

UNDER CONSTRUCTION



STARBUCKS | NN LEASE

2875 N Old Lake Wilson Road, Kissimmee, FL 34747

Presented By:

LAURENCE LIEBOWITZ | BROKER OF RECORD
O: 201-560-1800 C: 201-390-8383
E: LL@LandmarkRECO.com

KYLE STAR | LICENSED SALESPERSON
O: 201-560-1800 C: 908-477-1457
E: KYLE@LandmarkRECO.com

JORDAN LIEBOWITZ | LICENSED SALESPERSON
O: 201-560-1800 C: 201-390-0656
E: JORDAN@LandmarkRECO.com

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Landmark Real Estate Co., LLC or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is Landmark Real Estate Co., LLC representatives listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Landmark Real Estate Co., LLC.

Neither Landmark Real Estate Co., LLC representative nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Landmark Real Estate Co., LLC with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Landmark Real Estate Co., LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS

LAURENCE LIEBOWITZ | BROKER OF RECORD
O: 201-560-1800 C: 201-390-8383
E: LL@LandmarkRECO.com

KYLE STAR | LICENSED SALESPERSON
O: 201-560-1800 C: 908-477-1457
E: KYLE@LandmarkRECO.com

JORDAN LIEBOWITZ | LICENSED SALESPERSON
O: 201-560-1800 C: 201-390-0656
E: JORDAN@LandmarkRECO.com

- 4 INVESTMENT OVERVIEW
- 5 FINANCIAL SUMMARY
- 6 LOCATION AERIAL
- 7 SITE PLAN
- 8 AREA OVERVIEW
- 9 DEMOGRAPHICS
- 10 TENANT PROFILE



ACTUAL PHOTO



ACTUAL PHOTO



ACTUAL PHOTO

INVESTMENT OVERVIEW

KISSIMMEE, FLORIDA

This Freestanding Starbucks is located at 2875 N Old Lake Wilson Road in Kissimmee, FL only 18 miles Southwest of Orlando. The property is ideally located on the North-Bound side of the N Old Lake Wilson Road which connects to W Irlo Bronson Memorial Hwy(Route 192).The traffic count for this portion of N Old Lake Wilson Road has 27,500 cars per day; W Irlo Bronson Memorial Hwy has 65,500 cars per day. The property features a highly visible 2,500 Square Foot building with a drive-through and can easily be accessed from both sides of the road. The property is optimally surrounded by multiple hotels and essentially is an outparcel to the local Super Walmart.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 27,809 and 70,741 within a 5-mile. Additionally, within a 3 mile radius of the subject property, the average household income is \$79,494. Some of the surrounding retailers in the immediate area include Super Walmart, 7-Eleven, Hertz, Bob Evans, Ramada, Quality Inn, Travelodge, McDonalds, Arby's, Popeyes, Circle K, IHOP and many more...

ASKING PRICE

\$3,473,685

4.75% Cap Rate

DEAL POINTS

NN LEASE

STARBUCKS MAINTAINS PROPERTY

NEW HIGH QUALITY 2021 CONSTRUCTION

SCHEDULED INCREASES IN RENT

RENT COMMENCEMENT IN 2021

TEN YEAR BASE TERM

LOCATED ALONG RETAIL CORRIDOR OF KISSIMMEE

N OLD LAKE WILSON ROAD TRAFFIC COUNT: 27,500

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$165,000
----------------------	-----------

SQUARE FOOTAGE	2,500
----------------	-------

LAND SIZE	1.09 AC
-----------	---------

YEAR BUILT	2021
------------	------

FINANCIAL SUMMARY

STARBUCKS| NNN LEASE

2875 N Old Lake Wilson Road, Kissimmee, FL 34747



SUMMARY

TENANT NAME	STARBUCKS
SQUARE FOOTAGE	2,500
LEASE BEGINS	6/2/2021
LEASE ENDS	6/3/2031
ANNUAL RENT	\$165,000
OPTIONS	SIX, 5 YEAR
INCREASES	10% EVERY FIVE YEARS

