

SECURE
NET LEASE

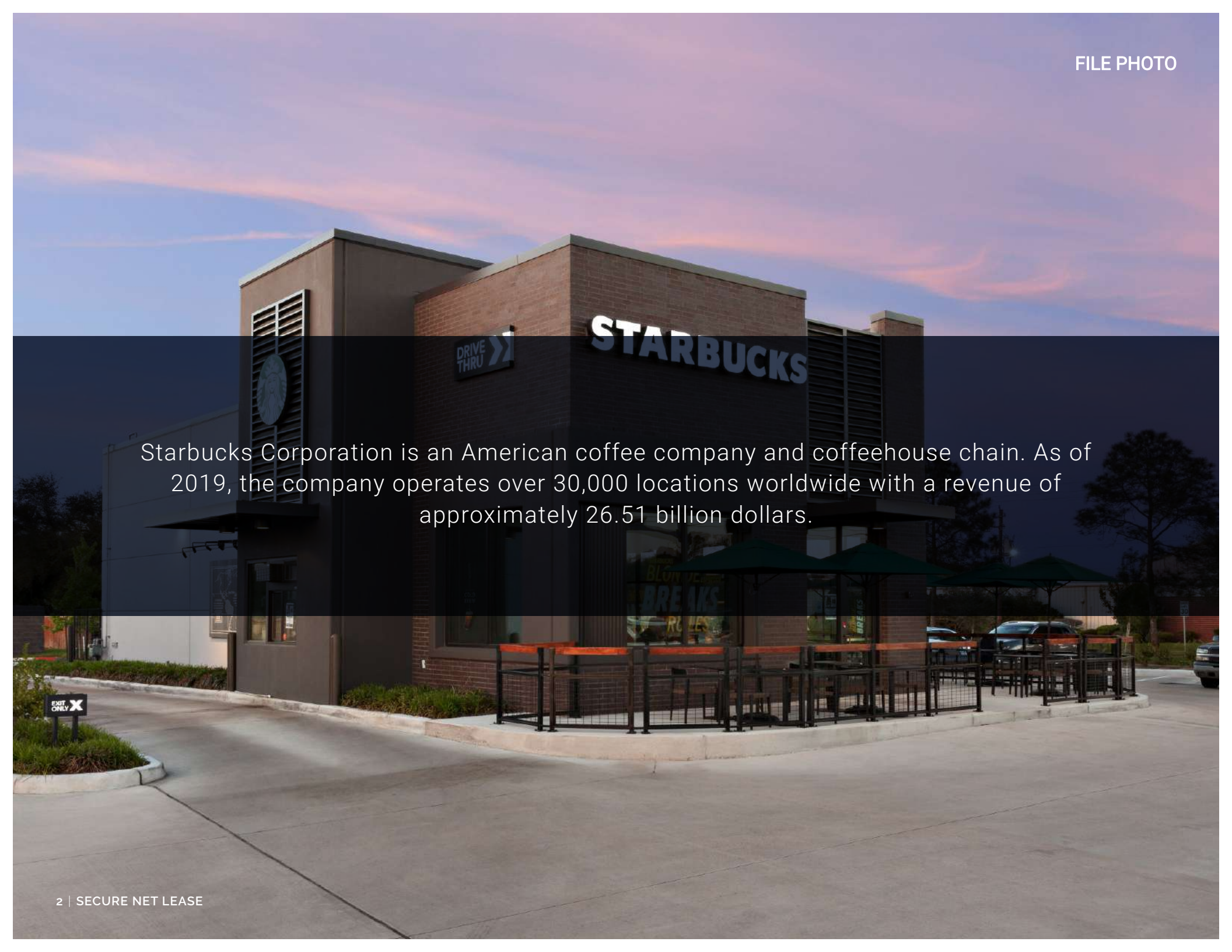
FILE PHOTO

STARBUCKS

\$2,325,305 | 5.50% CAP

312 Stribling Lane, Brandon, MS 39042 (Jackson MSA)

- ✓ New Construction Starbucks Property
- ✓ 10 Year Net Lease with No Early Termination
- ✓ 10% Rental Increases in Primary Term and Options
- ✓ Minimal LL Responsibilities with 10 Year Roof Warranty
- ✓ Excellent Interstate 20 Location with High Traffic

A photograph of a Starbucks building at dusk. The building is a two-story structure with a mix of brick and dark grey panels. A large 'STARBUCKS' sign is mounted on the brick section. To the left, a 'DRIVE THRU' sign with an arrow points right. The building has large windows and a drive-thru lane. In the foreground, there is an outdoor seating area with black metal frames, wooden tables, and green umbrellas. A concrete sidewalk leads from the bottom left towards the building. The sky is a mix of blue and purple hues.

