



STARBUCKS

BLUFFTON (HILTON HEAD MSA), SOUTH CAROLINA

OFFERING MEMORANDUM

A photograph of a Starbucks Coffee storefront. The building features a combination of brick and light-colored wood paneling. The Starbucks logo is prominently displayed on the upper left corner of the facade. Large glass windows and doors provide a view into the interior. Outdoor seating with black metal chairs and tables is visible in the foreground. The sky is blue with scattered white clouds.

TABLE OF CONTENTS

HIGH AERIAL	3
FINANCIAL OVERVIEW	4
INVESTMENT HIGHLIGHTS	5
TENANT OVERVIEW & LEASE SUMMARY	6
SITE PLANS	7
DEMOGRAPHICS & PROXIMITY	9

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HAMPTON POINTE
MASTER-PLANNED COMMUNITY
1,100 HOMES

EAST ARGENT COMMUNITY
7,341-ACRE PLANNED DEVELOPMENT, 20,000 RESIDENTS & 1.5M SF OF COMMERCIAL SPACE

SUN CITY HILTON HEAD
LARGEST 55+ ADULT COMMUNITY IN SOUTH CAROLINA
15,000 NEW RESIDENTS

INDUSTRIAL

OKATIE ELEMENTARY
578 STUDENTS



TECHNICAL COLLEGE OF THE LOWCOUNTRY
2,500 STUDENTS

OKATIE CROSSING
APPROVED 800,000 SF DEVELOPMENT
PROPOSED TENANTS:
COSTCO WHOLESALE **DICK'S SPORTING GOODS**
KOHL'S **LOWE'S**
BED BATH & BEYOND **TARGET**

COASTAL CAROLINA HOSPITAL
PLANNED \$15 MILLION FACILITY
10,000 SF

Planned

Coming Soon

OKATIE PINES RETIREMENT COMMUNITY

Coming 2020

BEAUFORT MEMORIAL HOSPITAL
NEW MEDICAL CAMPUS
19-ACRE, 70,000 SF

BERKELEY HALL
LUXURY RESIDENTIAL COMMUNITY - 554 HOMES



ROUTE 278 **47,000 CPD**

UNIVERSITY OF SOUTH CAROLINA BEAUFORT
2,000 STUDENTS



SUBJECT PROPERTY



SUN CITY HILTON HEAD
LARGEST 55+ ADULT COMMUNITY IN SOUTH CAROLINA
15,000 NEW RESIDENTS

BUCKWALTER PLACE
813 ACRES OF COMMERCIAL UNDER CONSTRUCTION
8,642 HOMES

ROUTE 170 **30,100 CPD**

MILL CREEK AT CYPRESS RIDGE
MASTER-PLANNED COMMUNITY
1,844 HOMES



RIVER RIDGE ACADEMY
929 STUDENTS





ADDRESS

Us Hwy 278 & Hwy 170
Bluffton, SC 29909

PRICE

\$1,895,000

CAP RATE

5.25%

NOI

\$99,500

FINANCIAL OVERVIEW

PRICE	\$1,895,000
CAP RATE	5.25%
GROSS LEASABLE AREA	2,500 SF
YEAR BUILT	2020
LOT SIZE	0.933 +/- Acres

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible, 20-Year Roof Warranty
LEASE TERM	10 Years
RENT COMMENCEMENT	Est. 2/5/2020
INCREASES	10% Every 5 Years
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-5	\$99,500	\$8,292
Year 6-10	\$109,500	\$9,125
Option 1	\$120,450	\$10,038
Option 2	\$132,495	\$11,041
Option 3	\$145,744	\$12,145
Option 4	\$160,318	\$13,359

