

INVESTMENT OPPORTUNITY | FREESTANDING BUILDING WITH DRIVE THRU

111 Cavasina Drive | Starbucks

Canonsburg, PA 15317 | Pittsburgh MSA

4.5% Cap Rate

HANNA
LANGHOLZ WILSON ELLIS

GARY S. WILSON, SIOR Principal

Z. SCOTT SMITH Vice President

KEVIN D. LANGHOLZ Senior Director, Retail Brokerage



THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use in considering whether to pursue negotiations to purchase 111 Cavasina Drive (the "Property") from Canonsburg ODA Starbucks ("Owner").

This confidential memorandum contains brief, selected information pertaining to the Property has been prepared by Hanna Langholz Wilson Ellis ("Broker"), based upon information supplied by the Owner and other parties. All projections have been developed by Broker and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the

memorandum and its content are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.

Agency Disclosure: In an effort to enable consumers of real estate services to make informed decisions about business relationships, HLWE is disclosing to all parties that they will work exclusively for the Seller as a Seller's Agent and will act in the Seller's best interest regarding this transaction.

Confidential

Brokerage

Terms

Due Diligence Period

Closing

Tours

Contacts

This is a confidential offering, which is being presented to a select group of investors on a principal only basis.

Principals only

Cash

After the Buyer and Seller have executed an agreement, Seller will allow Buyer to access and inspect the Property and the Seller's records for the Property during an agreed upon Due Diligence Period. All costs and expenses incurred by the Buyer in conducting such inspections will be the responsibility of the Buyer. Both parties shall agree to fully cooperate with each other in their respective efforts during the Due Diligence Period.

Thirty (30) days after the expiration of the Due Diligence Period.

Property and market tours will be arranged through Hanna Langholz Wilson Ellis

For further information regarding this exceptional asset, please contact the following agents:

Gary S. Wilson, SIOR
gwilson@HannaLWE.com

Z. Scott Smith
zsmith@HannaLWE.com

Kevind D. Langholz
klangholz@HannaLWE.com

Hanna Langholz Wilson Ellis
One PPG Place, Suite 1640
Pittsburgh, PA 15222
412.261.2200 (ph) HannaLWE.com

111 CAVASINA DRIVE

Long term single tenant net lease with Starbucks. Starbucks Corporation is rated A- by Standard and Poor's and is by far the premier roaster and retailer of specialty coffee in the world.

Formerly a Wendy's, the property was redeveloped in 2004 for Starbucks. Starbucks has recently extended its lease providing an additional 10 full years of term commencing on March 1, 2020 thru February 28, 2030.

Starbucks has recently invested over \$150,000 into renovating the facility and an additional \$60,000 into the parking lot.

10% rent increases every 5 years. Building is 2,628 SF. Landlord is responsible for roof & structure. New roof installed in 2017.

Price	\$2,177,778
Cap Rate	4.5% on \$98,000.04/yr rent
Property Type	Retail
Property Use	Freestanding with Drive-thru
Lease Type	NNN (landlord responsible for roof and structure)
Building Size	2,628 SF
NOI	\$98,000.04 (as of 3/1/20)



NET STRUCTURE

Landlord responsible for roof and structure. New roof installed 2017.

STRONG CORPORATE GUARANTEE

Guaranteed by Starbucks Corporation, a Washington Corporation.

STARBUCKS TEN YEAR LEASE

Lease Year	Annual Rent	Monthly Rent
3/1/15 - 2/29/20	\$89,100.00	\$7,425.00
3/1/20 - 2/28/25	\$98,000.04	\$8,166.67
3/1/25 - 2/28/30	\$107,799.96	\$8,983.33
(Option 1) 3/1/30 - 10/31/34	\$118,580.00	\$9,881.67
(Option 2) 11/1/34 - 10/31/39	Fair Market Rent	TBD
(Option 3) 11/1/39 - 10/31/44	Fair Market Rent	TBD





