



NET LEASE INVESTMENT OFFERING



STARBUCKS
105 PINE LAKE AVE
LA PORTE, INDIANA 46350

THE
Boulder
GROUP

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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a newly constructed single tenant Starbucks property located in La Porte, Indiana. The new ten-year Starbucks lease commenced on December 14, 2017. The Starbucks lease features a 10% rental escalation in the primary term and in each renewal option period. The property is located at the hard corner of a signalized intersection and has excellent visibility and easy access.

The Starbucks property is strategically located along US Route 35 (31,600 VPD), a primary north-south thoroughfare. Retailers in the immediate area include Walmart Supercenter, Walgreens, CVS, McDonald's and a Kroger anchored shopping center. The Starbucks property is also located just in front of a new ALDI and medical office development. Further contributing to the strength of this Starbucks is its proximity to the La Porte Hospital. La Porte Hospital is a large 227-bed hospital that has been the heart of healthcare in La Porte for more than 40 years. Additionally, the Starbucks is near Riley Elementary School, Paul F Boston Middle School, Hailmann Elementary School and La Porte High School (2,158 students), which drives additional traffic to the property.

Starbucks is a publicly traded company on the NASDAQ (SBUX) with a market capitalization in excess of \$65 billion. Starbucks is an investment grade rated company with a Standard & Poor's rating of A-. Starbucks operates as a roaster, marketer, and retailer of specialty coffee worldwide. As of 2020, Starbucks operates 30,000+ stores. Starbucks Corporation was founded in 1985 and is based in Seattle, Washington.



INVESTMENT HIGHLIGHTS

- Investment grade rated tenant (S&P:A-)
- Tenant is a publicly traded company (NASDAQ: SBUX) with a market capitalization in excess of \$65 billion
- Located at the hard corner of a signalized intersection
- 10% rental escalations every five years throughout the primary term and renewal option periods
- New construction (2017)
- Retailers in the immediate area include Walmart Supercenter, Walgreens, CVS and a Kroger anchored shopping center
- Positioned in front of a new ALDI and medical office development
- Located near La Porte Hospital (227 beds)
- Located near Riley Elementary School, Paul F Boston Middle School, Hailmann Elementary School and La Porte High School (2,158 students)



PROPERTY OVERVIEW

Price:	\$1,593,100
Cap Rate:	5.80%
Net Operating Income:	\$92,400
Rent Commencement Date:	December 14, 2017
Lease Expiration Date:	February 29, 2028
Rental Escalations:	10% Every Five Years
Renewal Options:	Four 5-Year
Tenant:	Starbucks
Credit Rating:	Investment Grade (S&P: A-)
Year Built:	2017
Lease Type:	NN (Roof, Structure, Parking & Utility Systems)*
Building Size:	2,100 SF
Land Size:	0.7 AC

**Future owner has the ability to collect a 15% administrative fee on operating expenses which is not included in the NOI.*



