



STARBUCKS
DUNN, NORTH CAROLINA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$2,100,000 | 5.00% CAP RATE

- » 10-Year Corporate Net Lease with 10% Rental Increases Every Five Years (NASDAQ: "SBUX")
- » Starbucks is Rated "BBB+" by S&P
- » High-Traffic Location in Densely Populated and Growing Corridor
 - » High-Visibility Location Along U.S. Route 421/East Cumberland Street, with Access to 20,500 Vehicles Per Day Directly in Front of the Location
 - » 105,376 Residents Live Within a Fifteen-Mile Radius of the Property
- » Central Location Near Large Employers, Retailers, and Community Hubs
 - » Surrounded by Several National Retailers, Including Taco Bell, Subway, Burger King, Bojangle's, Speedway, McDonald's, Cracker Barrel Old Country Store, and Many More
 - » Three Miles From One of Dunn's Largest Employers, Food Lion Distribution Center (1,000+ Employees)
- » Brand New 2020 Construction with Dedicated Drive-Thru and Outdoor Patio Seating, Boosting Sales Revenue

FILE PHOTO

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LEAD BROKERS

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

VINCENT AICALE

Executive Director

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

RYAN FORSYTH

Executive Director

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	Southwest Corner of U.S. Route 421/East Cumberland Street & South Simpson Avenue, Dunn, North Carolina 28334		
PRICE	\$2,100,000		
CAP RATE	5.00%		
NOI	\$105,000		
TERM	10 years		
RENT COMMENCEMENT	November 1, 2020 (Estimated)		
LEASE EXPIRATION	October 31, 2030 (Estimated)		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$105,000	5.00%
	6-10	\$115,500	5.50%
	11-15 (option 1)	\$127,050	6.05%
	16-20 (option 2)	\$139,755	6.66%
	21-25 (option 3)	\$153,731	7.32%
	26-30 (option 4)	\$169,104	8.05%
	31-35 (option 5)	\$186,014	8.86%
	36-40 (option 6)	\$204,615	9.74%
YEAR BUILT	2020		
BUILDING SF	2,357 SF		
PARCEL SIZE	0.30 acres (15,002 SF)		
LEASE TYPE	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof and structure		

CORPORATE NET LEASE TO HIGH-QUALITY, INVESTMENT GRADE, SINGLE-TENANT ASSET

- » Leased to Starbucks Corporation for 10 years, plus six (6) five-year options
- » 10% fixed rental increases every five years in initial term and extension terms, providing a hedge against inflation
- » Investment grade tenant, rated "BBB+" by Standard & Poor's
- » Starbucks Corporation (NASDAQ: "SBUX") is the world's premier coffee company, with over 29,000 locations and \$26.5 billion in annual revenue
- » 2020 construction, featuring an upgraded construction and dedicated drive-thru, boosting sales revenue and catering to traffic along U.S. Route 421/East Cumberland Street

HIGH-TRAFFIC LOCATION IN DENSELY POPULATED AND GROWING CORRIDOR

- » High-visibility location along U.S. Route 421/East Cumberland Street, with access to 20,500 vehicles per day directly in front of the location
- » Immediate access to Interstate 95 (59,500 AADT), greatly increasing visibility and traffic to the location
- » Population of 105,376 within a 15-mile radius of the location, creating a large customer base for the site
- » Projected six percent increase in households and families within 15 miles of the site in the next five years, poising Starbucks and Dunn for significant concurrent growth
- » 11 percent population increase within 15 miles of the site since 2010, illustrating the area's significant growth

CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Surrounded by a strong mix of national retailers near Downtown Dunn, including Taco Bell, Subway, Burger King, Bojangle's, Speedway, McDonald's, Cracker Barrel Old Country Store, and many more
- » Three miles from one of Dunn's largest employers, Food Lion Distribution Center (1,000+ employees)
- » 2.5 miles from Betsy Johnson Hospital (126 beds, 750 employees)
- » Within walking distance of six hotels, greatly increasing foot traffic to the location
- » Centrally located between Raleigh (capital of North Carolina) and Fayetteville (largest metropolitan area in southeastern North Carolina)