Highly visible signage from Interstate 79

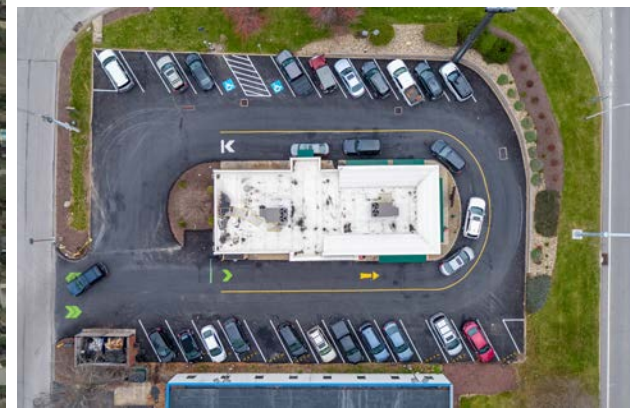
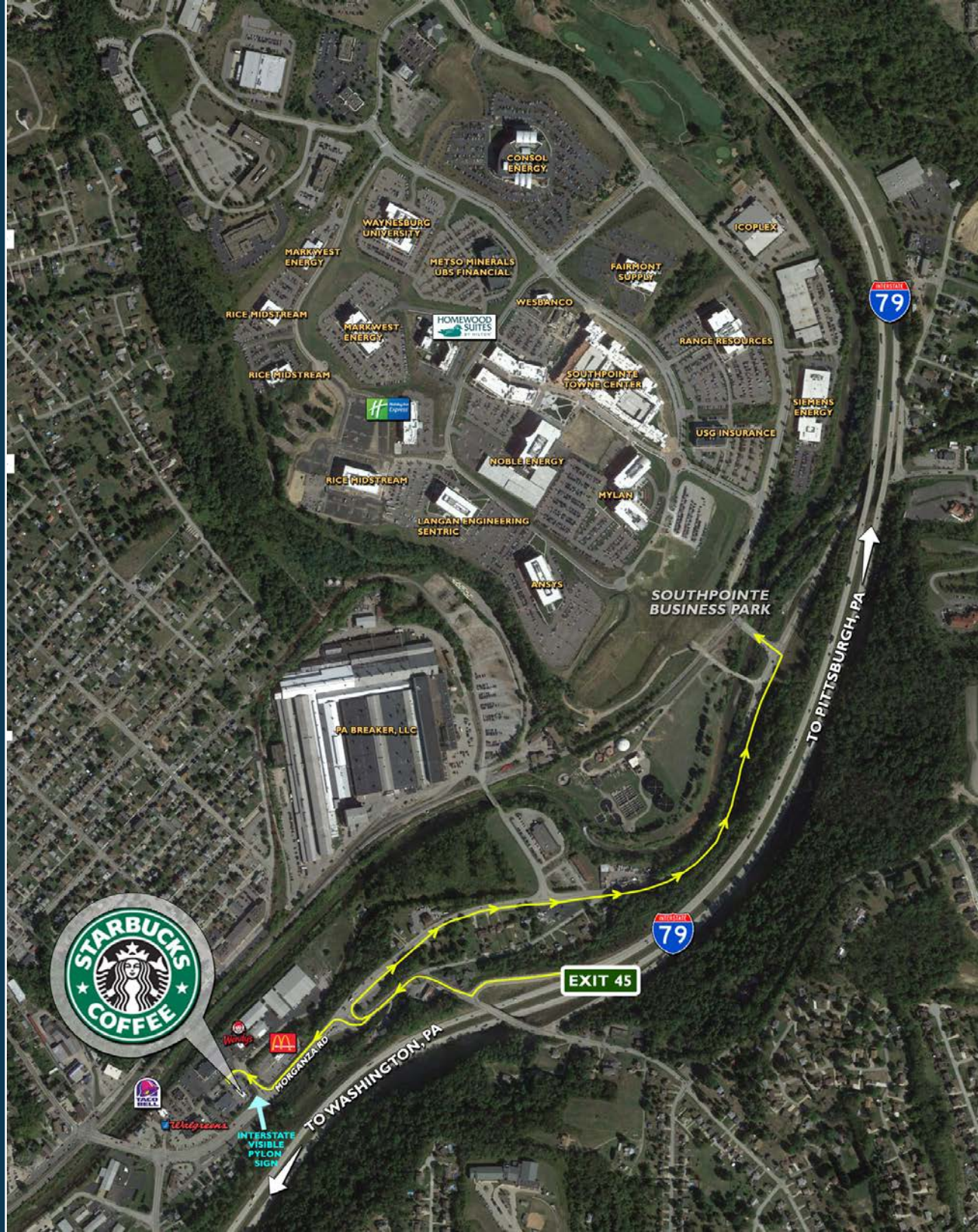
CONVENIENT HIGHLY VISIBLE LOCATION - INTERSTATE PRESENCE