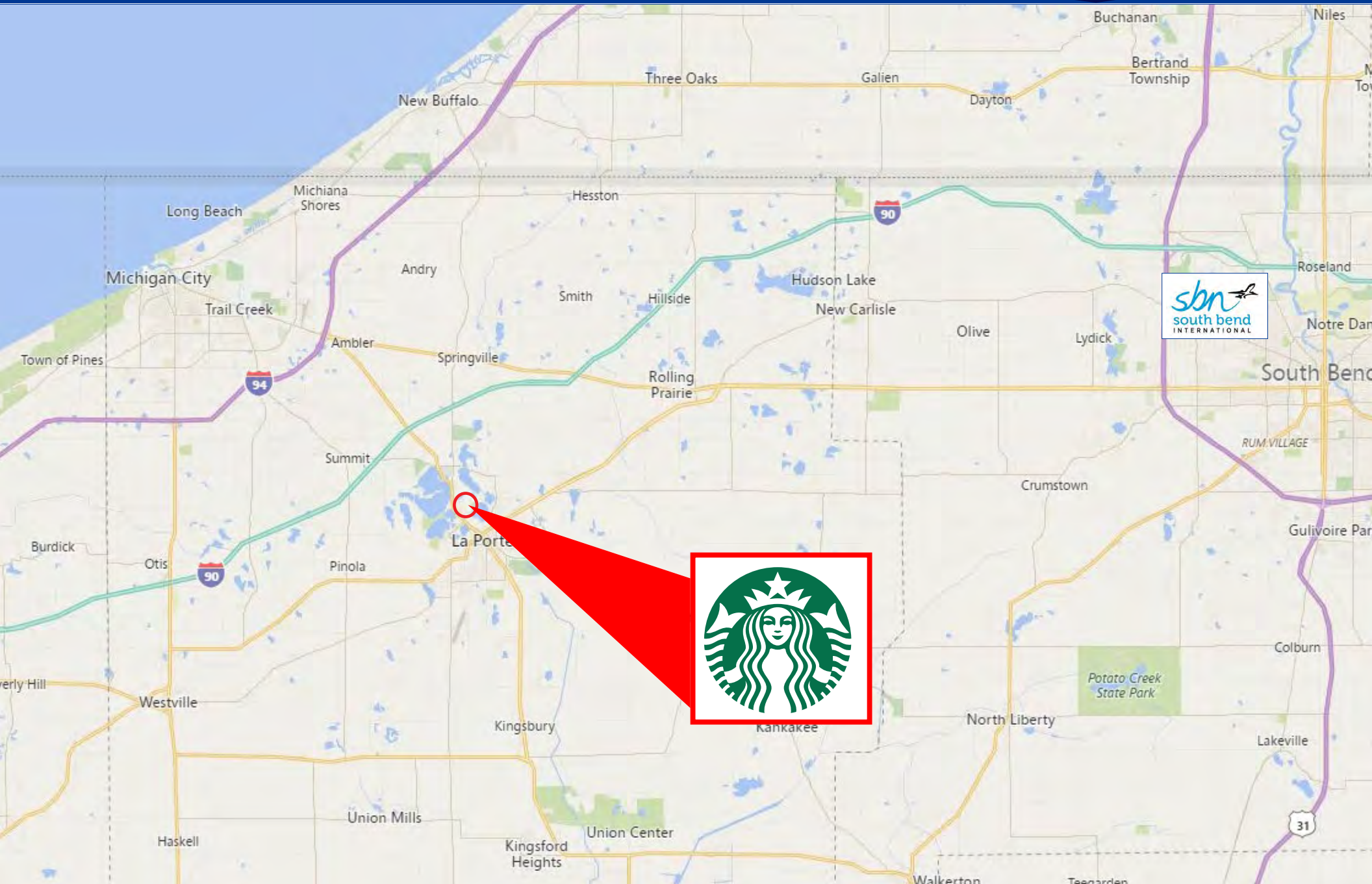


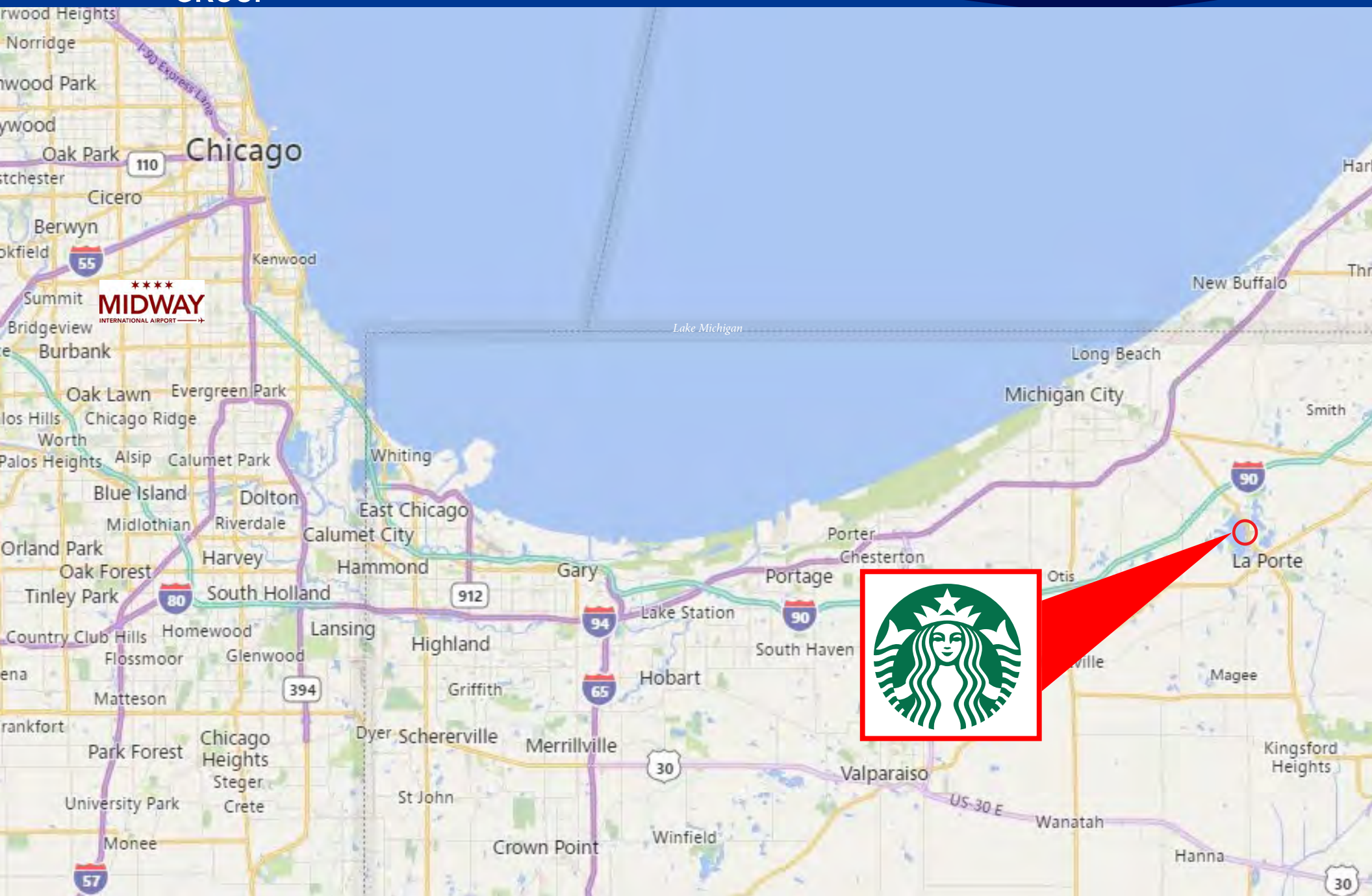




SITE PLAN







DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	7,992	26,397	34,244
Total Households:	3,113	10,793	13,599

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$57,440	\$62,772	\$66,882
Median Household Income:	\$44,207	\$46,436	\$50,139



CITY OF LA PORTE, INDIANA

La Porte (French for “The Door”) is a city in LaPorte County, Indiana, United States, of which it is the county seat. Its population was 21,732 as of 2016. It is one of the two principal cities of the Michigan City-La Porte, Indiana Metropolitan Statistical Area, which is included in the Chicago–Naperville–Michigan City, Illinois–Indiana–Wisconsin Combined Statistical Area. La Porte is located in northwest Indiana, east of Gary, and west of South Bend.

INDIANA
La Porte
THE HUB OF *Awsome*





STARBUCKS

Starbucks Corporation operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates in four segments: Americas; Europe, Middle East, and Africa; China/Asia Pacific; and Channel Development. 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. In addition, it licenses its trademarks through licensed stores, and grocery and national foodservice accounts. The company offers its products under the Starbucks, Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, Ethos, Starbucks VIA, Seattle's Best Coffee, Frappuccino, Starbucks Doubleshot, Starbucks Refreshers, and Starbucks Discoveries Iced Café Favorites brand names. As of 2020, Starbucks operates 30,000+ stores. Starbucks Corporation was founded in 1985 and is based in Seattle, Washington.

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Website:	www.starbucks.com
Credit Rating:	Investment Grade (S&P: A-)
Stock Symbol:	NASDAQ: SBUX
Market Capitalization:	\$65 Billion
Headquarters:	Seattle, WA

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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