

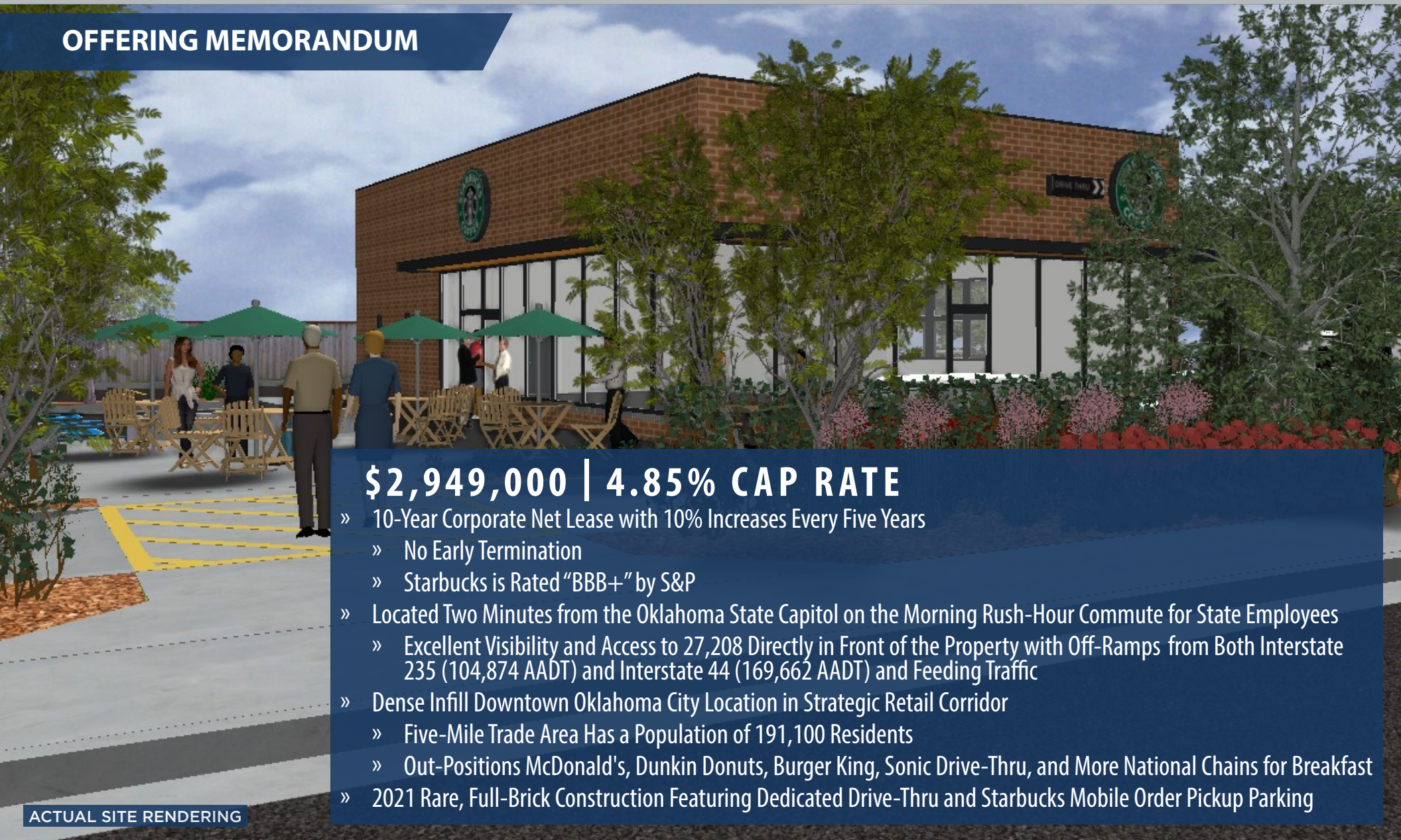


STARBUCKS
OKLAHOMA CITY, OKLAHOMA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM



\$2,949,000 | 4.85% CAP RATE

- » 10-Year Corporate Net Lease with 10% Increases Every Five Years
 - » No Early Termination
 - » Starbucks is Rated "BBB+" by S&P
- » Located Two Minutes from the Oklahoma State Capitol on the Morning Rush-Hour Commute for State Employees
 - » Excellent Visibility and Access to 27,208 Directly in Front of the Property with Off-Ramps from Both Interstate 235 (104,874 AADT) and Interstate 44 (169,662 AADT) and Feeding Traffic
- » Dense Infill Downtown Oklahoma City Location in Strategic Retail Corridor
 - » Five-Mile Trade Area Has a Population of 191,100 Residents
 - » Out-Positions McDonald's, Dunkin Donuts, Burger King, Sonic Drive-Thru, and More National Chains for Breakfast
- » 2021 Rare, Full-Brick Construction Featuring Dedicated Drive-Thru and Starbucks Mobile Order Pickup Parking

