



STARBUCKS
OTTAWA, ILLINOIS | CHICAGO MSA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM | NEW CONSTRUCTION

FILE PHOTO



\$2,120,000 | 5.00% CAP RATE

- » 10-Year Corporate Net Lease With 5% Rental Increases Every Five Years (NASDAQ: "SBUX")
- » Starbucks is Rated "BBB+" by S&P
- » High-Traffic Location with Excellent Freeway Access and Visibility
 - » 24,900 AADT at the Signalized Hard Corner of East Etna Road and Columbus Street
 - » 30,800 AADT on Interstate 80
 - » Average Household Income of \$87,409 Within a One-Mile Radius of the Site
- » Gateway to the Starved Rock State Park, the Most Popular State Park in Illinois, with Approximately Two Million Visitors Per Year
- » New 2021 Construction Featuring Dedicated Drive-Thru
- » Rent Commencement - August 1, 2021



ACTUAL SITE - MAIN ENTRANCE ELEVATION

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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.

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INVESTMENT SUMMARY

ADDRESS	3005 Fairfield Lane, Ottawa, IL 61350		
PRICE	\$2,120,000		
CAP RATE	5.00%		
NOI	\$106,000		
TERM	10 years - four (4) five (5) year options		
RENT COMMENCEMENT	August 1, 2021		
TERMINATION CLAUSE	None		
LEASE EXPIRATION	July 31, 2031		
RENTAL INCREASES	5% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$106,000	5.00%
	6-10	\$111,300	5.25%
	11-15 (option 1)	\$116,865	5.51%
	16-20 (option 2)	\$122,708	5.79%
	21-25 (option 3)	\$128,844	6.08%
	26-30 (option 4)	\$135,286	6.38%
YEAR BUILT	2021		
BUILDING SF	2,200 SF		
PARCEL SIZE	0.58 acres (25,265 SF)		
LEASE TYPE	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof and structure		



FILE PHOTO

CORPORATE NET LEASE TO HIGH-QUALITY, INVESTMENT GRADE, SINGLE-TENANT ASSET WITH MINIMAL LANDLORD RESPONSIBILITIES

- » Net lease with corporate guarantee to Starbucks Corporation for 10 years, plus four (4) five-year options
- » 5% 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 \$26.51 billion in annual revenue
- » 2021 construction featuring upgraded construction and dedicated drive-thru, boosting sales revenue and catering to traffic

HIGH-TRAFFIC LOCATION WITH EXCELLENT PROXIMITY TO CHICAGO

- » Highway location with excellent freeway access and visibility
- » 80 miles from Chicago, the most populous city in the Midwestern U.S.
- » 24,900 AADT at the signalized hard corner of East Etna Road and Columbus Street
- » 30,800 AADT on Interstate 80
- » 22,241 residents within five miles of the property
- » Average household income of \$87,409 within a one-mile radius of the site

CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Gateway to the Starved Rock State Park, the most popular state park in Illinois, with approximately two million visitors per year
- » Surrounded by a strong mix of well-established local and national retailers, including Walmart, ALDI, Kroger, Culver's, Verizon, Thorntons, BP, Kroger, Long John Silver's, UPS Store, Hardee's, Dairy Queen, Taco Bell, Subway, Cracker Barrel, Sears, and many more
- » Ottawa is the county seat of LaSalle County (population 108,600)
- » Close proximity to many of the area's major employers, including Kohl's Distribution Center, PetSmart Distribution Center, Tyson Fresh Meats Distribution Center, and many others
- » Gateway to numerous nearby tourist attractions, including Matthiessen, Buffalo Rock, and Illini State Park

NEW 2021 CONSTRUCTION

- » 2021 construction completed April 21 and built to Starbucks' latest prototype
- » The nearest Starbucks is located 14 miles from the subject property



Ottawa Township
High School
(1,303 students)

ILLINOIS RIVER

Jefferson
Elementary School
(345 students)



East Etna Road
(7,400 AADT)

Bill Walsh
Ford



Ottawa Warehouse
Bargains



Bridal Elegance



Interstate 80
(28,100 AADT)

23
ILLINOIS
/ Columbus Street
(17,500 AADT)



Dayton Ridge
Golf Club

PetSmart
Distribution

Tyson
Fresh Meats

Main Street
Home

Bill Walsh
Toyota

ILLINOIS
23 / Columbus Street
(17,500 AADT)

Interstate 80
(28,100 AADT)

East Etna Road
(7,400 AADT)

UNITED STATES
POSTAL SERVICE

FAIRFIELD
INN & SUITES
Marriott



verizon

Holiday Inn
Express

R.P.
LUMBER
BEST SERVICE. BEST VALUE.