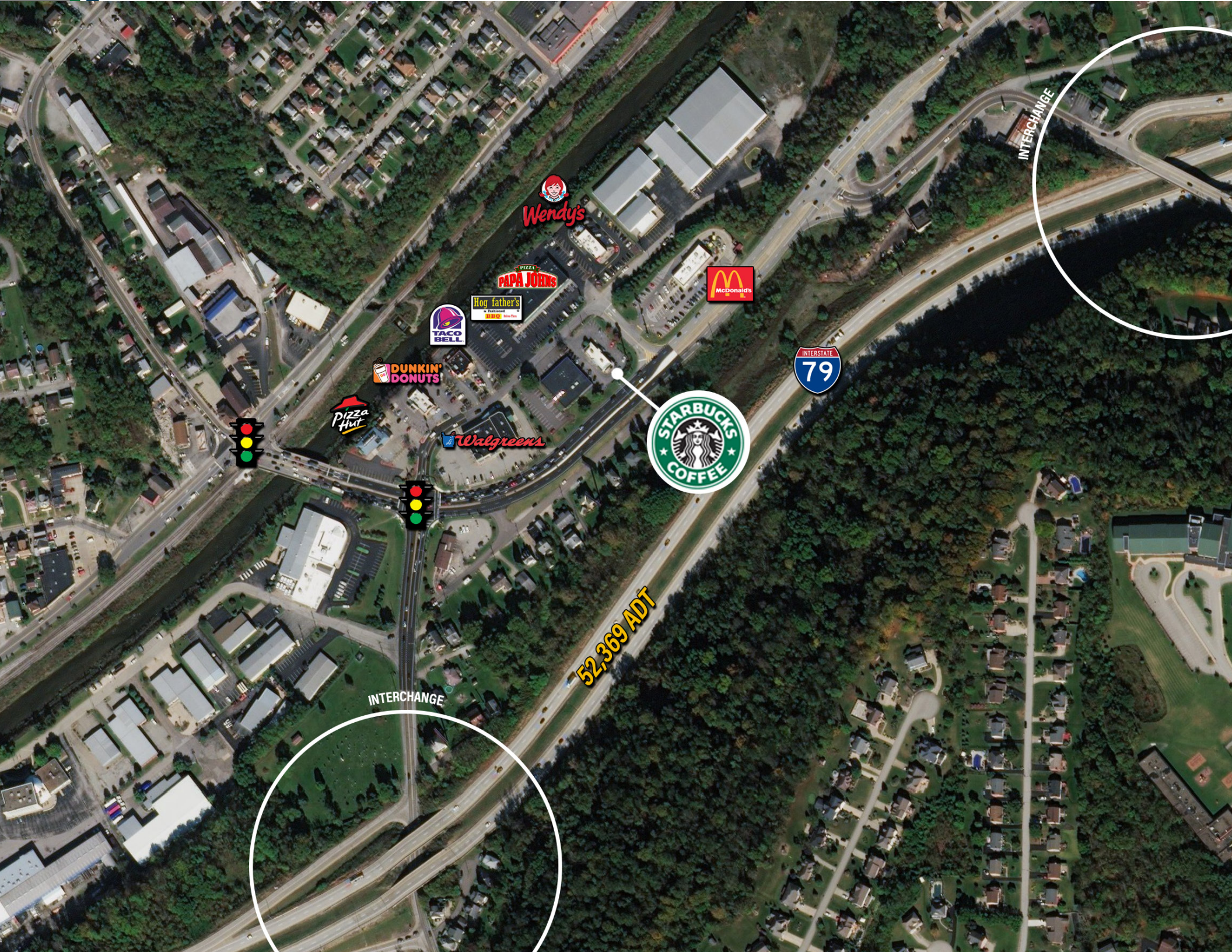
111 Cavasina Drive is located in a densely populated service retail strip of properties. Developed in 2004 for Starbucks, this building is located just off of Interstate 79, 20 miles south of Pittsburgh and 54 miles north of Morgantown, West Virginia. The signage is visible to the 65,044 ADT along I-79 and fronts the 14,202 ADT along Morganza Road.