ACTUAL SITE RENDERING

TABLE OF CONTENTS



INVESTMENT SUMMARY

AERIALS

SITE PLAN

TENANT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

DEMOGRAPHIC PROFILE

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

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

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	132 Northwest 23rd Street, Oklahoma City, Oklahoma		
PRICE	\$2,949,000		
CAP RATE	4.85%		
NOI	\$143,000		
TERM	10 years		
RENT COMMENCEMENT	February 1st, 2021		
LEASE EXPIRATION	January 31st, 2031		
RENTAL INCREASES	7% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$143,000	4.85%
	6-10	\$153,010	5.19%
	11-15 (Option 1)	\$163,720	5.55%
	16-20 (Option 2)	\$175,882	5.96%
	21-25 (Option 3)	\$187,444	6.36%
	26-30 (Option 4)	\$200,565	6.80%
YEAR BUILT	2021		
BUILDING SF	2,100 SF		
PARCEL SIZE	0.634 acres (27,617 SF)		
LEASE TYPE	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof, structure, and parking lot		

ACTUAL SITE RENDERING



HIGH-QUALITY, INVESTMENT GRADE, SINGLE-TENANT ASSET

- » Leased to Starbucks Corporation for 10 years plus four five-year options with no early termination
- » 7% 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 \$24.7 billion in annual revenue

LOCATED 2-MINUTES FROM OKLAHOMA STATE CAPITOL AND ALL GOVERNMENT OFFICES ON MORNING COMMUTE

- » Half-mile from Oklahoma State Capitol and Capitol Complex
 - » State Capitol Complex features 16 major state government offices with thousands of employees
- » Located on the morning rush-hour commute side of Northwest 23rd Street with excellent visibility and access to 27,208 vehicles per day
- » Both Interstate 235 (104,874 AADT) and Interstate 44 (169,662 AADT) have off-ramps nearby—feeding traffic to Northwest 23rd Street

DENSE INFILL DOWNTOWN OKLAHOMA CITY LOCATION IN STRATEGIC RETAIL CORRIDOR

- » The five-mile trade area has a population of 191,100 residents
- » Out-positions McDonald's, Dunkin Donuts, Burger King, Sonic Drive-Thru, and many more national chains for breakfast

2021 CONSTRUCTION

- » Features dedicated drive-thru, and Starbucks Mobile Order Pickup parking providing additional customer convenience and boosting sales revenue
- » New and rare full-brick building, limiting near-term deferred maintenance or capital costs



DOWNTOWN OKLAHOMA CITY
(2 miles)



/ Interstate 235
(104,874 AADT)

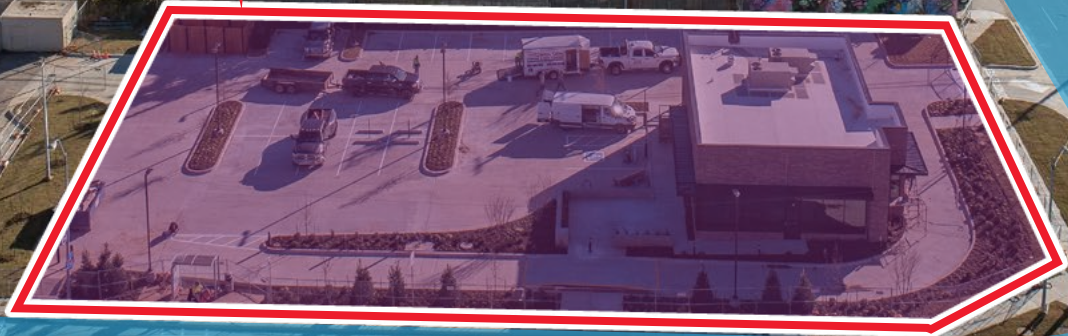
OU MEDICAL
AND R&D DISTRICT

INDUSTRIAL REGION

SSMHealth
St. Anthony
(773-bed acute care hospital with
4,000+ employees)



North Robinson Avenue
(4,650 AADT)



Northwest 23rd Street
(27,208 AADT)





harding
FINE ARTS ACADEMY
(364 students)

Goodham Park



Interstate 235
(104,874 AADT)

INDUSTRIAL REGION



Interstate 235 Off-Ramp

Blue Note Lounge

Kingz & Kweenz Barber
Shop & Beauty Salon

Atlas Loans

Northwest 23rd Street
(27,208 AADT)



