



REPRESENTATIVE PHOTO

STARBUCKS
7121 NORTH 102ND CIRCLE
OMAHA, NEBRASKA 68122

OFFERING MEMORANDUM

Represented By:

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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

STARBUCKS
OMAHA, NEBRASKA

STARBUCKS

LOCATION	7121 North 102nd Circle Omaha, Nebraska 68122
MAJOR CROSS STREETS	102nd Cir & Blair High Rd
TENANT	STARBUCKS CORPORATION
PURCHASE PRICE	\$2,487,000
CAP RATE	5.25%
ANNUAL RENT	\$130,550
GROSS LEASEABLE AREA	±2,560 SF
RENTAL ESCALATIONS	7.50% Every 5 Years
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	October 2022 (Est. - Under Construction)
LOT SIZE	±1.12 Acres
LEASE EXPIRATION	September 30, 2032
OPTIONS	Four 5-Year Renewal Options
PARKING LOT	Concrete
ROOF	20-Year Warranty

* Landlord is responsible for the roof, gutters, downspouts, foundation, exterior walls, interior structural walls, & all structural components of the Premises and replacement of parking lot/sidewalks.

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Nearby major retailers include **Target, Walmart, Home Depot, Big Lots, Marshalls, Ross Dress for Less, PetSmart, Bakers, Hy-Vee, Family Fare Supermarket, Tractor Supply Co., Ace Hardware, Harbor Freight Tools, Dollar General, Dollar Tree, Rent-A-Center, Goodwill, Walgreens, AutoZone, Advance Auto Parts, O'Reilly Auto Parts, Planet Fitness, Regal Cinema**, etc.

HIGHER EDUCATION: 8 miles from **University of Nebraska Omaha** - a public land grant research university with 15,325 students

HEALTHCARE: 3 miles from **CHI Health Immanuel** - a full-service hospital, Cancer Center, Rehabilitation Center, Specialty Spine Hospital, Neurological Institute, Primary Stroke Center, Heart & Vascular Institute with 345 beds

INVESTMENT HIGHLIGHTS

LEASE: New 10-Year NN Lease with an Attractive 7.50% Rental Escalations Every 5 Years & During Renewal Options!

TENANT: Starbucks Corporation (NASDAQ: SBUX | S&P BBB+ Credit Rating | Moody's Baa1 Rating) **Operated 16,826 Company-Operated & Licensed Stores in North America and 17,007 Company-Operated & Licensed Stores Internationally** (as of October 3, 2021)

BRAND NEW CONSTRUCTION: Starbucks' Latest Prototype with **Impressive 13-Car Stack in Drive-Thru** - Slated for Opening Date/Rent Commencement on October 3, 2022 (Est.)

TRAFFIC COUNTS: Positioned on a Large ±1.12-Acre Lot (Hard Corner) with Great Visibility on N 103rd St & Blair High Rd where Traffic Counts Exceed 37,120 CPD! Conveniently Located at Major I-680 Interchange (70,907 CPD) and On the Way to Work to Omaha for Bedroom Community Blair, Nebraska (Population ±8,000)

2021 DEMOGRAPHICS (5-MI): Total Population: 167,113 | Average Household Income: \$89,333



FINANCIAL ANALYSIS

STARBUCKS
OMAHA, NEBRASKA

SUMMARY

TENANT	Starbucks Corporation
PURCHASE PRICE	\$2,487,000
CAP RATE	5.25%
GROSS LEASABLE AREA	±2,560 SF
YEAR BUILT	September 2022 (Est.)
LOT SIZE	±1.12 Acres
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for the roof, gutters, downspouts, foundation, exterior walls, interior structural walls, & all structural components of the Premises and replacement of parking lot/sidewalks.

PROPOSED FINANCING SUMMARY

As of 07/11/22

All Cash or Buyer to obtain new financing at Close of Escrow.

Loan to Value (67%) ⁽¹⁾	\$1,675,000
Down Payment (33%)	\$812,000
Term	10-Year Fixed at 4.65%
Amortization	30 Years

For more information, contact **Josh Sciotto** of **Mark One Capital** at **(602) 687-6647**.