Immediately to the north of 111 Cavasina Drive is a mixed use development called "Southpointe" which, since Starbucks' initial 2004 occupancy of the subject store, has exploded with new development. Southpointe is a 610 acre business park and is home to over 200 companies, nearly 6,200 employees, 400 units of residential (homes and rental units), and the Arthur Hill designed Southpointe Golf Course and Clubhouse. Southpointe has become the hub for energy/gas companies to locate in Western Pennsylvania. 2.7 million square feet of Class A office and industrial buildings have been constructed and Southpointe has become the Mecca for the location of corporate headquarters for many companies desirous of capitalizing on Western Pennsylvania's burgeoning natural gas business. Development of the park is nearly complete.



MAP AERIAL





Wendy's

PAPA JOHN'S

Hog father's

TACO BELL

DUNKIN' DONUTS

Pizza Hut

Walgreens

McDonald's

INTERSTATE
79

STARBUCKS
COFFEE

52,369 ADT

INTERCHANGE

INTERCHANGE

TENANT OVERVIEW



STARBUCKS

Our story began in 1971. Back then we were a roaster and retailer of whole bean and ground coffee, tea and spices with a single store in Seattle's Pike Place Market.

Today, we are privileged to connect with millions of customers every day with exceptional products and more than 29,000 retail stores in 72 countries.

Starbucks went public on June 26, 1992 at a price of \$17 per share (or \$0.53 per share, adjusted for subsequent stock splits) and closed trading that first day at \$21.50 per share.

