

UNDER CONSTRUCTION



REPRESENTATIVE PHOTO



STARBUCKS | NN LEASE

4299 S. Highway 27, Clermont, FL 34711

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS

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4 INVESTMENT OVERVIEW

5 FINANCIAL SUMMARY

6 LOCATION AERIAL

7 SITE PLAN

8 AREA OVERVIEW

9 DEMOGRAPHICS

10 TENANT PROFILE



ACTUAL PHOTO



ACTUAL PHOTO

INVESTMENT OVERVIEW

CLERMONT, FLORIDA

The Property is located at 4299 S. Highway 27 in Clermont, FL only 25 miles outside of Orlando. The Starbucks is located on an outparcel to the local Publix Super Market, also with co-tenancy with Regions Bank, McDonald's, Circle K and many smaller tenants. Connected by shared cross access driveway and parking, the Super Market is situated just behind the center and they are both at corner of Hartwood Marsh Road and S. Highway 27. Together, the freestanding Starbucks and the Publix Super Market occupy one highly visible corner, with contiguous frontage along both roads. The entire center is optimally surrounded by dense residential developments.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 27,705 and 64,359 within a 5-mile. Additionally, within a 3 mile radius of the subject property, the aggregate consumer spending is \$282,685 and the average household income is \$89,500. Some of the surrounding retailers in the immediate area include CVS Pharmacy, Walgreens, Florida Discount Self Storage, Royal Oaks Medical Center, Vacation Village Resort, Legends Golf & Country Club, and many more...

ASKING PRICE

\$3,040,000	5.00% Cap Rate
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DEAL POINTS

NN LEASE
LANDLORD OBLIGATIONS: ROOF, STRUCTURE, PARKING AREAS, ETC.
NEW HIGH QUALITY 2020 CONSTRUCTION
SCHEDULED INCREASES IN RENT
RENT COMMENCEMENT IN 2020
TEN YEAR BASE TERM
LOCATED ALONG RETAIL CORRIDOR OF CLERMONT
S. HIGHWAY 27 TRAFFIC COUNT: 27,310

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$152,000
SQUARE FOOTAGE	2,502
LAND SIZE	1.37 AC
YEAR BUILT	2020

FINANCIAL SUMMARY

STARBUCKS|NN LEASE

4299 S. Highway 27, Clermont, FL 34711



SUMMARY

TENANT NAME	STARBUCKS
SQUARE FOOTAGE	2,502
LEASE BEGINS	4/01/2020
LEASE ENDS	4/02/2030
ANNUAL RENT	\$152,000
OPTIONS	SIX, 5 YEAR
INCREASES	10% IN YEAR 6 & EACH OPTION

