

TRINITY
REAL ESTATE INVESTMENT SERVICES



STARBUCKS - 15 YEAR OPERATING HISTORY

319 BERT KOUNS INDUSTRIAL LOOP, SHREVEPORT, LA 71106

\$1,953,000

5.5% CAP

TRINITYREIS.COM

Actual Property



SHREVEPORT, LA

\$1,953,000 | 5.5% CAP

- Starbucks Coffee With 5.5+ Years Remaining on Current Term
- NN Lease Requiring Minimal Landlord Responsibilities - Roof & Structure Only
- Tenant Fully Responsible for HVAC
- Committed to the Site - 15+ Year Occupancy - Recently Extended 10 Years in 2017
- No COVID Lease Language or Termination Option
- Very Dense Demographics With a Population of 103K+ in a 5- Mile Radius
- Situated on Bert Kouns Industrial Loop With a Daily Traffic Count of 33,175 VPD and Easily Accessible From Hwy 49 With a Daily Traffic Count of 70K+ VPD

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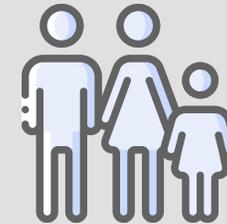
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$107,415
Rent Commencement Date:	3/1/2007
Lease Expiration Date:	2/29/2028
Lease Term Remaining:	5.5+ Years
Lease Type:	NN
Type Of Ownership:	Fee Simple



Starbucks Ranks #125 on the Fortune 500 List, Generating Over \$6.7B in the Second Quarter of 2021



Starbucks Opened in 1971 and has Grown Into a Global Public Company With More Than 32,900 Retail Stores in 78 Markets



This year, Starbucks Partnered With the Bakkt App to Allow Customers to use Cryptocurrency to Reload their Starbucks Card

PROPERTY DETAILS:

Building Area:	1,824 SF
Land Area:	.38 AC
Year Built:	2007
Guarantor:	Starbucks (NYSE: SBUX)

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



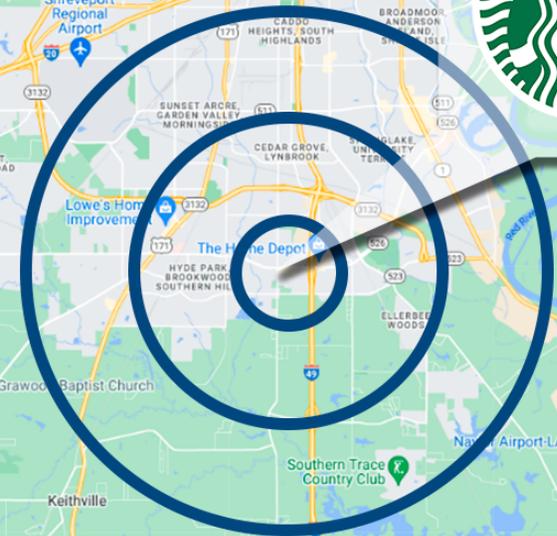
	1 Mile	3 Mile	5 Mile
2010 Census	2,221	40,050	106,695
2022 Estimated	2,206	38,593	103,026
2027 Projected	2,161	37,446	99,670

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$57,891	\$45,112	\$50,981
Average	\$73,835	\$65,464	\$77,533

Demographic data provided by CoStar



10 Miles to Downtown Shreveport



SHREVEPORT

Shreveport is the commercial and cultural center of the tri-state area where Arkansas, Louisiana, and Texas meet. The city is home to the nearby 8th Air Force Museum at Barksdale Air Force Base (a major employer in the area), the Barnwell Garden and Art Center, Riverwalk Park, and More. Its major industries revolve around Defense & Aerospace as well as Education. Shreveport is #17 on Forbes' national "Cost of Doing Business" list.

