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STATE STREET
CAPITAL REALTY

CONFIDENTIAL OFFERING MEMORANDUM

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OFFERING MEMORANDUM DISCLAIMER: This Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”) is presented in connection with State Street Capital Realty LLC and TAYLOR SQUARE OWNER, LLC (collectively, “Seller”) solicitation of offers for the purchase of Starbucks, located in Cincinnati, OH (the “Property”).

Prospective purchasers are advised that Seller’s review of offers will be based on Seller’s evaluation of a number of factors, including the current financial qualifications of each prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Seller reserves the right to withdraw the Offering Memorandum and/or terminate the offer solicitation process at any time prior to full execution of a binding purchase agreement. Further, Seller reserves the right to negotiate with one or more prospective purchasers at any time.

The information contained in the Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of Seller. Acceptance of the Offering Memorandum constitutes an agreement on the part of the recipient and the recipient’s representatives to maintain the confidentiality of the information contained therein. The information in the Offering Memorandum has been compiled from sources deemed reliable, however, neither the information nor the reliability of such sources is guaranteed by Seller. Seller has not verified, and will not verify, any of the information contained in the Offering Memorandum nor does Seller make any representation or warranty whatsoever regarding the accuracy or completeness of the information provided therein. The information set forth in the Offering Memorandum does not purport to be complete and no obligation to update, augment, or otherwise revise such information is assumed by Seller. Prospective purchasers should conduct their own independent due diligence review of the Property including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and its suitability for prospective purchaser’s intended use. Prospective purchasers are recommended to seek independent professional advice including legal, tax, environmental, engineering, and other as deemed necessary by prospective purchaser relative to acquisition of the Property. The information provided in the Offering Memorandum is not intended to provide, and should not be relied upon as accounting, legal, or tax advice or an investment recommendation.

No person has been authorized to give any information or make any representations regarding the prospective transaction, the Property, or information provided in the Offering Memorandum other than the information actually contained in the Offering Memorandum, which is subject to this Offering Memorandum Disclaimer and, if such unauthorized information or representations are or were given or made, the same must not be relied upon by prospective purchaser. Prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided in the Offering Memorandum or otherwise in connection with the sale of the Property shall be limited to those expressly provided in a fully executed binding purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or its affiliates, officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to the prospective transaction, Offering Memorandum, solicitation process, or the marketing or sale of the Property.

INVESTMENT HIGHLIGHTS



BRAND NEW 10 YEAR CORPORATE LEASE | NO KICKOUT

Newly constructed in 2020, this corporate Starbucks lease features a ten (10) year term with no kickout, a 15 year roof warranty, a 10% rent bump in year 6, and five (5) five-year options to renew, each with 10% increases.

CORPORATE GUARANTY/INVESTMENT GRADE TENANT

This is a corporate lease with Starbucks Corporation (NASDAQ: SBUX). The company has over 30,000 retail stores in 70 countries, a market cap of \$96.43B, 1.17B shares outstanding, and an S&P rating of BBB+.

SIGNIFICANT RENT INCREASES

This lease features a 10% rent bump in year 6, as well as in each of the five (5) 5-year options to renew.

SUPERIOR LOCATION

This Starbucks is an outparcel to Taylor Square Shopping Center, which is situated at the heart of a 210-acre mixed-use development featuring integrated retail, entertainment, office, hotel and residential components. Offering over 624,000 square feet of retail space, Taylor Square is anchored by major retailers including Walmart Supercenter, Sam's Club, Marshall's, JOANN and other major retailers.

EXCELLENT HIGHWAY ACCESS & VISIBILITY

Located just off I-70 at one of the busiest freeway interchanges in Columbus, this location benefits from great highway access and visibility on the highly trafficked SR-256.

TRAFFIC COUNTS:

I-70 - 101,165 ADT
SR-256 - 47,300 ADT
Taylor Road - 18,932 ADT



LIST PRICE
\$2,254,000



CAP RATE
5.00%



ANNUAL RENT
\$112,700

INVESTMENT SUMMARY

ADDRESS

2915 Taylor Road SW
Reynoldsburg, Ohio 43068

LIST PRICE

\$2,254,000

CAP RATE

5.00%

ANNUAL RENT

Years 1 - 5 \$112,700
Years 6-10 \$123,970

RENT COMMENCEMENT

February 21, 2020

LEASE EXPIRATION DATE

February 28, 2030

TOTAL GLA

± 2,196 SF

LAND AREA

± 1.059 AC

YEAR BUILT

2020

RENEWAL OPTIONS

Five (5) five-year options to renew



DRIVE THRU

STARBUCKS
STARBUCKS

DRIVE
THRU

2915

We're Open!