River's Edge Center

Walmart
DOLLAR TREE
Waffle House
Hardee's
Wendy's
MURPHY USA

LOWE'S

Cumberland Square Shopping Center

BIG LOTS! McDonald's KFC

Wayne Avenue Shopping Center

AutoZone
RAC
DOLLAR GENERAL

Betsy Johnson Hospital
(126 beds, 750 employees)

Harnett Crossing

TSC TRACTOR SUPPLY CO
SUNTRUST
belk
Pope John
Pope John

O'Reilly AUTO PARTS

SUBWAY
DUNKIN' DONUTS
Speedway

TACO BELL

Wendy's

Shell

BURGER KING

Central Carolina Community College - Dunn Center

INDUSTRIAL REGION

Clarence Lee Tart Memorial Park

FAIRFIELD INN & SUITES
Marriott
(82 rooms)

Starbucks
Open 11/2020

COUNTRY INN & SUITES
(69 rooms)

Hampton Inn
(120 rooms)

QUALITY INN
(100 rooms)

Super 8
(104 rooms)

U-HAUL

Interstate 95
(59,500 AADT)

BAYMONT BY WYNDHAM
(42 rooms)

CROCKER BARREL
Old Country Store

Bleecker
CHRYSLER DODGE JEEP RAM

FAMILY DOLLAR
my family, my family dollar.

East Cumberland Street
(20,500 AADT)

Wendy's

McDonald's

FOOD LION



Betsy Johnson Hospital
(126 beds, 750 employees)

INDUSTRIAL REGION

Clarence Lee Tart
Memorial Park

COUNTRY
INN & SUITES
BY CARLSON
(69 rooms)

Hampton
Inn
(120 rooms)

BAYMONT
BY WYNDHAM
(42 rooms)

QUALITY
INN
(100 rooms)

Starbucks
Open 11/2020

BURGER
KING

SUBWAY
DUNKIN'
DONUTS
Speedway

Bojangles
"chicken 'n biscuits"

Shell

Fidelity
Bank
Right By You.™

NAPA
AUTO PARTS

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

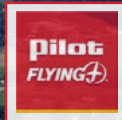
Enterprise

First Citizens
Bank

First Federal
BANK

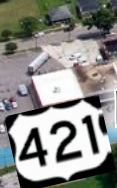
TACO BELL

421 / East Cumberland Street
(20,500 AADT)

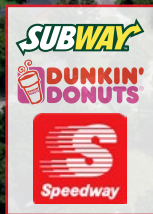


Interstate 95
(59,500 AADT)

Container Control Systems



East Cumberland Street
(20,500 AADT)



Central Carolina Community College - Dunn Center



Copart-Raleigh
Auto Auction

Food Lion Distribution Center
(1,000+ employees)



Interstate 95
(59,500 AADT)