INVESTMENT HIGHLIGHTS

- 10-Year Corporate Lease, No Early Termination Clause
- 10% Rental Increases Every 5 Years
- Investment Grade Credit Tenant, Rated A- by S&P
- Brand New 2020 Construction with Drive-Thru, Minimal Landlord Responsibilities
- Serving Over 450,000 Residents in Hilton Head, Beaufort, Hardeeville, Bluffton, and North Savannah
- Bluffton's Population has Increased 874% Since 2000
- Surrounded by Affluent Communities, Average Household Income Exceeds \$92,000 within 3 and 5 Miles
- Outparcel to Proposed \$132 Million Power Center with 800,000 SF on 280 Acres, Anchored by a Proposed Costco Opening in 2022
- Highly Visible to 47,000 Cars/Day, Retail Hub for Beaufort County and Jasper County
- Located at the Busiest Intersection in the Trade Area, Hwy. 278 and Hwy. 170
- Adjacent to 19-Acre Beaufort Memorial Hospital Medical Campus (Opening in 2020)
- Located within the Sun City Hilton Head Master Planned Community with Over 16,000 Residents
- 2 Miles from the University of South Carolina Beaufort Campus with 2,000 Students
- Close Proximity to MCRD Parris Island with 20,000 Recruits Annually and MCAS Beaufort with a Population of 13,000
- West of Hunting Island State Park with Over 1.2 Million Visitors Annually, One of the Most Popular State Parks in South Carolina and the U.S.





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: STARBUCKS CORPORATION



HEADQUARTERED IN
**SEATTLE,
WASHINGTON**



24,464
LOCATIONS



PUBLICLY TRADED
COMPANY
NASDAQ:
SBUX



A-
S&P CREDIT
RATING



13 MILLION
REWARD
PROGRAM MEMBERS



FOUNDED IN
1971

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord shall maintain, repair and make replacements to the premises, building, and the property, including (i) the upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, interior structural walls, and all structural components of the premises and the building, (ii) the maintenance and repair of all parking areas, sidewalks, landscaping and drainage systems on the property and all utility systems and plumbing systems which serve the building and (iii) providing installation, removal and storage of hurricane shutters to the extent required by applicable law. Additionally, there is a 20-year roof warranty.

TENANT RESPONSIBILITIES

Tenant, at Tenant's expense, shall keep the premises in good order and repair including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment within the premises and exclusively serving the premises, the store front, doors and plate glass of the premises, the nonstructural portions of outdoor seating areas and all of Tenant's signage.

Tenant shall reimburse Landlord for the operating expenses of the property, including the costs of utilities, maintenance, supplies and wages, landscaping and gardening, fire protection panel and sprinkler, maintenance, repair and replacement of the parking lot, maintenance, repair and replacement of the electrical, water, sewer, gas, telephone and any other systems servicing the property, utilities, lighting, traffic control, sanitary control, removal of snow, ice, trash, rubbish and garbage and the cost of personnel to implement such services.

TAXES

Tenant shall pay all real estate taxes.

INSURANCE

Tenant shall obtain and keep in full force liability insurance and property insurance.

Tenant shall also reimburse Landlord for the cost of Landlord's liability insurance and property insurance.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease without Landlord's consent but shall be liable for all covenants under the lease.

ESTOPPEL

Tenant has 30 Days from receipt of request to provide an executed estoppel.



PROPOSED
MULTI-FAMILY
DEVELOPMENT

CANTERFIELD
ASSISTED LIVING
DEVELOPMENT

Opening 2022

Lowe's
PROPOSED

COSTCO
WHOLESALE

ARGENT LAKES
NEIGHBORHOOD

PROPOSED
Target

PROPOSED
Kohl's

NORDSTROM
rack

PROPOSED
REGAL CINEMAS

PROPOSED
DICK'S
SPORTING GOODS

170

30,100 CPD

PROPOSED
Marshalls

DUNKIN'

Firestone

Wendy's

Advance
Auto Parts

Chick-fil-A
Old Country Store

OKATIE PINES
RETIREMENT
COMMUNITY

verizon

Beaufort Memorial
HOSPITAL

BURGER KING

ISLAND CAR WASH

GOODYEAR

Hampton Inn
SUNTRUST
CANDLEWOOD SUITES

WALGREENS

WELLS FARGO

SUBJECT PROPERTY

PROPOSED
CARMAX

ETHAN ALLEN

Jockey Mikes

Parker's

47,000 CPD

ROUTE
278

FOOD LION

FAIRFIELD
HOMES

Ashley
HOMES

DISCOUNT FABRIC





47,000 CPD



OKATIE CENTER BLVD



DEMOGRAPHICS

Us Hwy 278 & Hwy 170
Bluffton, South Carolina 29909

POPULATION

	3-MILE	5-MILES	10-MILES
2010 Population	18,176	35,356	61,267
2018 Population	21,711	43,276	73,902
2023 Population	28,202	54,981	90,197