ALDI

Bill Walsh
Ford



SUNFIELD RESTAURANT

DUNKIN'
DONUTS

Culver's

THORNTONS

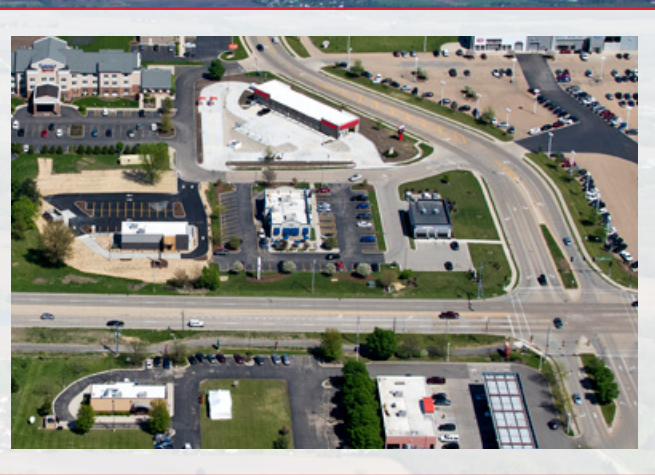
O'Reilly AUTO PARTS
PROFESSIONAL. PRIDE. PEOPLE.

KFC

Bridal Elegance

Ottawa Warehouse
Bargains

Kroger





Kohl's Distribution Center



Columbus Street
(17,500 AADT)
ILLINOIS 23



Bill Walsh Toyota

Main Street Home



Interstate 80
(28,100 AADT)

Bridal Elegance



Ottawa Warehouse Bargains



East Etna Road
(7,400 AADT)



Bill Walsh Ford



SITE PLAN

INTERSTATE 80
(30,800 ADT)

ILLINOIS ROUTE 23 (24,900 ADT)
COLUMBUS STREET



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		
GUARANTOR	Starbucks Corporation		
ADDRESS	3005 Fairfield Lane, Ottawa, IL 61350		
RENT COMMENCEMENT	August 1, 2021		
LEASE EXPIRATION	July 31, 2031		
RENEWAL OPTIONS	Four (4) renewal periods of five (5) years each		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 (option 1) 16-20 (option 2) 21-25 (option 3) 26-30 (option 4)	RENT \$106,000 \$111,300 \$116,865 \$122,708 \$128,844 \$135,286	RETURN 5.00% 5.25% 5.51% 5.79% 6.08% 6.38%
REAL ESTATE TAXES	Tenant is responsible for all real estate taxes as additional rent.		
INSURANCE	Tenant is responsible for all insurance costs as additional rent.		
REPAIR & MAINTENANCE	Tenant, at Tenant's expense, shall keep the Premises in good order and repair, including maintaining (and when reasonably necessary, replacing) all plumbing, HVAC systems, the grease trap, electrical and lighting facilities and equipment within the Premises.		
UTILITIES	Tenant shall pay all utility costs directly.		
MAINTENANCE BY LANDLORD	Landlord shall be responsible for maintenance to the roof and structure.		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property is situated on State Highway 23, with an easily accessible location along East Etna Road and Columbus Street, one of the main thoroughfares in Ottawa. The intersection of East Etna Road and Columbus Street features access to a combined 24,900 vehicles per day. The site also benefits from its location right off Interstate 80, with 28,100 vehicles per day. The site benefits from its central location in the area, with 22,855 residents within a five-mile radius of the property. The surrounding area is very affluent with an average household income for the surrounding mile radius surpassing \$86,000. The property also greatly benefits from its proximity 80 miles from Chicago, the most populous city in the Midwestern U.S.

The subject property is centrally located in Ottawa's primary retail area with many national retailers in the surrounding area including Culver's, Verizon, Thorntons, BP, Kroger, Long John Silver's, Walmart, Kroger, ALDI, the UPS Store, Hardee's, Dairy Queen, Taco Bell, Subway, Cracker Barrel, Sears, and many more. Many of the area's major employers are also located nearby, including a Kohl's Distribution Center, PetSmart Distribution Center, Tyson Fresh Meats Distribution Center, and many others.