NASDAQ

SBUX

2018 REVENUE

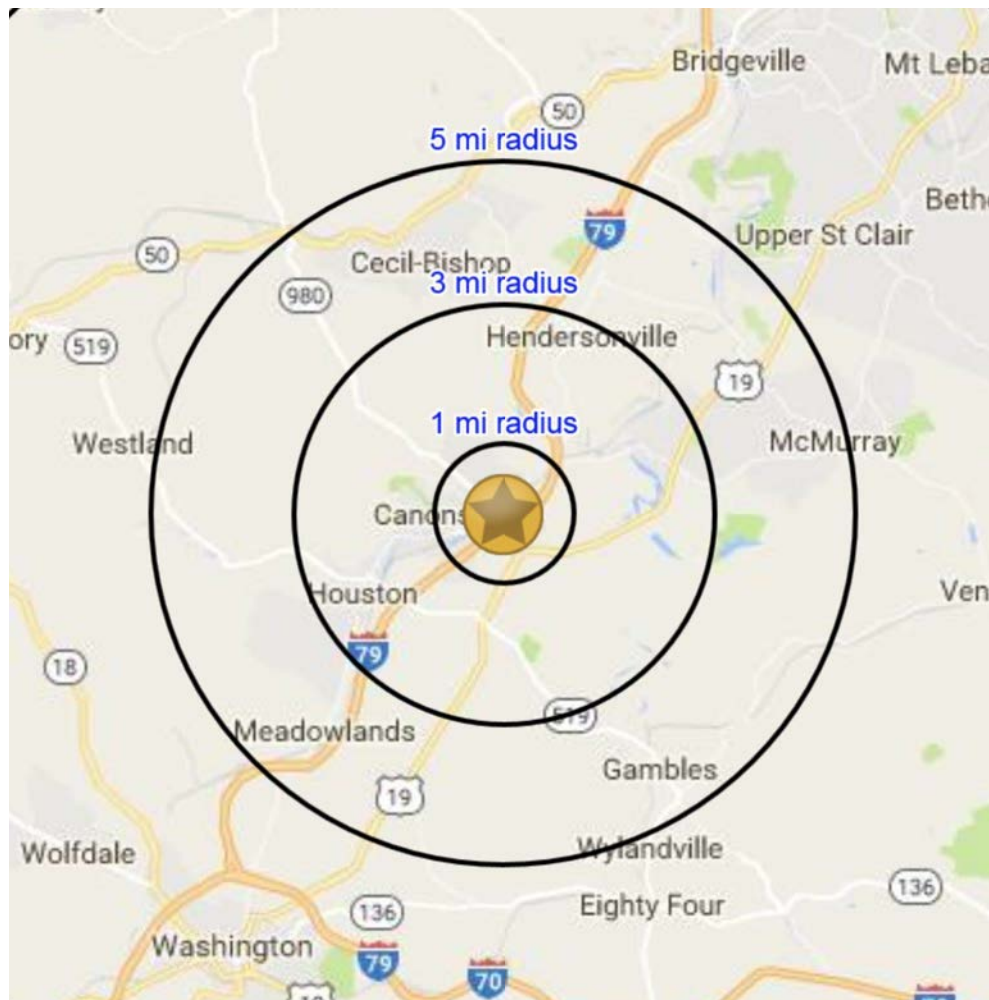
\$24.71 billion

EMPLOYEES

291,000 (2018)

LOCATIONS

29,324 worldwide



	1 mile	3 mile	5 mile
Population	8,641	34,157	60,909
Households	3,879	14,218	25,214
Average HH Income	\$81,023	\$100,141	\$107,207
Median HH Income	\$57,381	\$73,910	\$79,505
Daytime Population	12,543	41,442	68,816