A photograph of a Starbucks storefront with large windows and outdoor seating. The image is overlaid with a dark grey semi-transparent rectangle.

FORTUNE 500 COMPANY

**with \$24.7 billion in
revenue**

A photograph of a Starbucks storefront with large windows and outdoor seating. The image is overlaid with a dark blue semi-transparent rectangle.

WALMART & SAM'S CLUB

**anchored
shopping center**

A photograph of a Starbucks storefront with large windows and outdoor seating. The image is overlaid with a dark grey semi-transparent rectangle.

10% RENT BUMP

**in year 6 and each
five year renewal
option**

A photograph of a Starbucks storefront with large windows and outdoor seating. The image is overlaid with a dark blue semi-transparent rectangle.

SUPERIOR HIGHWAY ACCESS & VISIBILITY

Traffic Count I-70

101,165 ADT

SITE PLAN



AERIAL

Little
Jordan Run

CHERRY BROOK

COBBLESTONE
RUN

Palmer Rd

Palmer Rd

SLATE RIDGE

Vineyard
Children

BLACKLICK WOODS
GOLF COURSE

Blacklick Creek

SUBJECT



BLACKLICK WOODS
NATURE CENTER

TAYLOR SQUARE



Marshalls JOANN

Taylor Rd SW



101,165 ADT

70

101,165 ADT

Blacklick Creek

Tussing Rd

256

204

TURNBERRY
GOLF COURSE

Blacklick-Eastern Rd NW

Taylor Rd

HUNTER'S RUN

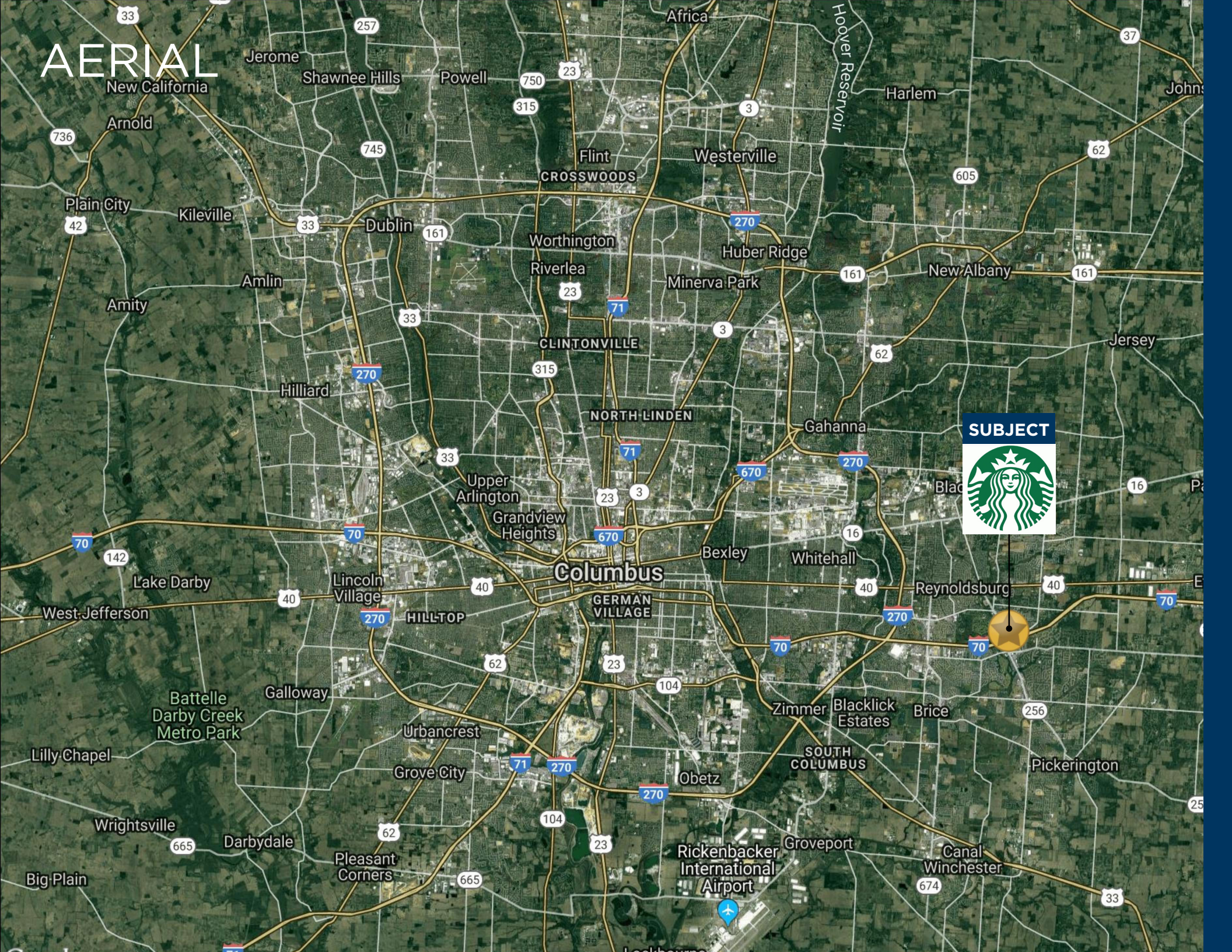
BED BATH &
BEYOND

BARNES & NOBLE



NORTH

AERIAL



TENANT SUMMARY



TENANT PROFILE



Representative Photo

STARBUCKS CORPORATION

Starbucks, founded in 1971 when its first store opened in Seattle, WA, was incorporated in 1985 and has grown to be the premier roaster and retailer of specialty coffee in the world.

With nearly 30,000 stores and 346,000 employees world-wide, Starbucks proudly serves 100 million customers weekly.

Starbucks Corporation went public in June of 1992. Their common stock trades on the NASDAQ Global Select Market under the symbol "SBUX". As of June 2020, Starbucks Corporation has a market cap of 96.43 billion and 1.17 billion shares outstanding.

Starbucks stores offer premium coffee and tea beverages, packaged whole bean and ground coffees, and a variety of single-serve and ready-to-drink coffee and tea products, along with fresh food and snack offerings. Starbucks retail stores are neighborhood gathering places where customers can enjoy quality service, welcoming atmospheres, and exceptional beverages.