North Robinson Avenue
(4,650 AADT)





Oklahoma State Capitol



Interstate 235
(104,874 AADT)

Interstate 235 Off-Ramp



Atlas Loans

Kingz & Kweenz Barber Shop & Beauty Salon

Blue Note Lounge



Northwest 23rd Street
(27,208 AADT)

North Robinson Avenue
(4,650 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 ended September 30, 2018, Starbucks Corporation reported net revenues of \$24.7 billion, representing a 10% increase from 2017. As of 2018, Forbes ranked Starbucks as the world's second largest restaurant company and the world's 370th largest company overall. Starbucks is rated "BBB+" by Standard & Poor's.

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

LOCATIONS	29,000+	HEADQUARTERS	Seattle, WA
REVENUE	\$24.7B	TICKER	NASDAQ: "SBUX"

LEASE ABSTRACT

TENANT	Starbucks Corporation		
ADDRESS	132 NW 23rd St, Oklahoma City, Oklahoma		
RENT COMMENCEMENT	February 1st, 2021		
LEASE EXPIRATION	January 31st, 2031		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 (Option 1) 16-20 (Option 2) 21-25 (Option 3) 26-30 (Option 4)	RENT \$143,000 \$153,010 \$163,720 \$175,882 \$187,444 \$200,565	RETURN 4.85% 5.19% 5.55% 5.96% 6.36% 6.80%
CAM COSTS	Tenant is responsible for its pro rata share of CAM costs.		
REAL ESTATE TAXES	Tenant is responsible for its pro rata share of real estate taxes.		
INSURANCE	Tenant and Landlord shall both maintain liability and property insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance and repairs that are not the responsibility of Landlord.		
MAINTENANCE BY LANDLORD	Landlord shall repair and maintain the roof and structural portions of the Building and the parking areas on the Property.		
RIGHT OF FIRST REFUSAL	None		
EARLY TERMINATION	None		

PROPERTY OVERVIEW

LOCATION

The property is located a half-mile from Oklahoma State Capitol and Capitol Complex on the morning rush-hour commute side of the road. The State Capitol Complex features 16 major state government offices with thousands of employees. The location has direct visibility and access to 27,208 vehicles per day on Northwest 23rd Street and off-ramps from Interstate 235 (104,874 AADT) and Interstate 44 (169,662 AADT) nearby; therefore this this location will take full advantage of the state employees commuting to work in the morning with its dedicated drive-thru, and Starbucks Mobile Order Pickup pay parking. The property also features full-brick construction which is rare for Starbucks and represents a serious commitment to the location.

The property benefits from being in a dense infill Downtown Oklahoma City location. There are 191,100 residents in five-mile trade area surrounding the location providing a strong customer base. With regard to serving breakfast, the location out positions all national competitors for the business of state employees. These competitors include McDonald's, Dunkin Donuts, Burger King, Sonic Drive-In, and more.

ACCESS

Access from Northwest 23rd Street and interparcel access from North Robinson Avenue through Carl's Jr.

TRAFFIC COUNTS

Northwest 23rd Street:	27,208 AADT
Interstate 44:	169,662 AADT
Interstate 235:	104,874 AADT

PARKING

29 parking stalls, including two (2) handicap stalls

YEAR BUILT

2021

NEAREST INTERNATIONAL AIRPORTS

Will Rogers World Airport (OKC)



29
PARKING
STALLS



2021
YEAR BUILT



22K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
WILL ROGERS
WORLD AIRPORT
(OKC)