\$19.6B
2020 Gross Metro Product



325,000
2022 Total Population



\$39,090
2022 Median Household Income



ANNUALIZED OPERATING DATA

	Term	Annual Rent	Increase %	Cap Rate
Primary Term	3/1/2007-2/29/2028	\$107,415	10%	5.50%
Four (4), 5-Year Options 10% Increase	3/1/2028-2/28/2033	\$118,157	10%	6.05%
	3/1/2033-2/28/2038	\$129,972	10%	6.65%
	3/1/2038-2/28/2043	\$142,969	10%	7.32%
	3/1/2043-2/29/2048	\$157,266	10%	8.05%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Commencing on the Rent Commencement Date, for each calendar year of the Term (prorated for any calendar year falling partially within the Term), Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Operating Expenses, Landlord's Insurance and Real Property Taxes...

PARKING LOT

PAID BY **TENANT**

Tenant shall also maintain and repair the exterior of the Building, the repair (but not the replacement of) the roof membrane, roof gutters and downspouts, all parking areas, sidewalks, landscaping...

ROOF & STRUCTURE

PAID BY **TENANT/LANDLORD**

Landlord shall maintain, repair and make replacements to the structural elements of the roof, replacement (but not repair) of the roof membrane, foundation, interior and exterior structural walls and all structural components of the Building.