CREDIT RATING

BBB+

NASDAQ

SBUX

MARKET CAP

96.43B

ANNUAL REVENUE

\$26.5B

OWNERSHIP

Public

EMPLOYEES

+346,000

LOCATIONS

30,000

KEY LEASE TERMS



TENANT

Starbucks Corporation

LEASE TERM

10 Years

RENT COMMENCEMENT

February 21, 2020

ANNUAL RENT

Years 1-5 \$112,700 | \$49.00/SF

Years 6-10 \$123,970 | \$53.90/SF

OPTIONS

Tenant has option to extend term for five (5) consecutive five (5) year periods.

OPTION RENT

1st Option \$136,367 | \$59.29/SF

2nd Option \$150,006 | \$65.22/SF

3rd Option \$165,002 | \$71.74/SF

4th Option \$181,493 | \$78.91/SF

5th Option \$199,663 | \$86.81/SF

TENANT'S EXCLUSIVE

Landlord shall not use or allow any other entity to use any portion of the property for the sale of whole or ground coffee beans, espresso, espresso-based or coffee-based drinks, tea or tea-based drinks, or gourmet, brand identified brewed coffee.

EXISTING EXCLUSIONS & RESTRICTIONS

Premises shall not be used for any of the following uses:

- Standard noxious use restrictions
- Assembling or manufacturing
- Mobile home park or trailer court
- Funeral home
- Used car lot
- Any "pornographic use" or "head shop"
- Pawn shop
- Shooting gallery
- Any so-called "payday loan business"
- Food stamp center



KEY LEASE TERMS



ANNUAL ADDITIONAL RENT

Tenant shall pay to Landlord as additional rent Tenant's Fixed Operating Expense and their pro rata share of Landlord's Insurance, and Property Taxes.

Per the CAM Agreement, payments from Tenant for Fixed Operating Expenses shall be paid to the owner of the adjacent Taylor Square Shopping Center. The adjacent Taylor Square Shopping Center owner shall be responsible for the LL maintenance obligations (except roof systems and structure/foundation) under the lease. These obligations are limited to the term of the lease.

TENANT MAINTENANCE OBLIGATIONS

Tenant shall maintain and keep premises in good order and repair, including maintaining all plumbing, HVAC, and electrical equipment within the premises.

LANDLORD MAINTENANCE OBLIGATIONS

Landlord shall maintain the roof, structure, parking areas, sidewalks, landscaping, drainage systems, and all utility systems which serve the building to the point of connection with the building.