Clarence Lee Tart
Memorial Park

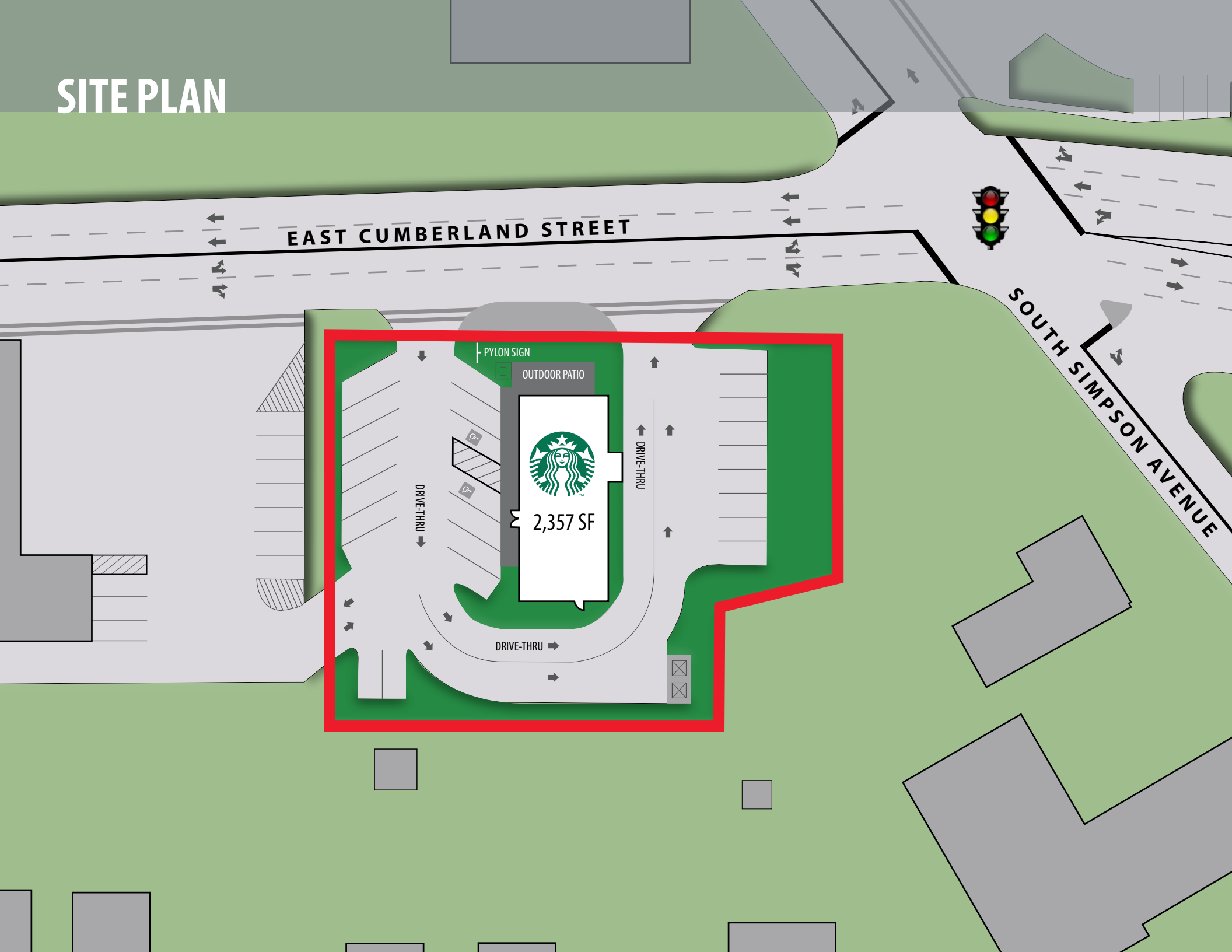
INDUSTRIAL REGION



421 / East Cumberland Street
(20,500 AADT)



SITE PLAN



TENANT SUMMARY



Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 29,000 locations in 76 countries. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts. In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, and Ethos brand names.

On August 27, 2018, Starbucks and Nestlé closed a \$7.15 billion licensing deal, giving Nestlé the rights to market, sell, and distribute Starbucks' packaged coffee and tea around the world. The licensing arrangement includes the rights to market everything from whole bean coffee to portioned coffee pods for each brand owned by Starbucks. The agreement significantly strengthens Nestlé's coffee portfolio in the North American premium roast and ground and portioned coffee business. It also unlocks global expansion in grocery and foodservice for the Starbucks brand, utilizing the global reach of Nestlé. Starbucks CEO Kevin Johnson said the Nestle deal opens the door for the restaurant chain to reach a global scale in the retail sector as well. "This global coffee alliance with Nestlé is a significant strategic milestone for the growth of Starbucks," Johnson said in a statement. "Bringing together the world's leading coffee retailer, the world's largest food and beverage company, and the world's largest and fast-growing installed base of at-home and single-serve coffee machines helps us amplify the Starbucks brand around the world while delivering long-term value creation for our shareholders." For the fiscal year 2019, Starbucks Corporation reported net revenues of \$26.5 billion, representing a 7% increase from 2018.

For more information, please visit www.starbucks.com.

LOCATIONS	29,000+	HEADQUARTERS	Seattle, WA
REVENUE	\$26.5B	TICKER	NASDAQ: "SBUX"

