink coffee and tea products, juices, and bottled water. The company's stores also provide fresh food and snack offerings; and various food products, such as pastries, and breakfast sandwiches and lunch items, as well as serve ware, beverage making equipment, and accessories.

\$24.7B

\$4.52 B 2018 Net Income 30,000 + Locations Worldwide Surrounding Area

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Area Overview

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Demographics

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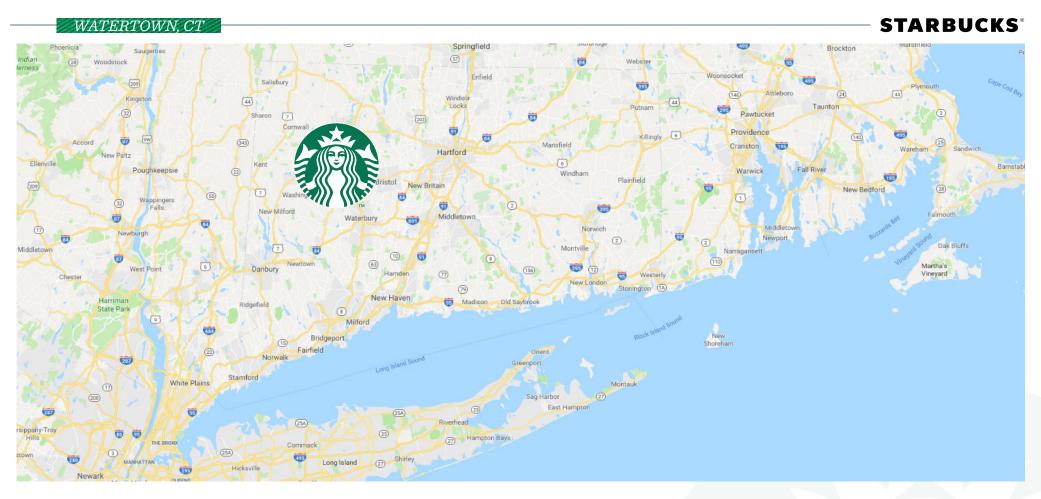
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POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	5,198	30,445	82,690
2019 Estimate	4,859	28,841	79,763
2024 Projection	4,744	28,277	78,754

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	2,072	11,599	31,567
2019 Estimate	1,971	11,096	30,570
2024 Projection	1,936	10,916	30,222
	2010 Census 2019 Estimate	2010 Census 2,072 2019 Estimate 1,971	2010 Census 2,072 11,599 2019 Estimate 1,971 11,096

INCOME	1 - MILE	3 - MILE	5 - MILE	
2019 Est. Average Household Income	\$117,535	\$104,635	\$84,600	



WATERTOWN, CT

Watertown is a town in Litchfield County, Connecticut. It borders the towns of Woodbury, Middlebury, Morris, Plymouth, Bethlehem, and Thomaston. Living in Watertown offers residents a suburban feel and most residents own their homes. The small town is lucky to be neighbors with some other great cities that are growing. For instance, Hartford, the capital of the state, is about a 45-minute drive away. The state's economy is greatly impacted by the large and growing cities. The state's \$272.7 billion economy was the second largest in New England, behind Massachusetts' \$569.3 billion economy. Still, the Bay State's economy grew faster, up 4 percent in the three-month period. Durable goods manufacturing and information industries, which includes publishing, motion picture and sound recording, broadcasting, data processing and other information services, contributed the most to economic growth in the second quarter.

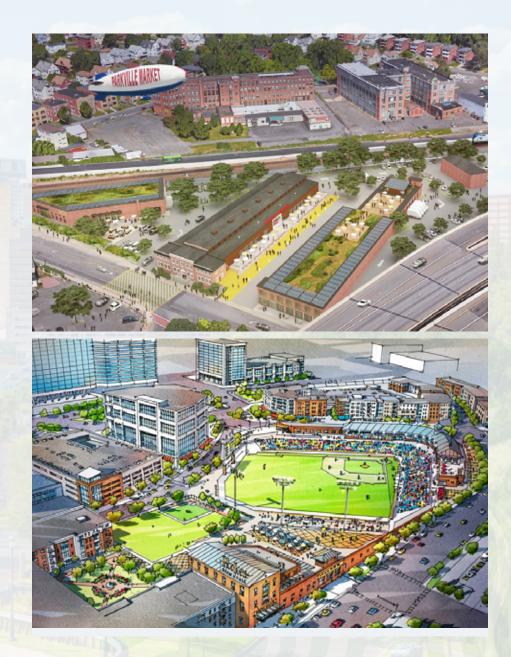
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PARKVILLE MARKET

Carlos Mouta, the force behind some of the most prominent development in Hartford's Parkville neighborhood, has lofty plans for a property on Park Street. The developer wants to convert the 20,000-square-foot structure, now graffitied and mostly empty, into an elaborate food market that blends flavors and cultures representing the city. The first floor would feature more than 20 food vendors and the second level would be a mix of other retail. Mouta is aiming for a spring 2019 opening. This project has an estimated cost of about \$3.5 Million.

DOWNTOWN NORTH

For 50 years, redevelopment has eluded the 13 acres at the northern tip of Hartford's downtown. The area was severed from the city's central business district by the construction of I-84 in the 1960s, its legacy a jumble of parking lots and overgrown, vacant land. A minor league ballpark was built, but efforts to redevelop the surrounding parcels stalled after the original developer was fired from the project. Officials chose Stamfordbased RMS Cos. to erect 800 apartments, 60,000 square feet of retail and a series of parking structures on the properties. A contract is being negotiated, and work could begin as early as spring 2019. The estimated cost of this project is \$200 million



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Starbucks** located at **882 Main Street, Watertown, CT** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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