Per the CAM Agreement, the adjacent Taylor Square Shopping Center Owner shall be responsible for the LL maintenance obligations (except roof systems and structure/foundation) under the lease. The owner of the Starbucks will not need to contract for these services as the parcel will be maintained by the adjacent Taylor Square Shopping Center owner in exchange for the fixed CAM payment. These obligations are limited to the term of the lease.

TENANT'S COMMON AREA OPERATING EXPENSES

Operating expenses include costs and expenses for maintaining, operating, repairing or providing services to and for the Common Areas. Tenant share for the first lease year shall be fixed at \$1.80/SF, and shall increase by 3% each additional lease year. Tenant shall pay pro rata share of Landlord's insurance.

Per the CAM Agreement, the CAM fee shall be paid to the adjacent Taylor Square Shopping Center Owner.

UTILITIES

Tenant shall pay utilities charges for water, sewer, gas, electricity and trash removal directly.

PROPERTY TAXES

If property is a portion of larger tax parcel, Landlord shall pay property taxes directly and Tenant shall pay pro rata share as additional annual rent. If property is a separate tax parcel, Tenant shall pay all taxes attributable to the property.

TENANT'S INSURANCE

Tenant shall obtain and keep in full force and effect liability insurance of not less than \$2,000,000 per occurrence, as well as commercial property insurance.

USE

Tenant shall use premises (a) initially for a coffee-store or (b) after initially opening any lawful retail or restaurant use.



MARKET OVERVIEW



MARKET OVERVIEW



Ranks 1st among up and coming high-tech cities

-Forbes

Voted America's best place to raise kids

-Business Week

Ranks 4th best city in nation for jobs and housing

-Yahoo Finance

Ranks 11th on Forbes Best Places for Business and Careers List

-Forbes

Best city to start a business

-Nerdwallet

COLUMBUS OHIO

Columbus is the 14th largest city in the United States by population and the largest city in Ohio.

The Columbus region, which is made up of eleven counties, is one of the most dynamic and diverse metropolitan regions in the U.S. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro area, with 46 percent of the U.S. population within a 10-hour drive.

Columbus is one of the country's growth leaders and is number one among the Midwest's 10 largest metros in multiple categories including population growth, job growth, and GDP growth. The region offers many advantages for businesses and residents alike, from its strategic location to an affordable cost of living.

Columbus is the U.S. Department of Transportation's Smart City Challenge winner, and as a result will implement a vision to improve access to jobs, enhance global competitiveness through smart logistics, better connect visitors to transportation and develop a more environmentally sustainable transportation system. The expected outcome is for Columbus to become the nation's epicenter for intelligent transportation systems research.

Columbus has an open-minded approach to life, business and ideas. The city's people, businesses and neighborhoods exemplify the philosophy that Columbus is open to all, creating an environment that encourages innovation, taking risks and thinking big. Cost of living is low, while cultural experiences abound. The area has a youthful and progressive attitude which is fueled by the presence of one of the largest concentrations of college students in the country and attracts a diverse population that gives the city texture and a rich mix of cultural assets that top the charts.

MARKET OVERVIEW

TOP 10 EMPLOYERS

The Ohio State University

State of Ohio

OhioHealth

JPMorgan Chase & Co.

Nationwide Mutual Insurance Co.

Kroger Co.

Mount Carmel Health System

City of Columbus

Nationwide Children's Hospital

Honda North America Inc.

Source: Business First

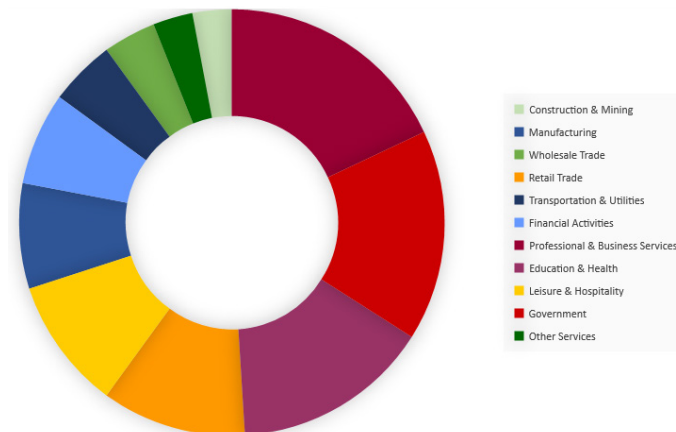
COLUMBUS OHIO

The Columbus region is home to a population of 2.1 million and has a potential workforce of 1 million. The region boasts one of the youngest and most-educated populations: the median age is 35.8 and more than 36 percent of residents hold a bachelor's degree. The region also has one of the highest concentrations of college students in the nation, and one of the highest populations of millennials.