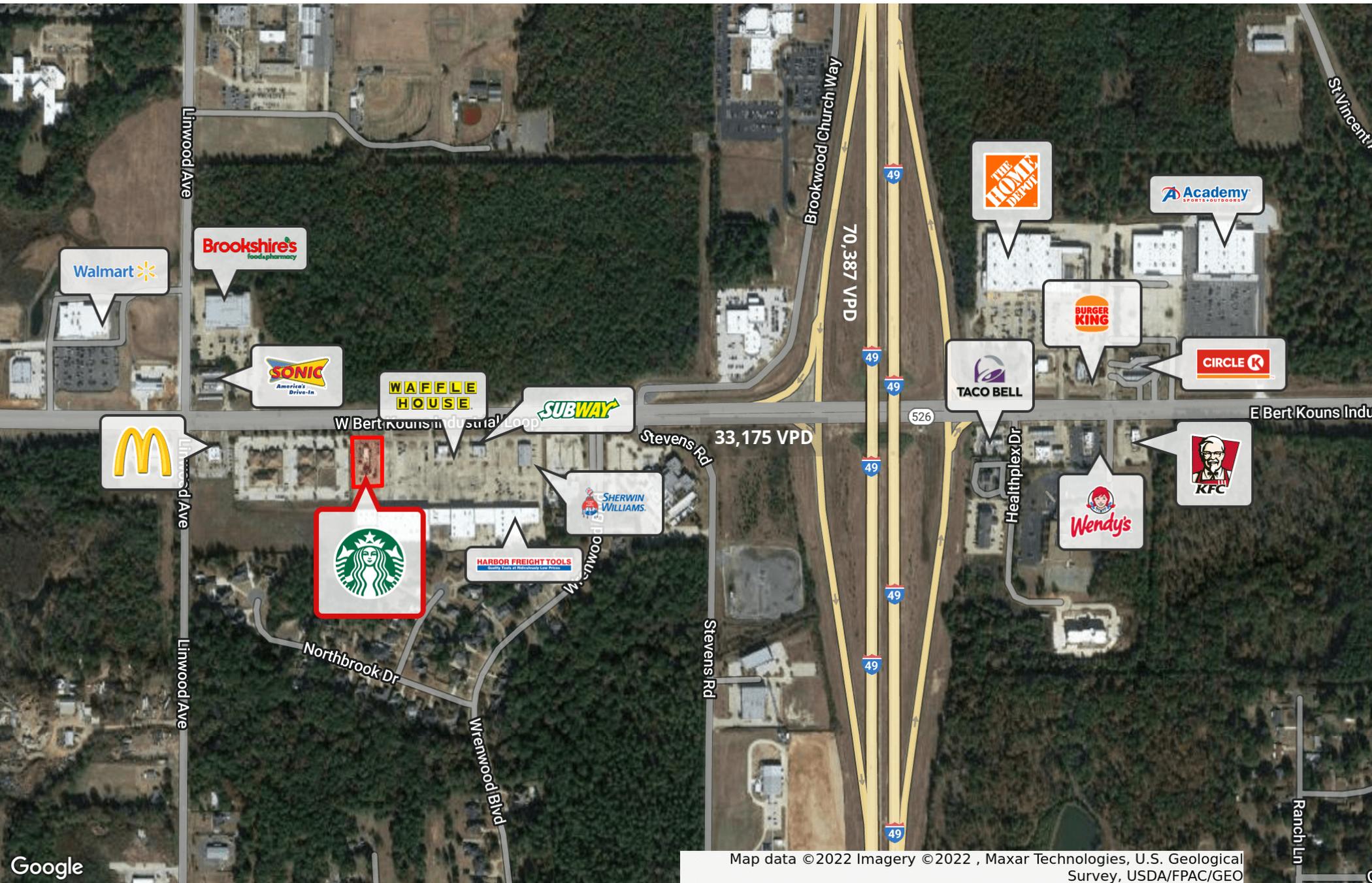
HVAC

PAID BY **TENANT**

Tenant shall also maintain and repair the exterior of the Building, drainage systems and other systems on the Property and all utility systems (including mechanical, electrical, and HVAC systems)...

RETAILER MAP

319 BERT KOUNS INDUSTRIAL LOOP | SHREVEPORT, LA



Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo



Brookwood Baptist Church

Ivan Smith FURNITURE
Academy SPORTS+OUTDOORS
CIRCLE K
BURGER KING
Wendy's
KFC
Chevron
Comfort INN
CommunityBank OF LOUISIANA
TACO BELL
Professional Firefighters Credit Union
Healthplex Family Clinic

PORSCHE
Audi

P+A
Shreveport Baptist Temple
DOCTORS LAB



W Bert Kouns Industrial Loop - 33,175 VPD

Regional Urology
SHERWIN WILLIAMS
HARBOR FREIGHT TOOLS

Wrenwood Park Neighborhood

verizon wireless
SUBWAY
Waffle House
Starbucks
LL Flooring
ThePurpleGuys
SkyCoach
AQT

ArkLaTex Foot & Ankle Specialists
Center for Hand Surgery

Actual Property

RETAIL MAP

319 BERT KOUNS INDUSTRIAL LOOP | SHREVEPORT, LA



DOLLAR GENERAL
at&t
FAMILY DOLLAR
FRESENIUS MEDICAL CARE
Valvoline
SecurCare Self Storage
U-HAUL
Southern Hills Elementary
803 Students
Southern Hills Animal Hospital
StateFarm
Timeless Tots Daycare

Brushy Bayou Community
\$389K Average List Price

Calvary Baptist Academy
639 Students

Linwood Ave - 11,328 VPD

Thrifty Discount Liquor & Wines
Walmart Neighborhood Market
McDonald's
FACEWAY
SONIC
Brookshire's Food & Pharmacy
MCDONALD'S
PATTERSON DENTAL
Center for Hand Surgery
ArkLaTex Foot & Ankle Specialists

W Bert Kouns Industrial Loop - 33,175 VPD



WAFLE HOUSE

ACT



Stop & Get
FAMILY DOLLAR

Advanced Call Center Technologies (ACT) is investing \$1.5 Million to develop a new customer care center in Shreveport that will create more than 900 new jobs in Louisiana's Northwest region.

Strong's Construction & Recycling

Wrenwood Park Neighborhood

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

ThePurpleGuys

SkyCoach

ACT



Center for Hand Surgery
ArkLaTex Foot & Ankle Specialists

PATTERSON DENTAL



LL Flooring

WAFFLE HOUSE

verizon wireless

SUBWAY

Linwood Ave - 11,328 VPD

W Bert Kouns Industrial Loop - 33,175 VPD

Actual Property



Actual Property



STARBUCKS®



50 Years
of Success



**Publicly
Traded Co.**
NYSE: SBUX



BBB+
S&P Rated



\$131.52B
Market Cap



32,900+
Locations

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property



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