⁽¹⁾ Or 65% LTV

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Starbucks Corporation	2,560	Years 1-5: 10/03/22 to 09/30/27	Current	\$130,550	5.25%
		Years 6-10: 10/01/27 to 09/30/32	7.5%	\$140,341	5.64%
		5.45% AVG ANNUAL RETURN			
RENEWAL OPTIONS	1st Option: 10/01/32 to 09/30/37		7.5%	\$150,867	
	2nd Option: 10/01/37 to 09/30/42		7.5%	\$162,182	
	3rd Option: 10/01/42 to 09/30/47		7.5%	\$174,345	
	4th Option: 10/01/47 to 09/30/52		7.5%	\$187,421	

* Estimated dates are subject to change based on construction timeline.

TENANT OVERVIEW

STARBUCKS
OMAHA, NEBRASKA



STARBUCKS®

TYPE	PUBLIC
TRADED AS	NASDAQ: SBUX
INDUSTRY	RESTAURANTS: FAST FOOD
S&P CREDIT RATING	BBB+ (05/04/20)
MOODY'S RATING	Baa1 (05/04/20)
MARKET CAP	91.20B (07/05/22)
WEBSITE	https://www.starbucks.com/

Starbucks Corporation (NASDAQ: SBUX), together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: North America, International, and Channel Development. Its stores offer coffee & tea beverages, roasted whole bean & ground coffees, single-serve products, & ready-to-drink beverages, & iced tea; and various food products such as pastries, breakfast sandwiches & lunch items.

The company also licenses its trademarks through licensed stores, & grocery & food service accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, & Princi brand names.

As of October 3, 2021, Starbucks operated 16,826 company-operated & licensed stores in North America and 17,007 company-operated & licensed stores internationally.

Starbucks Corporation was founded in 1971 & is based in Seattle, Washington.

Market Summary > Starbucks Corporation

79.52 USD

+21.48 (37.01%) ↑ past 5 years

Closed: Jul 5, 5:18 PM EDT • Disclaimer

After hours 79.52 0.00 (0.00%)