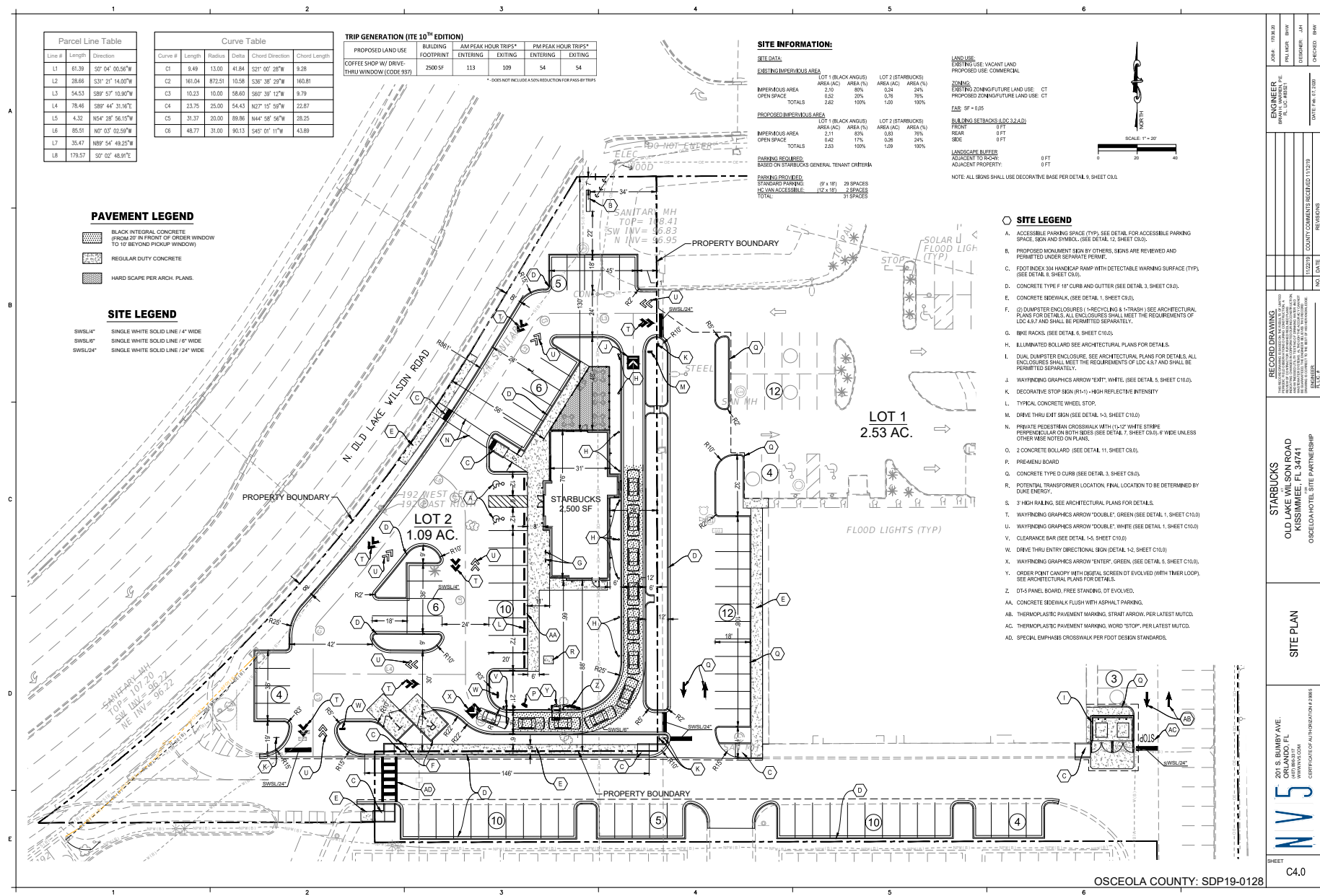
OPERATING SUMMARY

NET OPERATING INCOME	
Years 1-5	\$165,000
Year 6-10	\$181,500
Year 11-15	\$199,650
Year 16-20	\$219,615
Year 21-25	\$241,577
Year 26-30	\$265,734
Year 31-35	\$292,308
Year 36-40	\$321,538

LOCATION AERIAL



SITE PLAN



AREA OVERVIEW

Snapshot:

Once the citrus capital of central Florida, this city has shed its groves over the years for a more bountiful economic harvest, tourism, to become the Theme Park Capital of World. While tourism accounts for roughly one-third of this MSA's economy- led by Walt Disney World, SeaWorld Orlando & Universal Orlando- this pro-business city also knows how to provide white glove service to welcome companies around the world to take the country's #2 spot as a trade-show destination.