ACCESS

Access from Fairfield Lane

TRAFFIC COUNTS

East Etna Road:	7,400 AADT
Columbus Street:	17,500 AADT
Interstate 80:	30,800 AADT

PARKING

34 parking stalls, including two (2) handicap stalls

YEAR BUILT

2021 (turned over to Starbucks April 2021)

NEAREST AIRPORT

Chicago O'Hare International Airport (ORD | 80 miles)



FILE PHOTO



34
PARKING
STALLS



2021
YEAR BUILT



25K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
CHICAGO O'HARE
INTERNATIONAL
AIRPORT

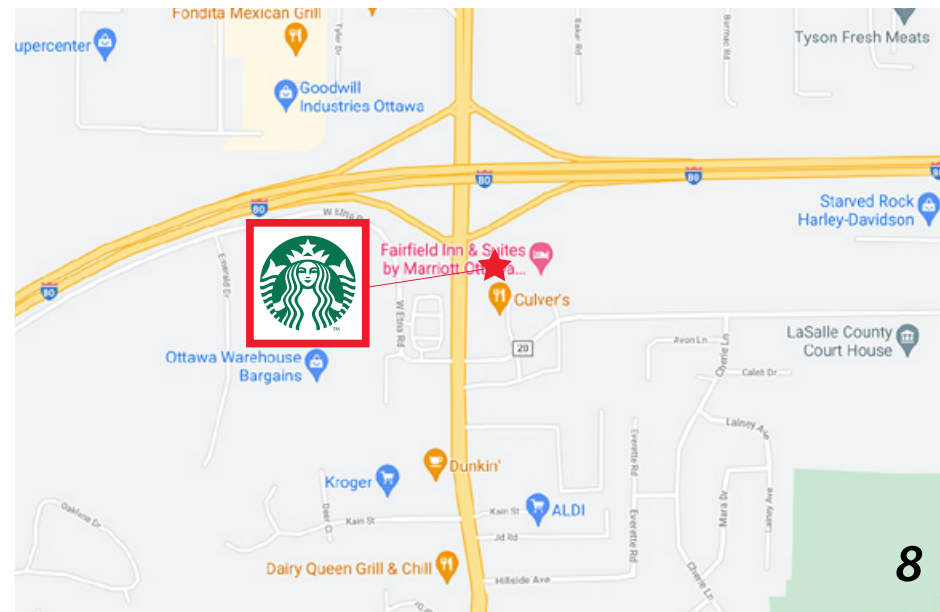
AREA OVERVIEW

Ottawa is the county seat of LaSalle County and is located at the confluence of the Illinois River and Fox River. The Illinois River is a conduit for river barges and connects Lake Michigan at Chicago, to the Mississippi River, and North America's 25,000-mile river system. Ottawa is known as the scenic gateway to Starved Rock State park, the most popular state park in Illinois, with around two million visitors per year. Ottawa serves as a hub for four major state parks, Starved Rock, Matthiessen, Buffalo Rock and Illini State Park, all of which are visited by many tourists every year.

LaSalle County located just 60 miles Southwest of Chicago and the Chicago metropolitan area economy has a strong influence on the LaSalle County area. Ottawa is a part of the Chicago-Naperville combined statistical area which has a population of almost 10 million people making it the third largest urban area behind only New York City and Los Angeles. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, which includes AbbVie Inc., Allstate, Boeing, Caterpillar Inc., Kraft Heinz, McDonald's, Mondelez International, Motorola, United Airlines, Walgreens, and more. The Chicago area also headquarters a wide variety of global financial institutions including Citadel LLC, Discover Financial Services, Morningstar, Inc., CNA Financial, and more.

- » Ottawa is a hub for many of the area's major tourist destinations including Starved Rock State Park and many other state parks.
- » Chicago's 58 million domestic and international visitors in 2018 made it the second most visited city in the nation.
- » The Chicago metropolitan area has the third-largest science and engineering work force of any metropolitan area in the nation.
- » Chicago and the surrounding metropolitan area contain the third-largest labor pool in the United States with about 4.63 million workers.

MAJOR EMPLOYMENT INDUSTRIES IN OTTAWA, IL	# OF EMPLOYEES
HEALTH CARE	1,421
RETAIL	1,330
MANUFACTURING	972
EDUCATION	844
FOOD SERVICES	832
PUBLIC SERVICES	539
CONSTRUCTION	483
PROFESSIONAL SERVICES	381
PUBLIC ADMINISTRATION	356
TRANSPORTATION	319