LEASE ABSTRACT

TENANT	Starbucks Corporation		
ADDRESS	Southwest Corner of U.S. Route 421/East Cumberland Street & South Simpson Avenue, Dunn, North Carolina 28334		
RENT COMMENCEMENT	November 1, 2020 (Estimated)		
LEASE EXPIRATION	October 31, 2030 (Estimated)		
RENEWAL OPTIONS	Six (6) renewal periods of five (5) years each		
RENTAL INCREASES	YEAR	RENT	RETURN
	1-5	\$105,000	5.00%
	6-10	\$115,500	5.50%
	11-15 (option 1)	\$127,050	6.05%
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	31-35 (option 5)	\$186,014	8.86%
	36-40 (option 6)	\$204,615	9.74%
REAL ESTATE TAXES	Tenant shall pay Landlord, as additional rent, all Real Property Taxes		
INSURANCE	Tenant is responsible for all insurance		
REPAIR & MAINTENANCE	Tenant, at Tenant's expense, shall keep the Premises, Building, and Property in good order and repair		
MAINTENANCE BY LANDLORD	Landlord shall maintain the premises subject to Tenants reimbursement as additional rent. Landlord is solely responsible for repair and replacement of the roof and structure.		
EARLY TERMINATION CLAUSE	Early Termination Date shall be any date on or within thirty (30) days after the last day of the sixtieth (60th) full calendar month of the Term. Tenant must give Landlord written notice no less than one hundred eighty (180) days before the Early Termination Date and Tenant shall pay Landlord a termination fee		

PROPERTY OVERVIEW

LOCATION

Visibility to the property is increased by the site's centralized location in a densely populated and growing retail corridor. The site has a high-visibility location along U.S. Route 421/East Cumberland Street, with access to 20,500 vehicles per day directly in front of the location. The property also maintains immediate access to Interstate 95 (59,500 AADT), greatly increasing visibility and traffic to the location. 105,376 residents live within a 15-mile radius of the location, establishing a large regular customer base for the site. The site is located in an area that has experienced rapid growth in recent years, with an 11 percent population increase within 15 miles of the site since 2010. The property is also primed to grow along with the surrounding area, with a projected six percent increase in households and families within 15 miles of the site in the next five years.

Traffic to the site is greatly increased by its central location near large employers, retailers, and community hubs. The property is surrounded by a strong mix of national retailers near Downtown Dunn, including Taco Bell, Subway, Burger King, Bojangle's, Speedway, McDonald's, Cracker Barrel Old Country Store, and many more. The site is also 2.5 miles from Betsy Johnson Hospital (126 beds, 750 employees) and three miles from one of Dunn's largest employers, Food Lion Distribution Center (1,000+ employees). The property resides within walking distance of six hotels, greatly increasing foot traffic to the location. The site also serves as a gateway to Raleigh (Capital of North Carolina) and Fayetteville (largest metropolitan area in southeastern North Carolina).

ACCESS

Access from U.S. Route 421/East Cumberland Street

TRAFFIC COUNTS

U.S. Route 421/East Cumberland Street:	20,500 AADT
Interstate 95:	59,500 AADT

PARKING

32 parking stalls, including two (2) handicap stalls

YEAR BUILT

2020

NEAREST AIRPORT

Fayetteville Regional Grannis Field (FAY | 29 miles)



32
PARKING
STALLS



2020
YEAR BUILT



20K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
FAYETTEVILLE
REGIONAL GRANNIS
FIELD