Starbucks Corporation is an American coffee company and coffeehouse chain. As of 2019, the company operates over 30,000 locations worldwide with a revenue of approximately 26.51 billion dollars.

INVESTMENT OVERVIEW

STARBUCKS | BRANDON, MISSISSIPPI

\$2,325,305 | 5.50% CAP



\$127,892

NOI



±2,200 SF

BUILDING AREA



±0.82 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



NET LEASE*

LEASE TYPE

LL responsible for roof, structure and parking lot. 10 Year Roof Warranty.

- ✓ **New construction Starbucks property with drive thru:** featuring a new 10 year net lease with no early termination clause and 10% rental increases every five years.
- ✓ **Lease guaranteed by Starbucks Corporation:** S&P Rated BBB+ | Ranked #121 on the Fortune 500 list | Over 26,000 locations globally.
- ✓ **Minimal landlord responsibilities:** Corporate net lease with new 10 year roof warranty. Landlord responsible for roof structure and parking lot.
- ✓ **Excellent highway location:** Property is located on the access road to Interstate 20 with over 35,000 vehicles per day.
- ✓ **Dense Retail Corridor** surrounded by national retailers such as Walmart, Home Depot, Kroger, CVS, Walgreens, Chick-fil-A, McDonald's, Big Lots, Applebees, Dollar Tree and many others are within close distance to the subject property.
- ✓ **Jackson-Medgar Wiley Evers International Airport** is less than 3 miles from the subject property which served 942,375 passengers in 2018, which represents a 20% increase from last previous year.
- ✓ **Jackson, MS MSA,** subject property is located approximately 10 miles from downtown Jackson, MS. Jackson is the capital and most populous city in the state of Mississippi.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

STARBUCKS | BRANDON, MISSISSIPPI



\$26.51B

REVENUE

A-

CREDIT
RATING

STARBUCKS

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington. Starbucks is the largest coffeehouse company in the world. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Many of the company's products are seasonal or specific to the locality of the store. 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. In the 1990's Starbucks was opening a new store every workday, a pace that continued into the 2000s. In fiscal 2018, the company reported an increase in revenues of 10% from the prior year, and net income of \$4.52 billion (up from \$2.88 billion in 2017).



30,000

TOTAL LOCATIONS

FILE PHOTO



IN THE NEWS

STARBUCKS | BRANDON, MISSISSIPPI

THE PURSUIT OF DOING GOOD

August 12, 2019 (*Starbucks Stories and News*)

From the first time Starbucks opened its doors in Seattle's Pike Place Market in 1971, we have been dedicated to exceptional coffee and customer service – and something more.

It started with our early travels to the places where our coffee is grown, understanding that our future is inextricably tied to the futures of farmers and their families. We nurtured personal relationships and built a global network of support to create a new way to produce coffee: one that is sustainable, transparent and good for people and the planet. As the threats of climate change have grown, we have been working to help coffee farms adapt and find innovative solutions in how we build and operate our stores, while reducing the environmental impact of our cups, straws and lids.

Each year since 2001, **Starbucks has reported on its efforts to make a positive impact in the communities it serves**. Here we reflect on our progress and share the company's results for the 2018 fiscal year.

Stitching all these efforts together is a common thread – a green thread – one that is woven in the fabric of our company by the more than 300,000 men and women who proudly wear the green apron. We are dedicated to making our partners proud, providing pay equity and investing in their success. And we are working to hire veterans and military spouses, refugees, Opportunity Youth and those formerly incarcerated, and helping them build their futures once they are with us. As it has been from the beginning, our purpose goes far beyond profit. We believe in the pursuit of doing good.

This report serves as a transparent acknowledgment of our efforts: where we have achieved and where we have fallen short, and the work still to come. As we look ahead to our centennial anniversary 50 years from now, we hope to build an enduring company by staying true to Our Mission and Values, embracing new ideas and innovating in ways that are meaningful to our customers and inspiring to our partners. We hope you will continue to join us on this journey.