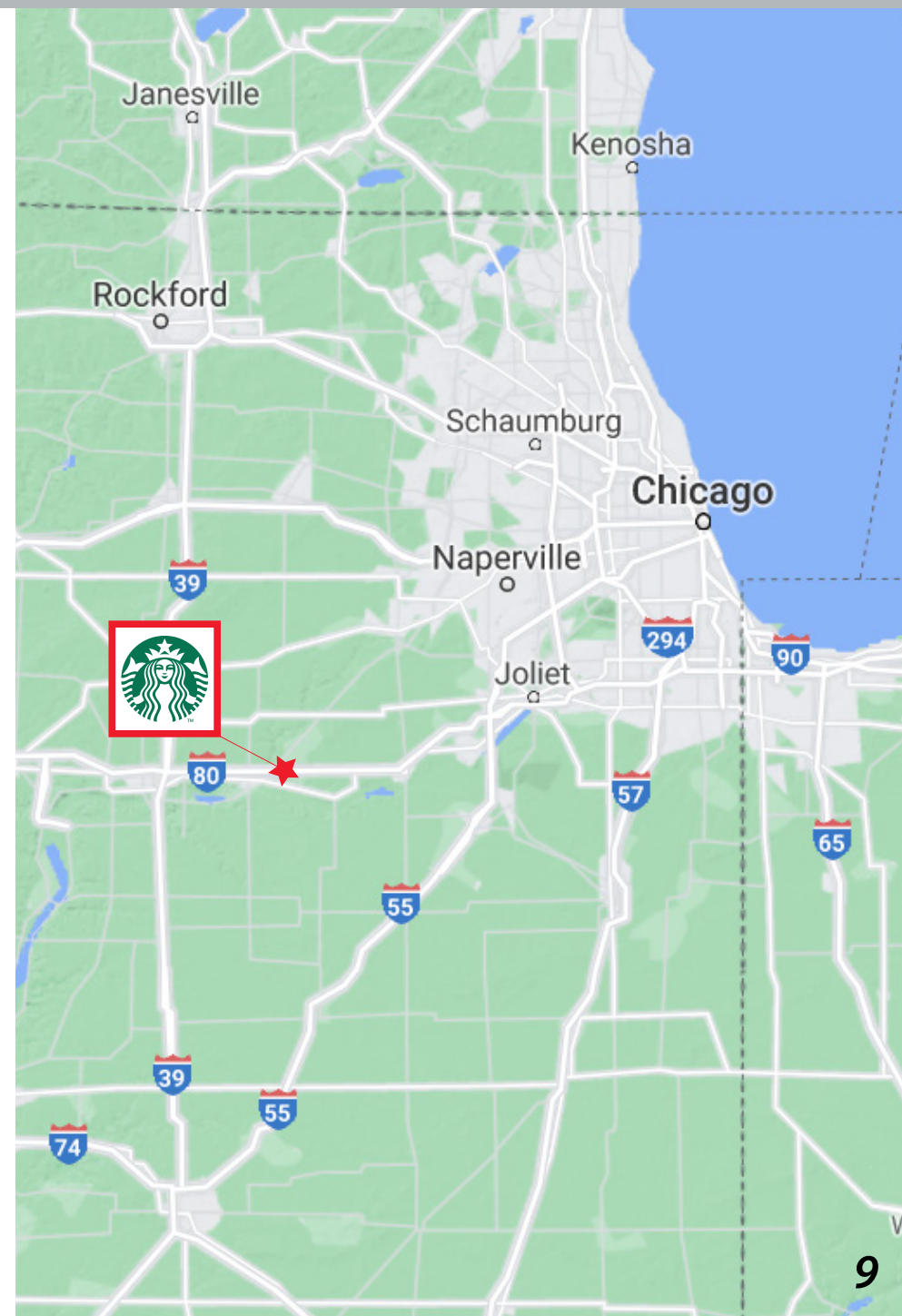
DEMOGRAPHIC PROFILE

2020 SUMMARY

	1 Mile	3 Miles	5 Miles
Population	2,913	15,807	22,241
Households	1,160	6,641	9,276
Families	737	4,137	5,875
Average Household Size	2.34	2.32	2.34
Owner Occupied Housing Units	751	4,103	5,851
Renter Occupied Housing Units	409	2,538	3,425
Median Age	40.8	41.4	42.1
Average Household Income	\$84,535	\$71,521	\$74,738

2025 ESTIMATE

	1 Mile	3 Miles	5 Miles
Population	2,864	15,308	21,592
Households	1,146	6,466	9,053
Families	724	4,004	5,701
Average Household Size	2.33	2.30	2.32
Owner Occupied Housing Units	744	4,024	5,740
Renter Occupied Housing Units	402	2,442	3,313
Median Age	40.8	42.1	42.9
Average Household Income	\$87,409	\$76,591	\$81,113



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