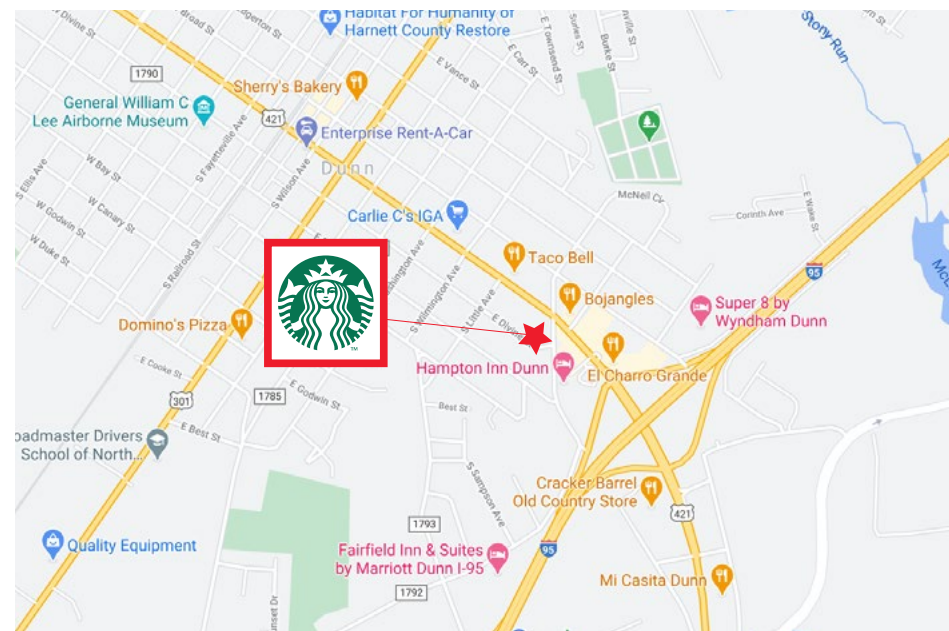
AREA OVERVIEW

Dunn is a city in Harnett County, North Carolina. It is the anchor city of the Dunn Micropolitan Area (population of 114,678), which consists of Harnett County and is a part of the greater Raleigh–Durham–Cary Combined Statistical Area. Dunn is conveniently situated between the rapidly expanding communities of Wake and Cumberland counties along Interstate 95 as well as U.S. Highways 421, 301, and 55. Historically a center of agricultural business, Dunn has recreated itself numerous times to include manufacturing, banking, and a burgeoning tourism scene. The city continues to evolve into a modern hub of business, entertainment, recreation, and relaxation for surrounding communities and visitors.

Harnett County is located on Interstate 95, midway between New York and Florida. The county's southeastern border is seven miles from the crossroads of Interstate 95 and Interstate 40, connecting the eastern seaboard's north and south with east and west. North Carolina's capital city of Raleigh and the Research Triangle Park (RTP) are located to the north of Harnett County, and the vibrant and growing defense community of Fort Bragg is located to the south. Harnett County's location within the Research Triangle Region and the state of North Carolina creates an advantaged economic climate for entrepreneurs and businesses. Supportive municipalities – Angier, Coats, Dunn, Erwin and Lillington – work with Harnett County to provide sound fiscal policy, reasonable tax rates, and smart investments in education, workforce and infrastructure.

- » The Downtown Dunn area is focusing in part on growing its entertainment options. Central to that effort is Stewart Theatre. The city is currently working through a plan to redevelop the facility and expand its hosting options.
- » Conveniently situated less than two hours from North Carolina's Crystal Coast and just five hours from the oldest mountains in the world, Dunn is ideally located in the heart of North Carolina's variety vacationland. With four distinct and beautiful seasons, the Dunn area boasts an average annual temperature of 62 degrees.
- » Commercial air transportation is available at nearby Fayetteville or Raleigh/Durham International Airports. Charter flights and private service are provided at the Harnett County Airport, a well-lit, 24-hour jet-fuel facility with a 5,000-foot runway.
- » More than 14 Harnett County schools have been awarded the School of Distinction by the ABC's Recognition Program. There are more than 1,100 teachers in the Harnett County Schools and more than 2,000 employees.

MAJOR EMPLOYERS IN DUNN, NORTH CAROLINA	# OF EMPLOYEES
HARNETT COUNTY SCHOOLS	1,000+
CAMPBELL UNIVERSITY INC.	1,000+
FOOD LION	1,000+
COUNTY OF HARNETT	1,000+
HARNETT HEALTH SYSTEM (BETSY JOHNSON HOSPITAL)	750-1,000
CARLIE C'S OPERATION CENTER INC.	250-499
ROOMS TO GO	250-499
WALMART ASSOCIATES INC.	250-499
CHAMPION HOME BUILDERS INC.	100-249
BOON EDAM	100-249