[CLICK HERE TO READ MORE](#)

FILE PHOTO



LEASE OVERVIEW

STARBUCKS | BRANDON, MISSISSIPPI

INITIAL LEASE TERM	10-Years, Plus (4), 5-Year Options to Extend
RENT COMMENCEMENT	Late January 2020
LEASE EXPIRATION	Late January 2030
LEASE TYPE	Corporate Net Lease
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$127,892
ANNUAL RENT YRS 6-10:	\$140,681.20
OPTION 1	\$154,749.32
OPTION 2	\$170,224.25
OPTION 3	\$187,246.68
OPTION 4	\$205,971.34

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FILE PHOTO



Hertz

enterprise

JACKSON-MEDGAR
WILEY EVERS
INTERNATIONAL AIRPORT

AIRPORT ROAD S
± 21,588 VPD

U-HAUL

Walmart

Kroger
Little Caesars
Firestone
COMPLETE AUTO CARE

CROSSGATE
SHOPPING CENTER
DOLLAR TREE
piggly wiggly
Tuesday Morning
enterprise

verizon
DICKEY'S
BARBECUE PIT
AT&T

Shell

80

18

W GOVERNMENT STREET
± 35,742 VPD

LifeStorage

BIG LOTS
goodwill

Walgreens

Office DEPOT
HIBBETT
SPORTS

CVS pharmacy

TOYOTA

Pizza Hut

O'Reilly AUTO PARTS

Krystal

UNITED STATES
POSTAL SERVICE

DQ

MATTRESS FIRM

Starbucks
SUBJECT PROPERTY
213 STRIBLING LN.

SHERWIN
WILLIAMS

CHEVROLET

POPEYES

CATO

AutoZone

TACO BELL

WAFFLE HOUSE
SONIC

U-HAUL

WAFFLE HOUSE

± 77,234 VPD

INTERSTATE
20

THE HOME DEPOT

ANYTIME FITNESS

MAY'S
DISCOUNT TIRE

Wendy's

HONDA

exell

GM

475

Super 8
BY HYDRAK

QUALITY
TREN & SUTTON

SULLIVAN
TRUCK EQUIPMENT

Shell

DOLLAR GENERAL

IK Keefe Group

18

± 35,521 VPD

SITE OVERVIEW

STARBUCKS | BRANDON, MISSISSIPPI



2020

YR BUILT / RENOVATED



±2,200 SF

BUILDING AREA



±0.82 ACRES

LAND AREA

NEIGHBORING RETAILERS

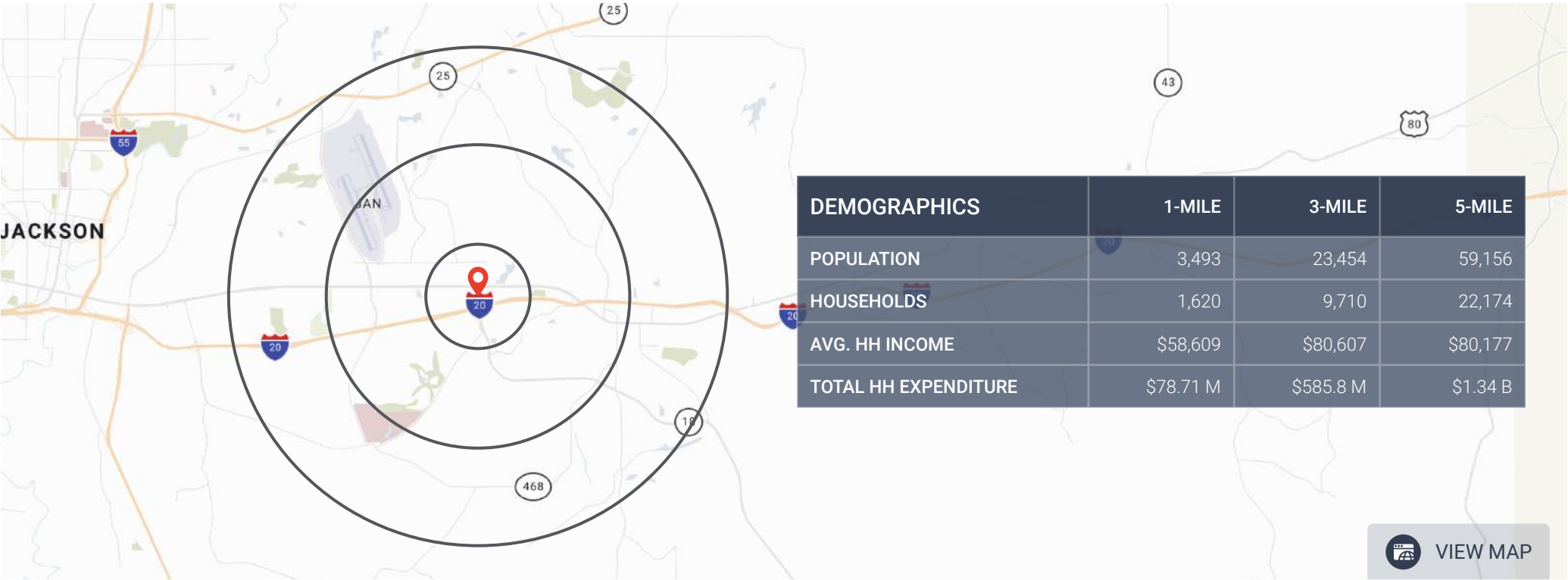
CVS Pharmacy	Office Depot
Goodwill	Hibbet Sports
Big Lots	Walgreens
Firestone	Kroger
Little Caesars	Dollar Tree
Walmart	Pizza Hut
The Home Depot	Tuesday Morning
Anytime Fitness	Sherwin Williams