Economy

Orlando's economy has been recovering faster than other metros in Florida, and significant investments are currently being made to expand the metro's driving tourism industry. All of the major theme parks in the area currently have significant expansion projects underway, which should allow the industry to realize strong visitor growth for the next few years. The University of Central Florida is also emerging as an economic engine.

Tourism — and the tax revenue generated from it — enables substantial infrastructure investment that further enhances the quality of life. The region provides a rich lifestyle for residents through cultural opportunities, arts, fashion, music, amateur and professional sports, favorable weather and abundant recreational activities. From a brand new performing arts center and MLS stadium to a renovated Camping World Stadium, Orlando is also home to the Amway Center, named among the nation's top sports venues.

Growth:

After leading the nation in population & job growth, Orlando is attracting some of the biggest names in the business, creating thousands of high-wage, high-tech jobs in a region traditionally known for tourism. Recently named one of the nation's most cost-competitive locations, Orlando is an emerging tech and startup hub and Florida's friendliest metro for small businesses. While Orlando is renowned worldwide for its tropical climate and relaxed lifestyle, the region also is one of the top 10 locations in the country for business. From corporate headquarters to regional distribution centers, from product manufacturing to high tech research, the region of Orange, Seminole, Osceola and Lake Counties and the City of Orlando spans a dynamic economic spectrum.

Unique Aspects:

Orlando has become the first U.S. destination to surpass 70 million annual visitors. In 2017, a record 72 million visitors traveled to Orlando — an increase of more than 5 percent over the prior year — once again making us America's most-visited destination.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Population 2010 (Census)	1,253	18,881	50,828
Population 2019 (Estimated)	1,780	27,809	70,741
Population 2024 (Projected)	2,107	32,601	84,096
Historical Annual Growth			
2010-2019	3.87%	4.27%	3.64%
Projected Annual Growth			
2019-2024	3.43%	3.23%	3.52%

2019 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,493	19,993	47,681
Black or African American	52	1,504	5,309
Asian	87	2,380	6,910
American Indian or Alaskan Native	8	178	369
Pacific Islander	1	26	58
Other Race	79	2,700	7,307
Two or More Races	60	1,028	3,107
Hispanic & Non-Hispanic			
Hispanic	465	11,254	32,435
White Non-Hispanic	1,135	12,277	25,541

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Households 2010 (Census)	488	6,416	16,147
Households 2019 (Estimate)	688	9,567	22,685
Households 2024 (Projected)	807	11,247	27,051
Historical Annual Growth			
2010-2019	3.78%	4.41%	3.74%
Projected Annual Growth			
2019-2024	3.24%	3.29%	3.58%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average	\$110,083	\$79,494	\$78,583
2019 Median	\$75,406	\$55,028	\$54,612

2019 AGE REPORT	1 MILE	3 MILE	5 MILE
Median Age	41.20	33.90	32.30



TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Today it operates over 23,768 locations worldwide.

Today, Starbucks is the world's largest coffee retailer and is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Selling over 2 billion cups of coffee every year, Starbucks locations serve more than just hot and cold drinks. They also sell whole-bean coffee, micro ground instant coffee, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, pastries, and snacks including items such as chips and crackers and some of their products are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers.



TENANT OVERVIEW	
2016 Annual Revenue	\$21.315 Billion
Net Worth	\$5.890 Billion
Market Capitalization	\$86.76 Billion
Credit Rating	A (Outlook: Stable)
Rating Agency	S&P
Stock Symbol	SBUX
Board	NASDAQ
Rank	#131 on Fortune 500 (2017)
No. of Locations	24,395
Headquarters	Seattle Washington
Web Site	www.starbucks.com





392 Main Street | Wyckoff, NJ | 07481

STARBUCKS | NN LEASE

2875 N Old Lake Wilson Road, Kissimmee, FL 34747

Presented By:

LAURENCE LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-8383

E: LL@LandmarkRECO.com

KYLE STAR | LICENSED SALESPERSON

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

JORDAN LIEBOWITZ | LICENSED SALESPERSON

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com