Columbus's economy is as diverse as its population. No single industry sector represents more than 18 percent of employment, resulting in an exceptionally stable economy. Jobs in the region reflect a variety of industries and business advantages benefit companies across sectors, from affordable office space to a strong research community.

The workforce in Columbus is highly educated, diverse and young, with the 8th highest concentration of millennials among major U.S. metro areas. Columbus area residents have access to one of the nation's highest concentrations of educational institutions. With 52 college and university campuses, Columbus boasts one of the highest concentrations of college students in the U.S., totaling more than 134,000 students. Innovative companies and a high quality of life attract bright young minds from around the world to the area, resulting in a uniquely young and educated talent pool.

EMPLOYMENT BY SECTOR



FASTEST GROWING CITY

in the state
of Ohio

14 FORTUNE 1000

companies
headquartered in
Columbus

THE OHIO STATE UNIVERSITY

is third largest campus
in nation

ONE OF YOUNGEST CITIES

in nation with average
age between 30-33

OVER 50 COLLEGES

and universities in the
Columbus region

LOWER COST OF LIVING

than national
average

14TH LARGEST

city in the
United States

COLUMBUS MSA

has population over
2.1 million

26% POPULATION

growth expected by
the year 2040

THE OHIO STATE UNIVERSITY



**3RD LARGEST
UNIVERSITY**

campus in
the nation



**+59,800
STUDENTS**

enrolled at
Columbus campus



OVER 200

undergraduate majors
and 166 masters degree
programs



OHIO STADIUM

is largest in the
state and 3rd largest
in U.S.

DEMOGRAPHICS

Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
2020 ESTIMATED POPULATION	8,497	87,821	198,873
2025 PROJECTED POPULATION	8,830	91,123	206,337
2010 CENSUS POPULATION	7,811	80,344	175,616
2000 CENSUS POPULATION	5,755	68,196	136,557
2020 MEDIAN AGE (YEARS)	34.9	35.4	34.8

Households			
2020 ESTIMATED HOUSEHOLDS	3,815	34,854	78,856
2025 PROJECTED HOUSEHOLDS	3,914	35,646	80,743
2010 CENSUS HOUSEHOLDS	3,454	31,721	69,608
2000 CENSUS HOUSEHOLDS	2,260	26,651	54,407

Income			
2020 EST. AVG. HOUSEHOLD INCOME	\$66,476	\$84,470	\$79,311
2020 EST. MEDIAN HOUSEHOLD INCOME	\$56,038	\$72,521	\$69,475
2020 EST. PER CAPITA INCOME	\$29,916	\$33,552	\$31,468
HOUSEHOLD INCOME \$50,000+	49.8%	63.4%	61.8%

Education	1-Mile Radius	3-Mile Radius	5-Mile Radius
2020 HIGH SCHOOL GRADUATE	27.8%	26.8%	28.0%
2020 SOME COLLEGE	21.8%	23.6%	23.3%
2020 ASSOCIATE DEGREE ONLY	9.1%	9.9%	9.3%
2020 BACHELOR DEGREE ONLY	21.0%	21.9%	21.3%
2020 GRADUATE DEGREE	13.1%	12.2%	11.5%

Daytime Demos			
NUMBER OF BUSINESSES	455	2,477	5,283
TOTAL NUMBER OF EMPLOYEES	5,213	26,616	60,678
EMPLOYEE POPULATION PER BUSINESS	11.4 to 1	10.7 to 1	11.5 to 1
RESIDENTIAL POPULATION PER BUSINESS	18.7 to 1	35.5 to 1	37.6 to 1
ADJUSTED DAYTIME POPULATION	7,607	47,655	108,387

Consumer Expenditure			
TOTAL RETAIL EXPENDITURE	\$94.44M	\$1.03B	\$2.23B
TOTAL RETAIL EXPENDITURE (PER HOUSEHOLD PER MONTH)	\$2,063	\$2,455	\$2,352





STATE STREET CAPITAL REALTY

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State Street Capital Realty is a team of investment sales professionals focusing on providing white-glove service to our clients. A division of CASTO, State Street Capital Realty has the market access, tenant knowledge and strong industry relationships to execute at the highest levels. Committed to excellence, we expertly leverage our extensive portfolio experience to maximize value for our corporate and investment clients' real estate holdings.



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