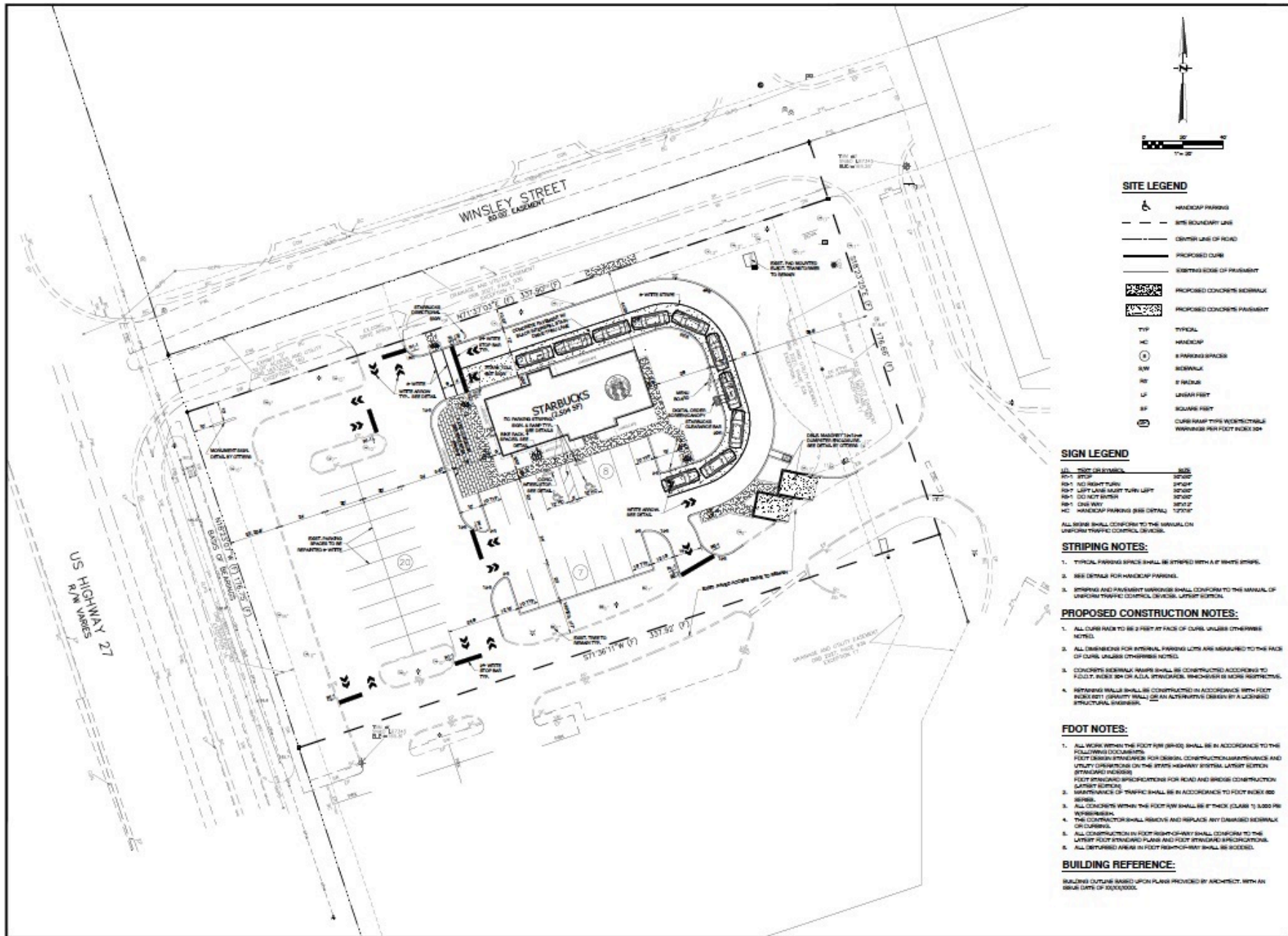
OPERATING SUMMARY

NET OPERATING INCOME	
Years 1-5	\$152,000
Year 6-10	\$167,200
Year 11-15	\$183,920
Year 16-20	\$202,312
Year 21-25	\$222,543
Year 26-30	\$244,798
Year 31-35	\$269,277
Year 36-40	\$296,205

LOCATION AERIAL



SITE PLAN



AREA OVERVIEW

- Clermont is located 25 miles from downtown Orlando, FL. Located in Central Florida, Orlando is the 23rd-largest metropolitan area, with a population over 2.5 million. Likewise, Orlando is the 4th most-populous city in the state.
- Orlando was crowned "The Theme Park Capital of the World", with tourist attractions and events drawing in more than 75 million visitors from around the globe.
- As one of the world's most visited tourist destinations, Orlando's attractions are the backbone to their tourism industry. The two most popular parks include Walt Disney World and Universal Orlando Resort.
- Orlando is a major industrial and hi-tech center, making up \$13.4 billion in the technology industry and employing 53,000 people. Orlando hosts various notable companies and organizations that are headquartered in the Orlando area including, AAA, JetBlue, NBC Universal, and more.
- The Orange County Convention Center is the second-largest convention facility in the United States, making Orlando one of the busiest American cities for conferences and conventions.
- Orlando is home to the University of Central Florida, which has the largest enrollment in the nation of 66K+ students.