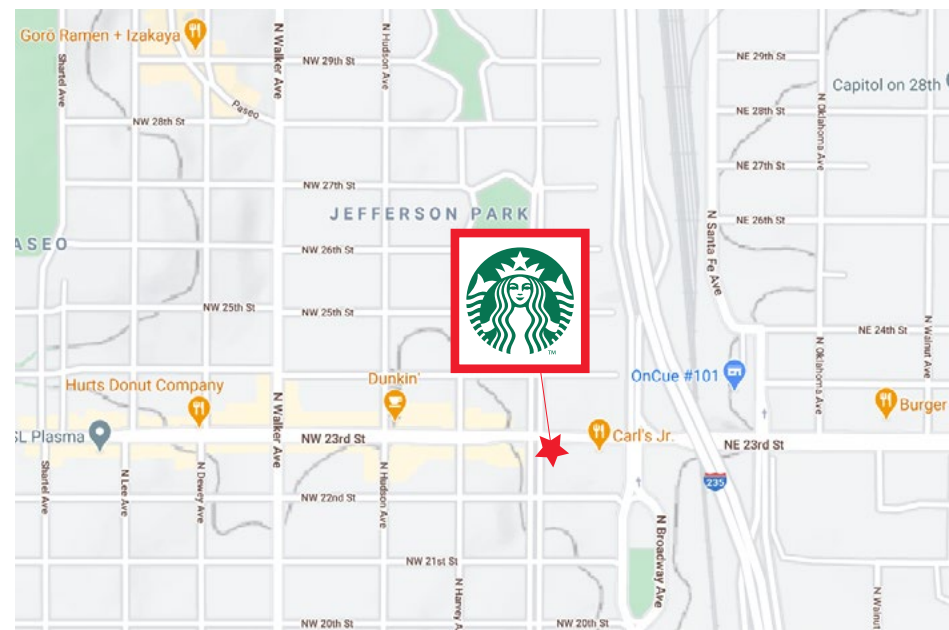
AREA OVERVIEW

Oklahoma City is the capital of and largest city in Oklahoma. The county seat of Oklahoma County, the city ranks 27th among United States cities in population. The Oklahoma City Metropolitan Statistical Area (MSA) has a population of 1,396,445, and the Oklahoma City-Shawnee Combined Statistical Area (CSA) has a population of 1,469,124 residents, making it Oklahoma's largest metropolitan area. Oklahoma City has the largest municipal population of any city in the Great Plains region of the central United States as well as all neighboring states to Oklahoma, excluding Texas and Colorado. The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include the sectors of information technology, education, health services, aviation and aerospace, bioscience, manufacturing, business services, and retail trade.

The city is headquarters to two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy Corporation, as well as being home to Love's Travel Stops & Country Stores, which is ranked 13th on *Forbes'* list of private companies. Lying in the Great Plains region, Oklahoma City also has one of the world's largest livestock markets. Government and energy exploration still contribute significantly to Oklahoma City's economy. The federal government employs large numbers of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center. Oil, natural gas, petroleum products, and related industries are the largest sector of the local economy, and the city is in the middle of an active oil field. Major corporations with a large presence in Oklahoma City include Dell, The Hertz Corporation, United Parcel Service, Farmers Insurance Group, Great Plains Coca-Cola Bottling Company, Cox Communications, The Boeing Company, Deaconess Hospital, Johnson Controls, MidFirst Bank, American Fidelity Assurance, Rose State College, Sonic Drive-In, and Continental Resources.

- » Oklahoma City is an integral point on the United States Interstate Network, with three major interstate highways—Interstates 35, 40, and 44—bisecting the city. Oklahoma City is on the Interstate 35 Corridor, which is one of the primary travel corridors south into neighboring Texas and Mexico and north toward Wichita and Kansas City.
- » Oklahoma City has experienced significant population increases since the late 1990s. Since the official Census in 2000, Oklahoma City has grown over 25 percent, according to the Bureau estimates. The 2018 estimate of 649,021 is the largest population Oklahoma City has ever recorded. It is the first city in the state to record a population greater than 600,000 residents.
- » According to the Oklahoma City Chamber of Commerce, the metropolitan area's economic output grew by 33% between 2001 and 2005, due chiefly to economic diversification. Its gross metropolitan product (GMP) was \$43.1 billion in 2005 and grew to \$61.1 billion in 2009. By 2016, the GMP had grown to \$73.8 billion.
- » Tinker Air Force Base, in southeast Oklahoma City, is the largest military air depot in the nation, a major maintenance and deployment facility for the Navy and the Air Force, and the second largest military institution in the state.

MAJOR EMPLOYERS IN OKLAHOMA CITY MSA	# OF EMPLOYEES
STATE OF OKLAHOMA	47,300
TINKER AIR FORCE BASE	24,000
UNIVERSITY OF OKLAHOMA - NORMAN	12,700
FAA MIKE MONRONEY AERONAUTICAL CENTER	7,000
INTEGRIS HEALTH	6,000
HOBBY LOBBY STORES INC.	5,100
UNIVERSITY OF OKLAHOMA HEALTH SCIENCES CENTER	5,000
CITY OF OKLAHOMA	4,700
MERCY HOSPITAL	4,500
OGE ENERGY CORPORATION	3,400
OU MEDICAL CENTER	3,200