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LOCATION OVERVIEW

STARBUCKS | BRANDON, MISSISSIPPI



ECONOMIC DRIVER'S (# of Employees in Brandon Metro)

- | | | |
|--|---|--|
| State of Mississippi (2,300) | The Boeing Company (831) | Walmart Inc. (500) |
| Travelers Companies Foundation, Inc. (2,000) | Blue Cross & Blue Shield of Mississippi (777) | MS Department of Environmental Quality (400) |
| MS Department of Mental Health (1,700) | City of Hinds (600) | MS State Department of Education (400) |
| River Oaks Hospital, LLC (1,200 + beds) | Warner Inc. (500) | Siemens Industry, Inc. (400) |
| Junior League of Jackson, Inc. (864) | United States Postal Service (500) | Crossgate Riveroak Hospital (400 + 150 beds) |

CITY OVERVIEW

STARBUCKS | BRANDON, MISSISSIPPI

BRANDON MISSISSIPPI



23,421
POPULATION



\$72,529
MEDIAN HOUSEHOLD INCOME

Brandon, Mississippi is a city in Rankin County in the United States.

Brandon is consistently ranked as one of the top 10 best places to live in Mississippi, as well as one of the Top 10 safest places to live in Mississippi. Brandon is currently home to over 23,000 people today and is one of the fastest growing cities in the state. This location represents a unique opportunity to be admit the densest retail area in Brandon.

LOWEST CRIME RATES

BRANDON HAS ONE OF THE LOWEST CRIME RATES IN AMERICA AMONG COMMUNITIES OF ALL SIZES (LOWER THAN 66% OF AMERICA'S COMMUNITIES).

BRANDON MEANS BUSINESS

Brandon is consistently ranked as one of the Top 10 best places to live in Mississippi, as well as one of the Top 10 safest places to live in Mississippi. Brandon is celebrating her 190th birthday this year, having grown from 31

Brandon has been busy *investing in infrastructure to help businesses* improve their future. We have built three new fire stations and purchased two new fire trucks to enhance response times. The City is currently building a new water well and million-gallon water tank to enhance our water system. *The Mississippi Department of Transportation has invested millions improving safety and expanding capacity on Interstate 20, US Highway 80, and Mississippi Highway 471.* There has never been a better time for your business to call Brandon home.

residents in 1828 to over 23,000 today. Being one of the fastest growing cities in the state, people call Brandon their hometown because of the high quality of life evident throughout the community.



CLICK HERE TO READ MORE

EVERY STARBUCKS GROWTH STRATEGY IS WORKING

Starbucks has put several plans in place to accelerate growth, and they all seem to be working.

The company is aggressively opening restaurants, improving its technology, developing new products, and expanding its rewards program. *The tactics are paying off: Sales at cafes open at least a year grew 6% globally in the third quarter, Starbucks announced Thursday.* Net sales grew 8.1% to an all-time high of \$6.8 billion.

Because of the successful quarter, Starbucks improved its financial outlook for the year.

Last year, CEO Kevin Johnson set out a number of strategic priorities to achieve "growth at scale."

One strategy is adding more stores: In the third quarter, the company opened 442 net new stores, one third of them in China. It opened its 30,000th store this year, and closed out the quarter with over 30,600 stores.