ORLANDO **5 MILE RADIUS** KEY DEMOGRAPHICS



64,359

2019 Total
Population



\$82,168

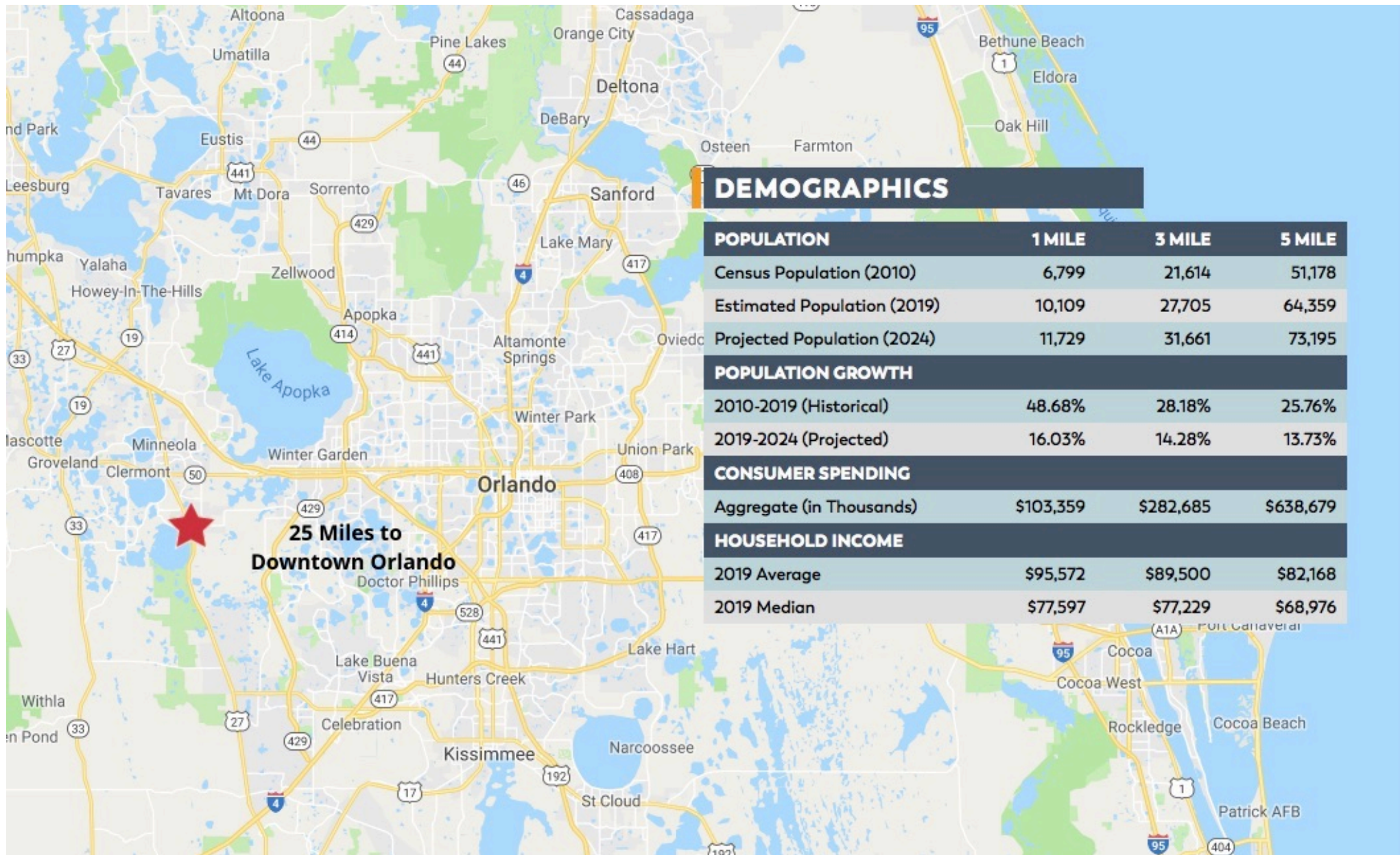
2019 Average
Household Income



13.73%

2019-2024
Growth/Yr:
Population

DEMOGRAPHICS



TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Today it operates over 23,768 locations worldwide.

Today, Starbucks is the world's largest coffee retailer and 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.

Selling over 2 billion cups of coffee every year, Starbucks locations serve more than just hot and cold drinks. They also sell whole-bean coffee, micro ground instant coffee, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, pastries, and snacks including items such as chips and crackers and some of their products 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.



TENANT OVERVIEW

2016 Annual Revenue	\$21.315 Billion
Net Worth	\$5.890 Billion
Market Capitalization	\$86.76 Billion
Credit Rating	A (Outlook: Stable)
Rating Agency	S&P
Stock Symbol	SBUX
Board	NASDAQ
Rank	#131 on Fortune 500 (2017)
No. of Locations	24,395
Headquarters	Seattle Washington
Web Site	www.starbucks.com





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