1D 5D 1M 6M YTD 1Y 5Y Max



SITE PLAN

N 103RD ST
6,237 CPD

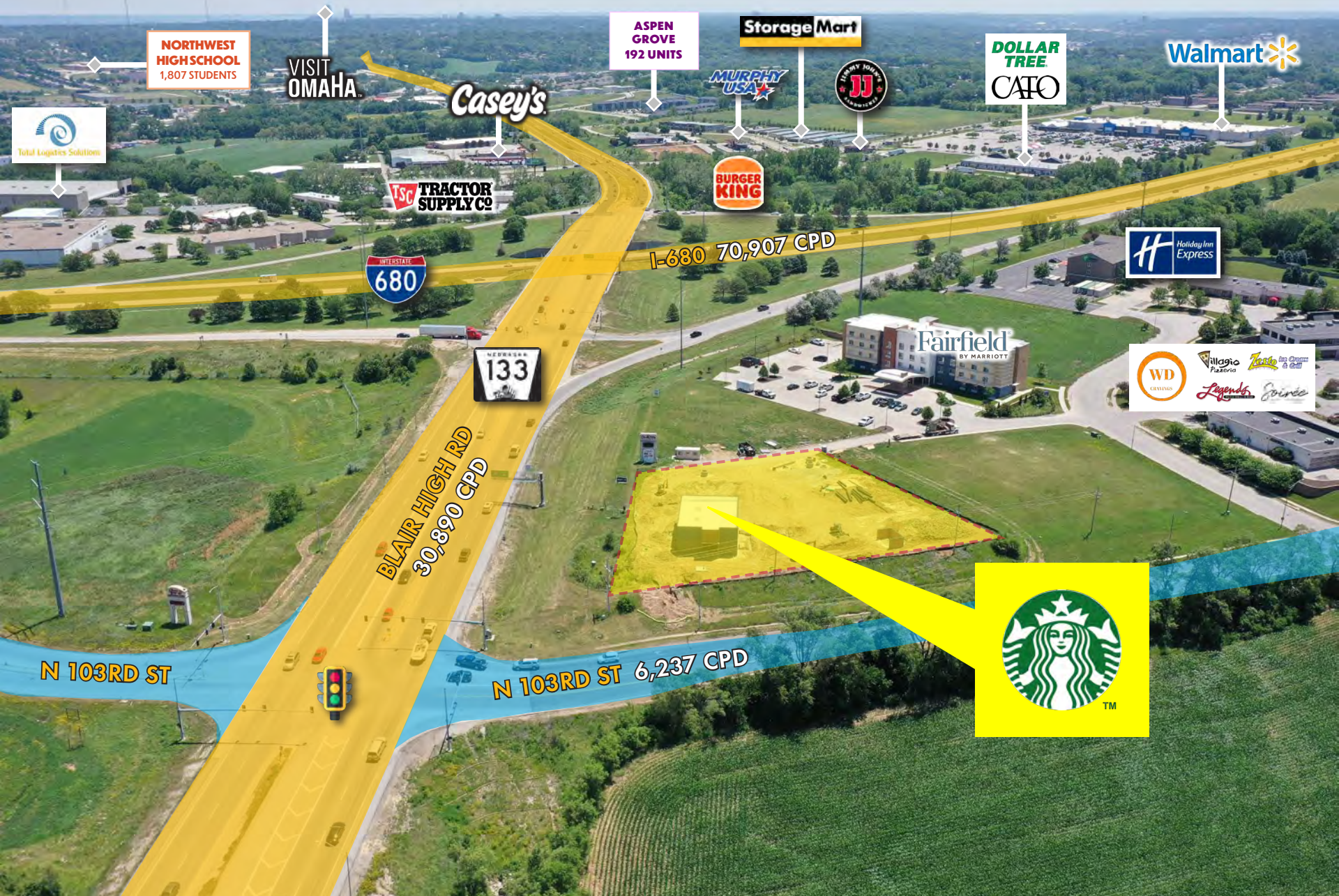
BLAIR HIGH RD
30,890 CPD

SANITARY MANHOLE
RUM=1184.79
8"PVC(SW)=1169.27
8"PVC(NE)=1489.19

LOT SIZE	±1.12 Acres
GLA	±2,560 SF

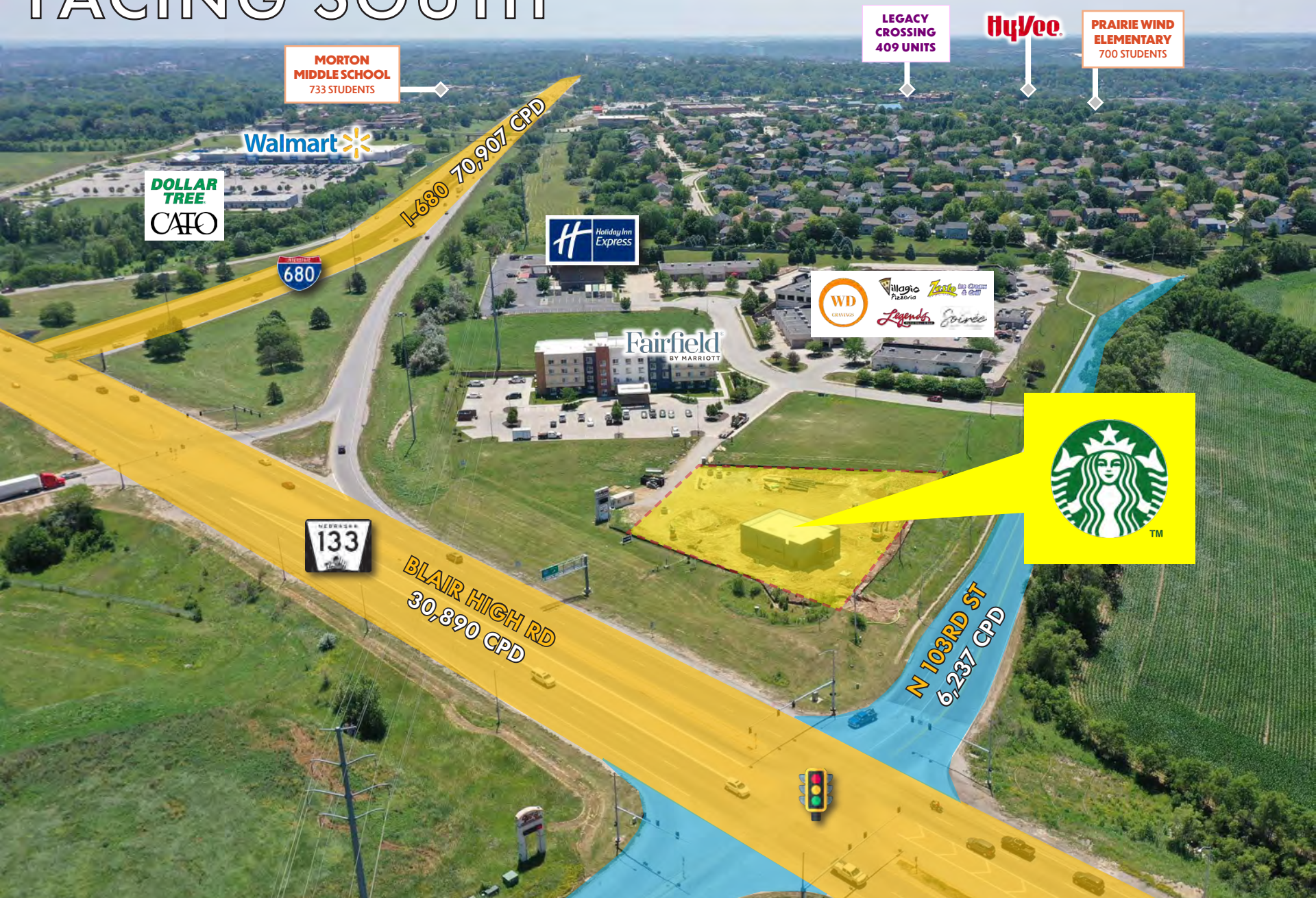
STARBUCKS | OMAHA, NEBRASKA

FACING SOUTHEAST