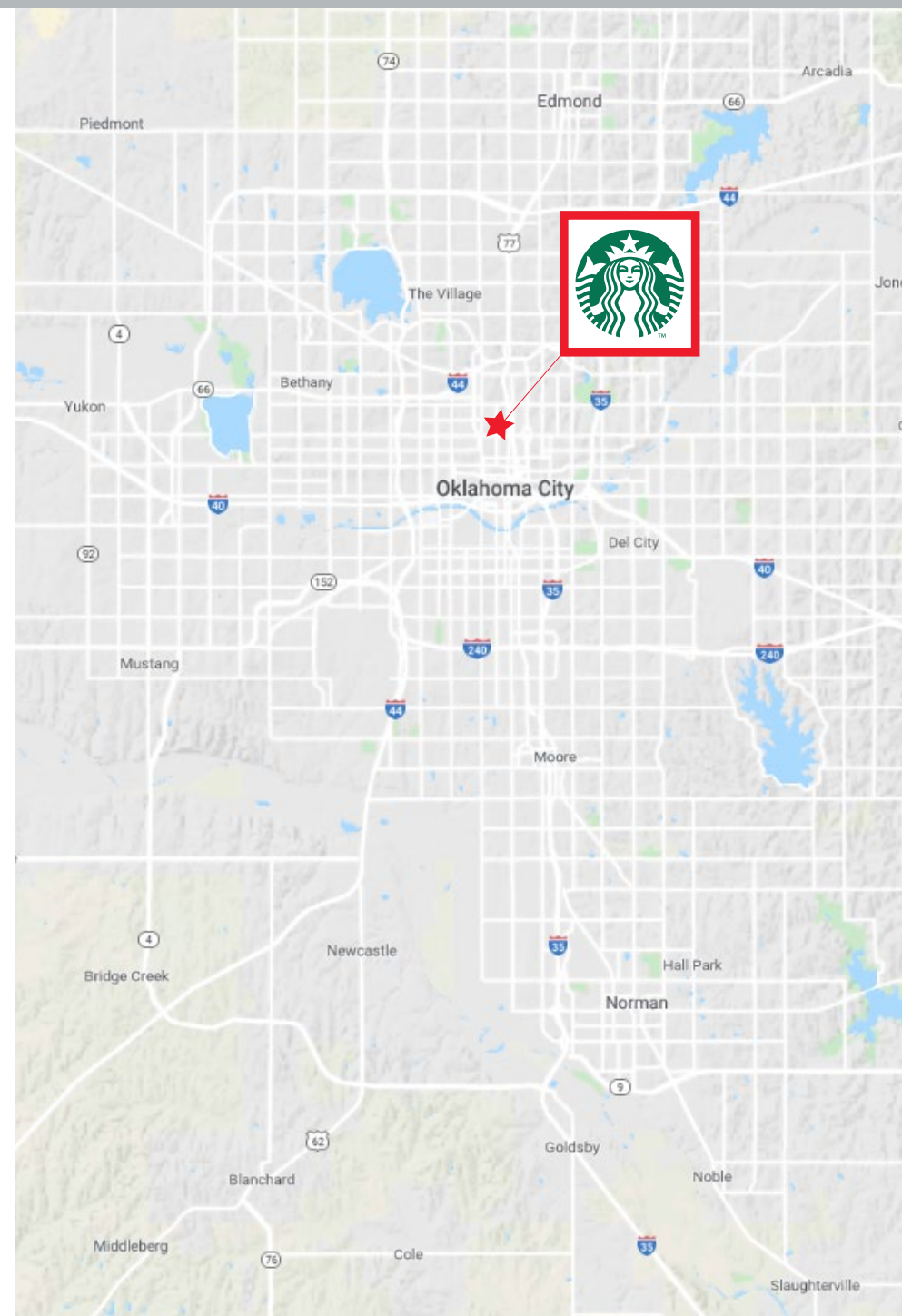
DEMOGRAPHIC PROFILE

2020 SUMMARY	1 Mile	3 Miles	5 Miles
Population	10,250	79,981	191,100
Households	5,421	34,211	76,654
Families	2,023	15,287	40,017
Average Household Size	1.84	2.17	2.40
Owner Occupied Housing Units	1,927	14,352	37,166
Renter Occupied Housing Units	3,494	19,859	39,488
Median Age	37.0	36.1	35.2
Average Household Income	\$82,768	\$64,075	\$64,532

2025 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	10,791	83,658	197,497
Households	5,716	36,062	79,307
Families	2,112	15,747	40,810
Average Household Size	1.84	2.16	2.40
Owner Occupied Housing Units	2,003	14,646	37,800
Renter Occupied Housing Units	3,712	21,415	41,507
Median Age	38.3	36.8	35.8
Average Household Income	\$89,797	\$69,936	\$69,770



**POPULATION OF 191,100
WITHIN FIVE MILES**



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LEAD BROKERS

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

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

www.YAFteam.com

Cushman and Wakefield Inc. LIC. # 00616335