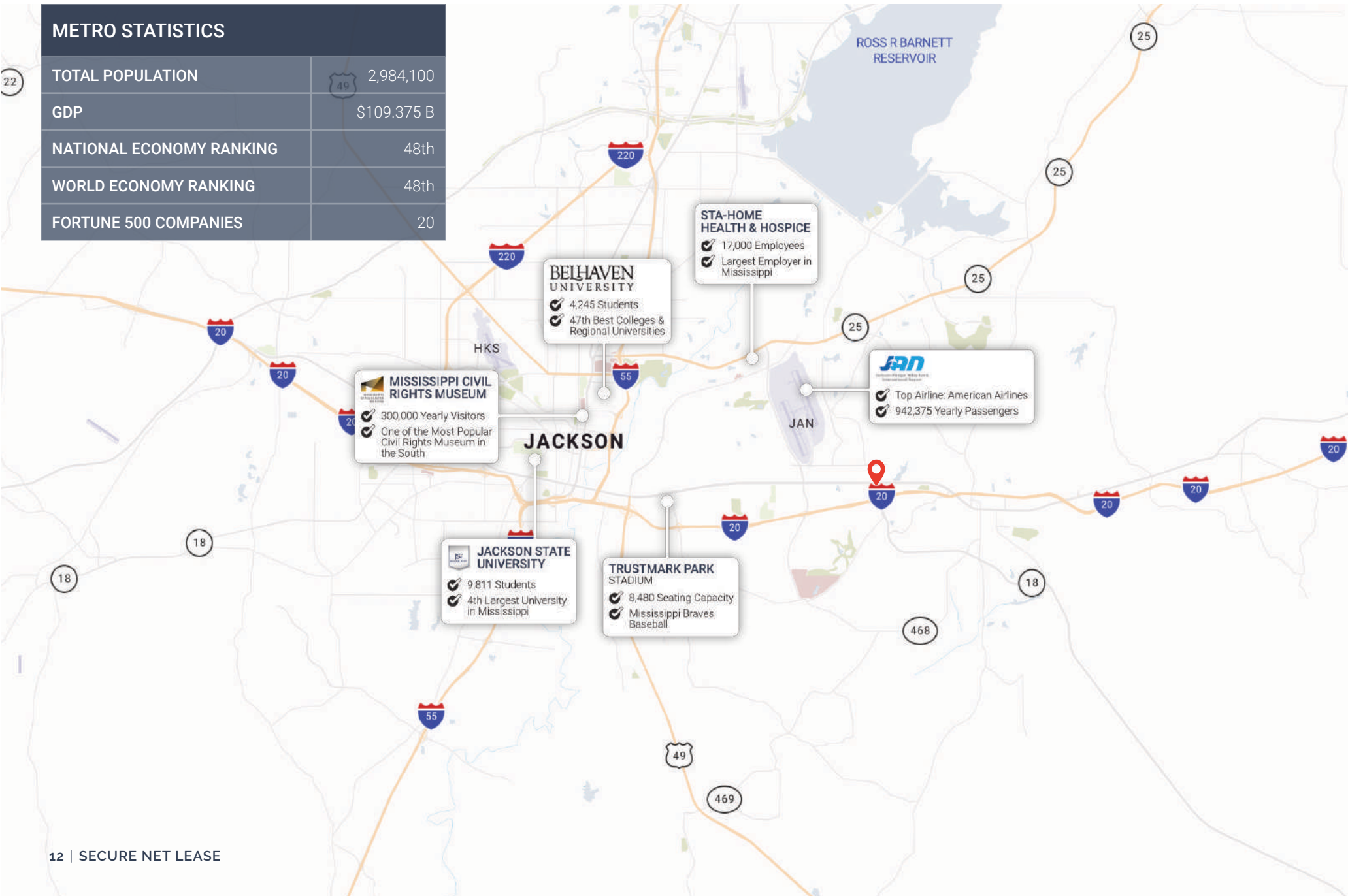
CLICK HERE TO READ MORE

JACKSON,MSA

STARBUCKS | BRANDON, MISSISSIPPI

METRO STATISTICS

TOTAL POPULATION	2,984,100
GDP	\$109.375 B
NATIONAL ECONOMY RANKING	48th
WORLD ECONOMY RANKING	48th
FORTUNE 500 COMPANIES	20



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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