STARBUCKS | OMAHA, NEBRASKA

FACING SOUTH



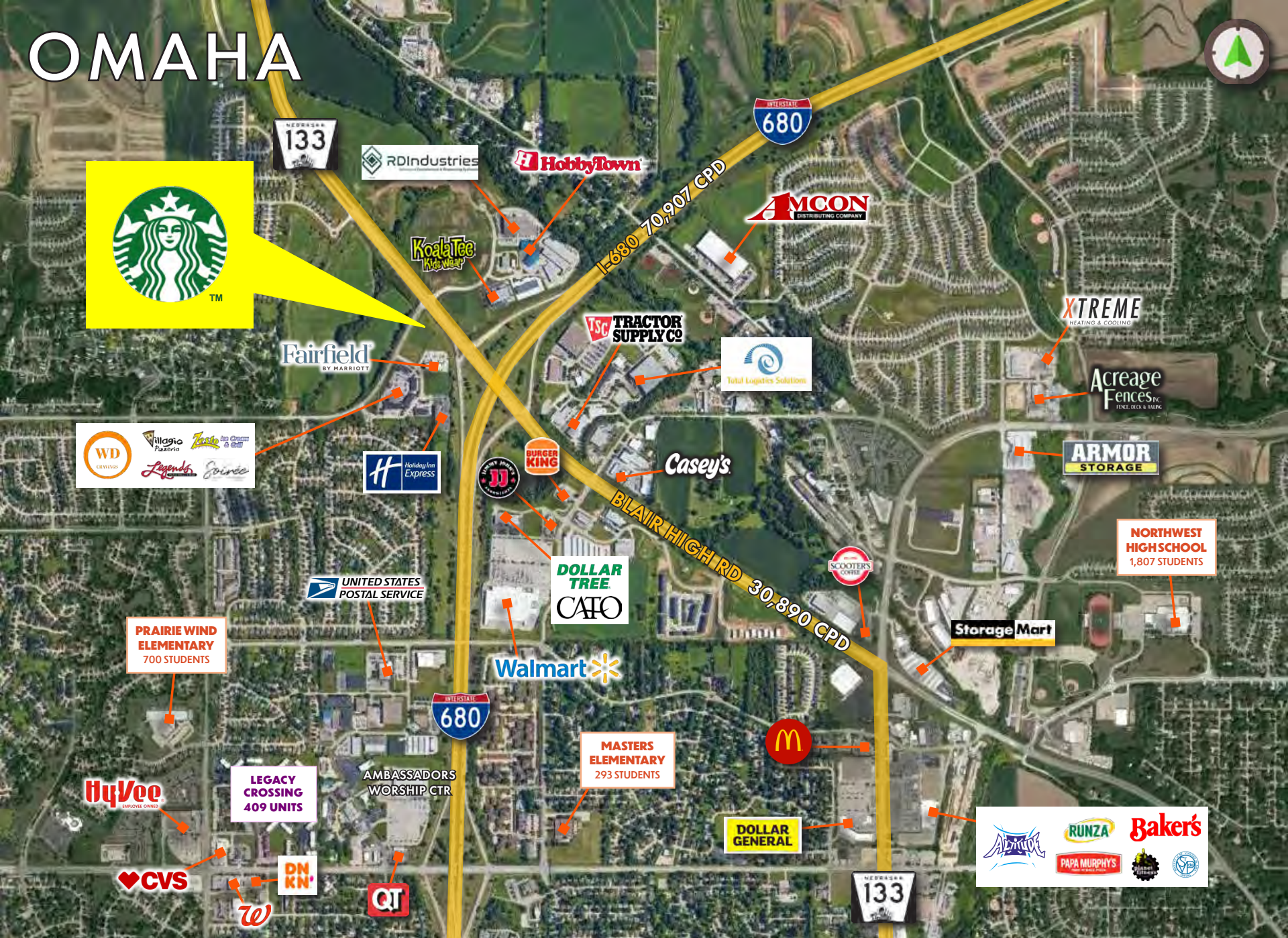
STARBUCKS | OMAHA, NEBRASKA

FACING EAST



STARBUCKS | OMAHA, NEBRASKA

OMAHA



STARBUCKS | OMAHA, NEBRASKA

OMAHA ZOOMED OUT



STARBUCKS | OMAHA, NEBRASKA

OMAHA CITY VIEW



VILLAGE POINTE MALL
SCHEELS, APPLE, BED BATH & BEYOND,
BEST BUY, ATHLETA, GAP, BANANA
REPUBLIC, LOFT, LULULEMON, MAURICES,
OLD NAVY, COACH, DSW, SEPHORA, ETC.

WESTROADS MALL
NEBRASKA'S LARGEST SHOPPING CENTER
ANCHORED BY JCPENNEY & VON MAUR
W/ 120+ SPECIALTY RETAILERS SUCH AS
THE CONTAINER STORE, DICK'S SPORTING
GOODS, OLD NAVY, CHAMPS SPORTS, ETC.