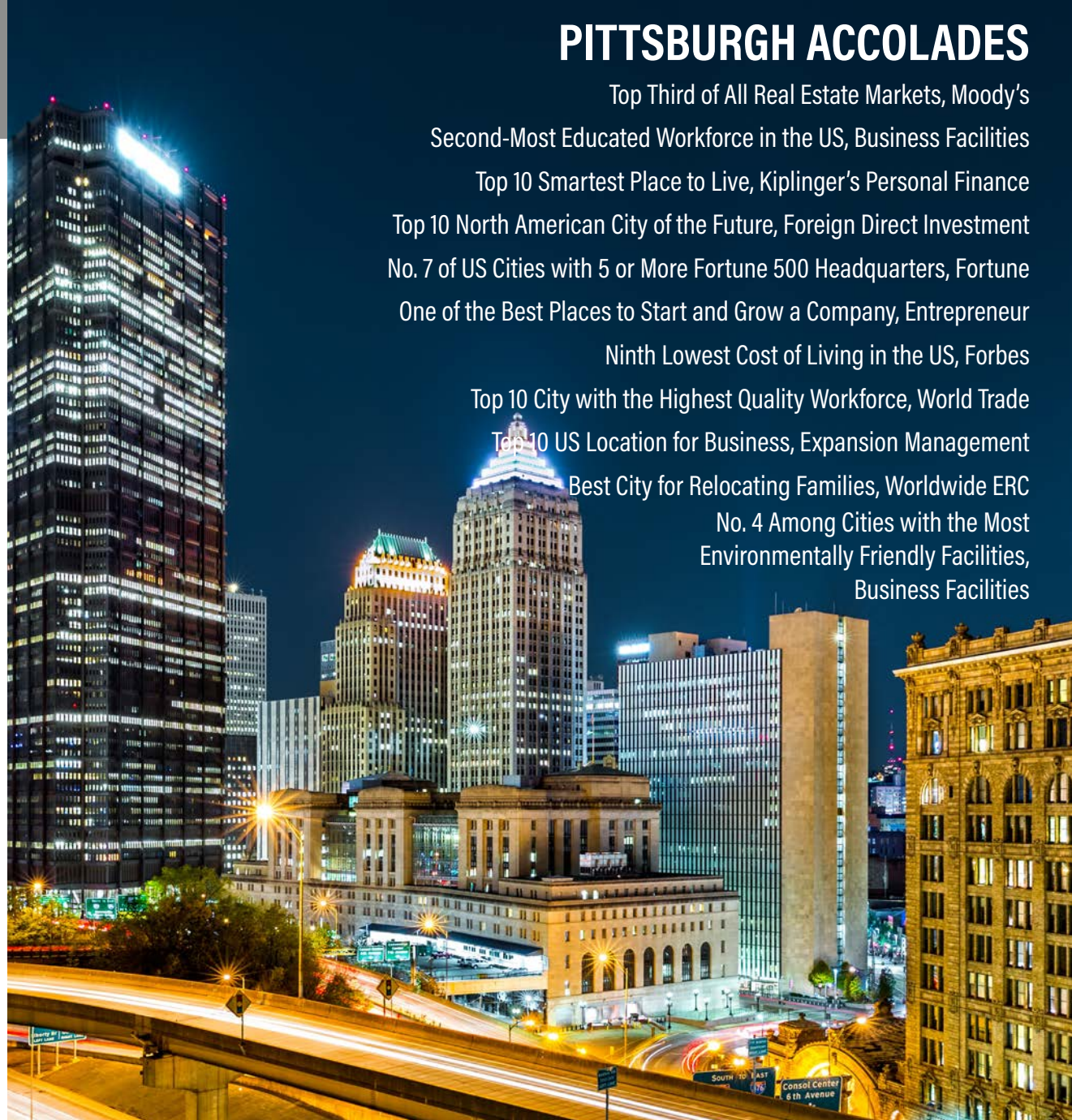


MARKET | PITTSBURGH

The city of Pittsburgh has a population of 2.4 million, the 22nd largest metro area in the US, and the 2nd largest city in the Commonwealth of Pennsylvania. Once viewed only as a giant in the production of steel, iron, aluminum and glass, Pittsburgh has been transformed into the country's "Most Livable City" (Places Rated Almanac). The city is now considered among the most attractive to live and do business in. With a strong concentration of blue chip and local companies, Pittsburgh has one of the most balanced and varied economies in the country, and is grounded with technology, energy, world-renowned healthcare, and top global universities. Additionally, some of the city's major long-time industrial corporations (such as US Steel, Westinghouse and Consol) are experiencing renewed growth along with many of its small and mid-sized companies.

TECH GAINS IN PITTSBURGH

Many large tech companies including Uber, Google and Amazon have established offices in Pittsburgh in order to tap into Pittsburgh's well educated workforce and it's reputation as a robotics hub. The autonomous car market is booming –it started with Uber and now includes Argo AI (which is owned by Ford), and Aurora Innovation. Tech job growth has been impressive, ranking third annually in 2017 at 31.4 %, behind only San Francisco and Charlotte. In 2014, VCs pledged more than double the amount (\$338M) put up for technology companies than in 2013(\$138M). Pittsburgh and St. Louis top the largest tech salary gains in the US in 2017, both with a 16.8% increase. The Pittsburgh tech sector accounted for 5% of all employment in the MSA in 2017 and continues strong growth.



PITTSBURGH ACCOLADES

Top Third of All Real Estate Markets, Moody's
Second-Most Educated Workforce in the US, Business Facilities
Top 10 Smartest Place to Live, Kiplinger's Personal Finance
Top 10 North American City of the Future, Foreign Direct Investment
No. 7 of US Cities with 5 or More Fortune 500 Headquarters, Fortune
One of the Best Places to Start and Grow a Company, Entrepreneur
Ninth Lowest Cost of Living in the US, Forbes
Top 10 City with the Highest Quality Workforce, World Trade
Top 10 US Location for Business, Expansion Management
Best City for Relocating Families, Worldwide ERC
No. 4 Among Cities with the Most Environmentally Friendly Facilities, Business Facilities

MAJOR EMPLOYERS IN PITTSBURGH