HOUSEHOLDS

	3-MILE	5-MILES	10-MILES
2010 Households	8,725	14,898	24,511
2018 Households	10,048	17,734	28,966
2023 Households	13,269	23,046	36,225

INCOME

	3-MILE	5-MILES	10-MILES
2018 Average Household Income	\$92,139	\$92,663	\$92,492

EMPLOYEES

	3-MILE	5-MILES	10-MILES
2018 Number of Employees In Area	3,586	8,244	21,493



15
MILES

HILTON HEAD
ISLAND



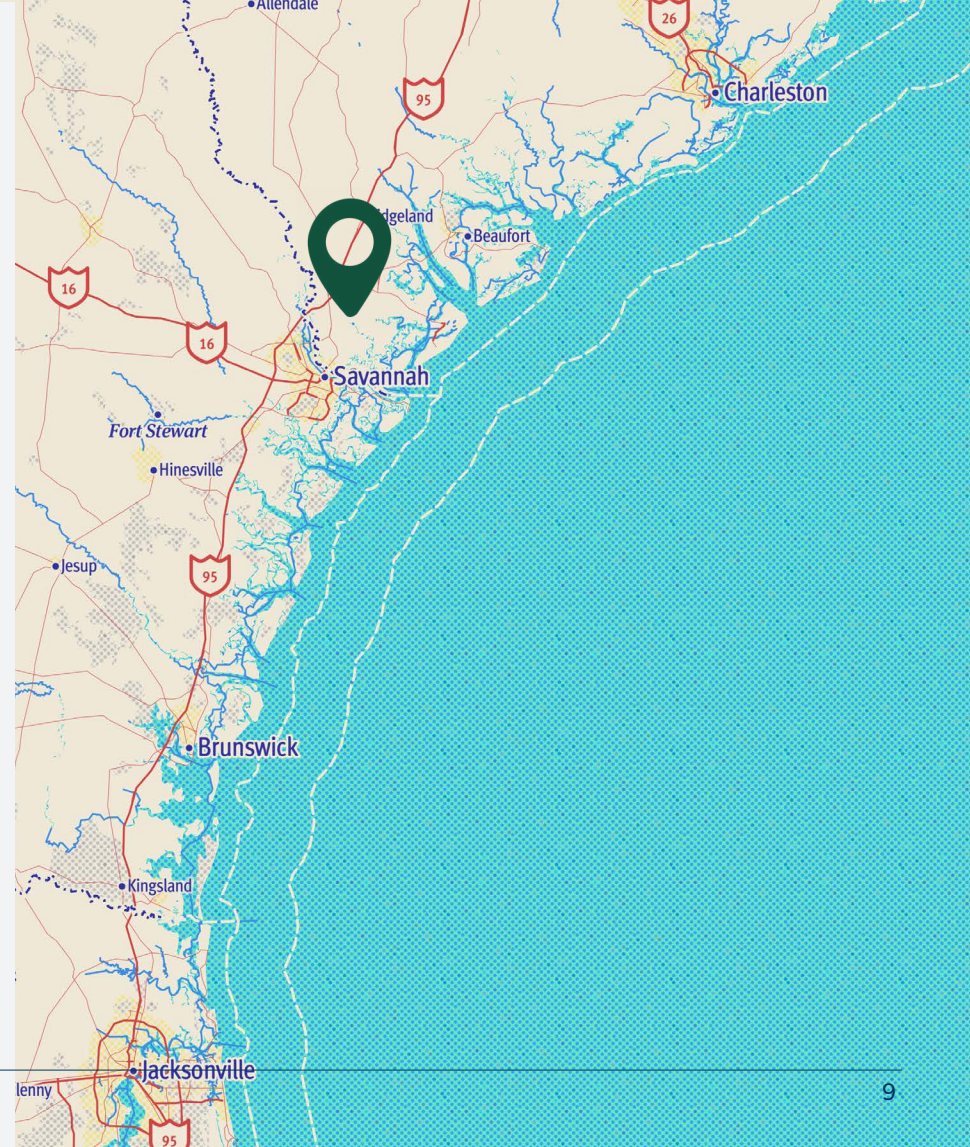
22
MILES

SAVANNAH,
GEORGIA



87
MILES

CHARLESTON,
SOUTH CAROLINA



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O F F E R I N G M E M O R A N D U M

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