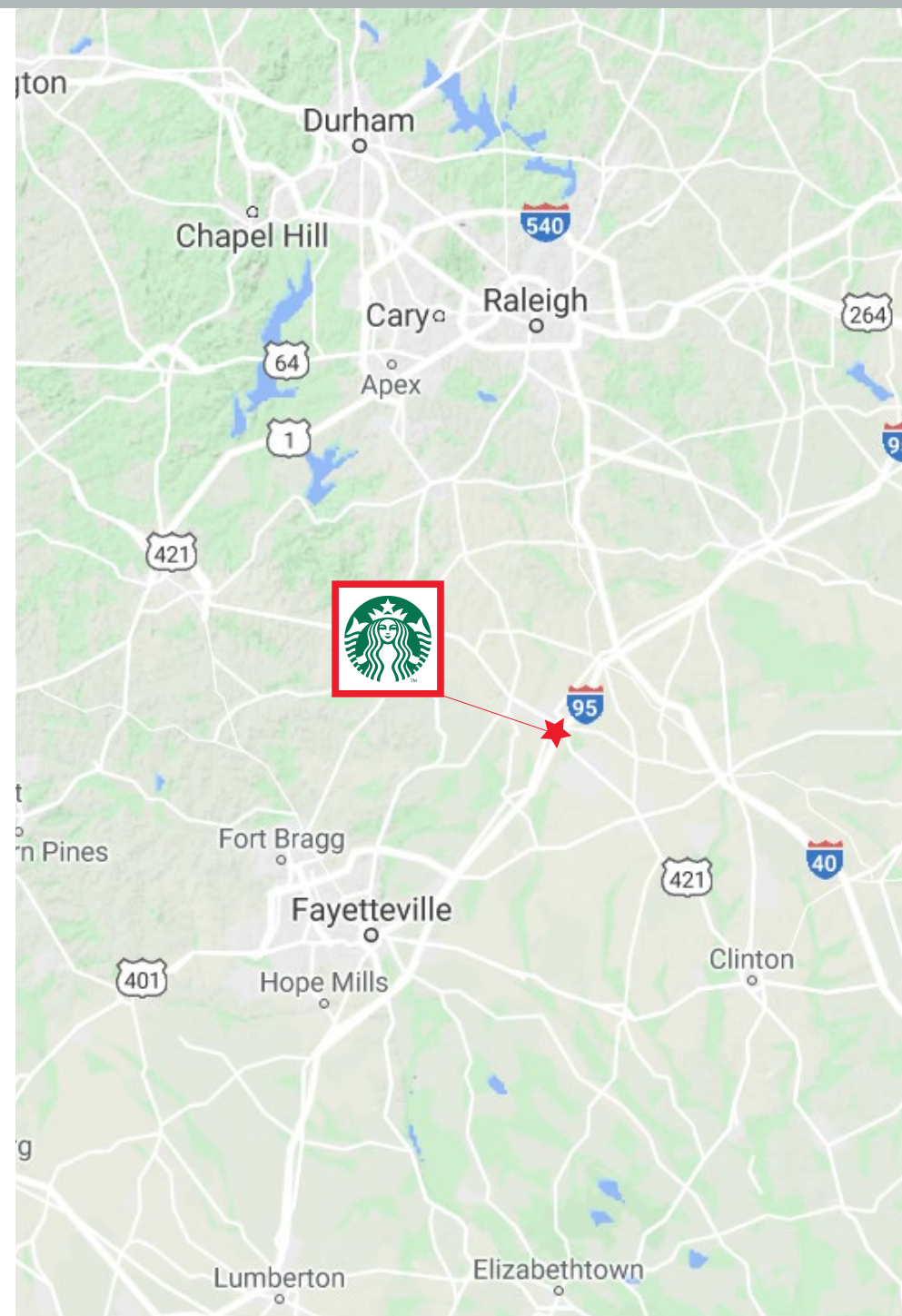
DEMOGRAPHIC PROFILE

2020 SUMMARY	5 Miles	10 Miles	15 Miles
Population	22,563	53,105	105,376
Households	9,315	20,964	40,037
Families	5,918	13,905	27,053
Average Household Size	2.39	2.48	2.54
Owner Occupied Housing Units	5,502	13,221	26,311
Renter Occupied Housing Units	3,813	7,742	13,726
Median Age	42.6	40.2	38.8
Average Household Income	\$57,524	\$60,868	\$64,983

2025 ESTIMATE	5 Miles	10 Miles	15 Miles
Population	23,278	55,734	111,611
Households	9,629	22,052	42,534
Families	6,082	14,543	28,575
Average Household Size	2.38	2.48	2.54
Owner Occupied Housing Units	5,693	13,905	27,980
Renter Occupied Housing Units	3,936	8,147	14,554
Median Age	43.5	41.3	39.8
Average Household Income	\$62,185	\$66,344	\$70,741



POPULATION OF 105,376
WITHIN FIFTEEN MILES



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Cushman and Wakefield Inc. LIC. # 00616335