**UNIVERSITY OF
Nebraska
Omaha**
15,328 STUDENTS

**Creighton
UNIVERSITY**
8,770 STUDENTS



OAK VIEW MALL
AN ENCLOSED SHOPPING MALL
ANCHORED BY DILLARD'S &
JCPENNEY W/ 85 RETAIL SHOPS



CHI Health
CREIGHTON UNIVERSITY
MEDICAL CENTER - BERGAN MERCY
423 BEDS

**Baxter
ARENA**

**Visit
OMAHA**



sam's club

**MILLARD
AIRPORT**

**Oriental Trading
Company, Inc.**

**METROPOLITAN
Community College**
SOUTH CAMPUS
1,339 STUDENTS

**HOBBY
LOBBY**

Cabela's



Walmart

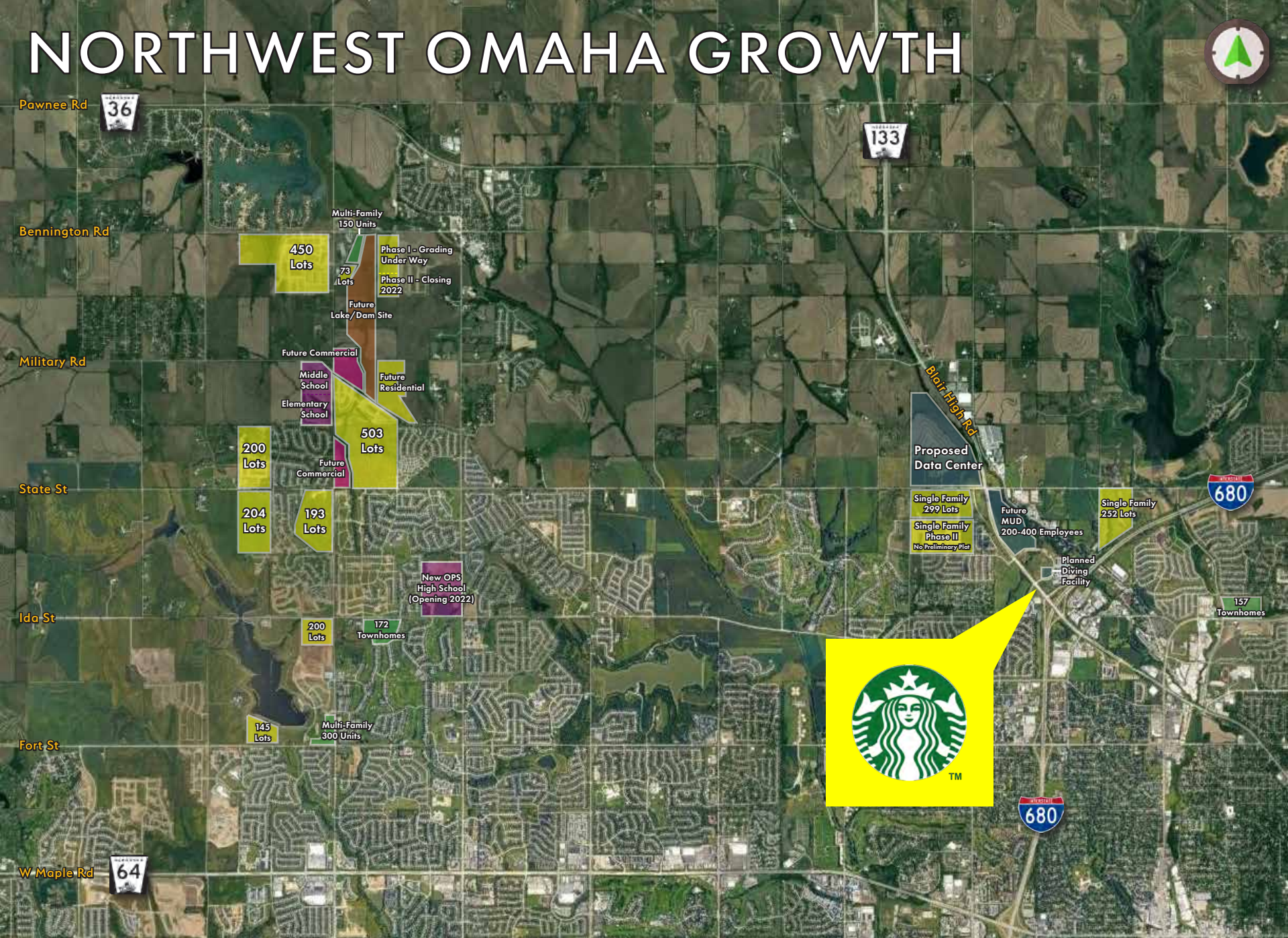


OFFUTT AIR FORCE BASE
THE HEADQUARTERS OF THE U.S.
STRATEGIC COMMAND, THE AIR FORCE
WEATHER AGENCY, AND THE 55TH
WING OF THE AIR COMBAT COMMAND
WITH 6,632 TOTAL MILITARY & 3,838
TOTAL CIVILIANS - FISCAL YE 2021,
ECONOMIC IMPACT OF \$2.6 BILLION

MISSOURI RIVER

STARBUCKS | OMAHA, NEBRASKA

NORTHWEST OMAHA GROWTH



STARBUCKS | OMAHA, NEBRASKA

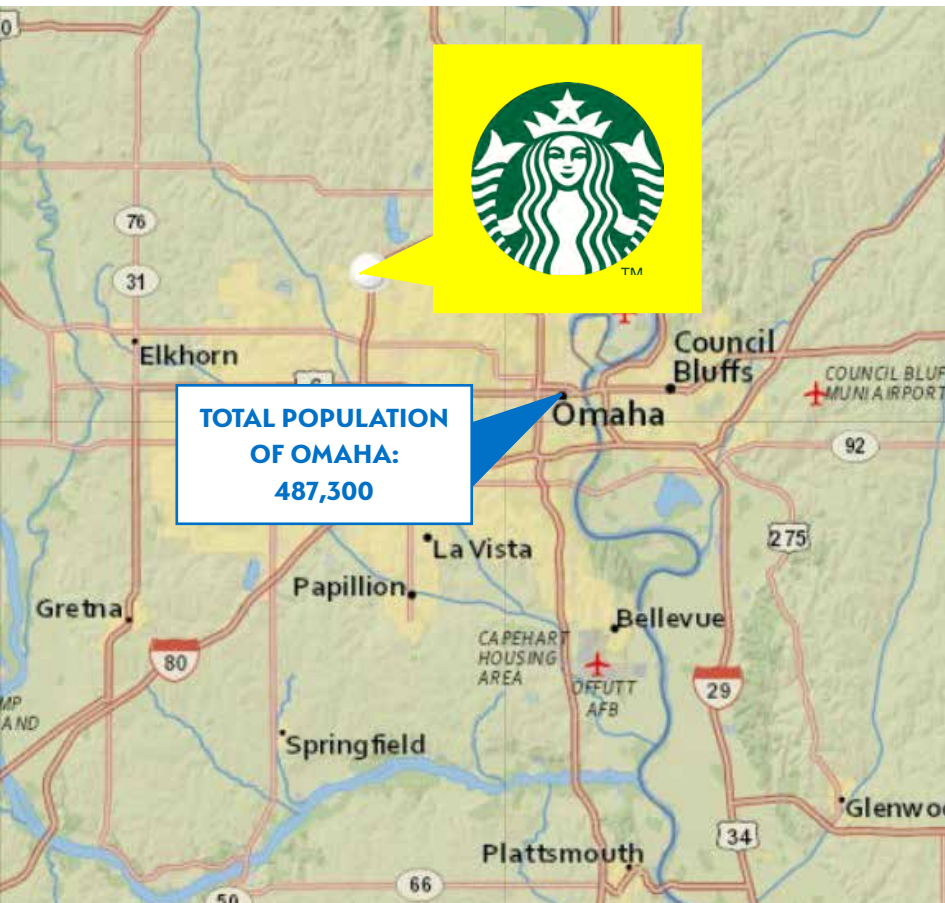
LOCATION OVERVIEW

STARBUCKS
OMAHA, NEBRASKA

Omaha is the largest city and the county seat of Nebraska's Douglas County. Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, and transportation, Omaha's economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of **four Fortune 500 companies**: mega-conglomerate **Berkshire Hathaway** (headed by local investor **Warren Buffett**, one of the wealthiest people in the world); one of the world's largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States' largest railroad operator, **Union Pacific Corporation**.

Omaha is also the home to **five Fortune 1000 headquarters**: **Green Plains Renewable Energy**, **TD Ameritrade**, **Valmont Industries**, **Werner Enterprises**, and **West Corporation**. Also **headquartered in Omaha** are the following: **First National Bank of Omaha**, the largest privately held bank in the United States; three of the nation's ten largest architecture/engineering firms: **DLR Group**, **HDR, Inc.**, & **Leo A Daly**; and the **Gallup Organization**, of Gallup Poll fame, and its riverfront Gallup University.



2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	9,131	57,473	167,113
Estimated Population (2026)	9,768	60,128	175,219
Labor Population Age 16+	6,616	44,421	130,349
Population Median Age	29.9	34.6	35.9
Average Household Income	\$74,871	\$79,398	\$89,333

OMAHA & NEBRASKA ACCOLADES

Forbes Nebraska - # 11 Top States for Business (2020)

U.S. News Omaha - # 25 Best Places to Live in the U.S. (2021-2022)

U.S. News Nebraska - # 10 Best States Where Young People are Moving to (2021)

INSIDER Omaha - # 32 Best Places to Live in America (2020)

W WalletHub Nebraska - # 31 Best States for Military Retirees (2021)



U.S. Bureau of Labor Statistics Unemployment Rate:
Nebraska Rate at 2.1% - National Rate at 3.6% (May 2022)

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