

BERKELEY
CAPITAL ADVISORS



Starbucks

MARTINEZ (AUGUSTA MSA), GA

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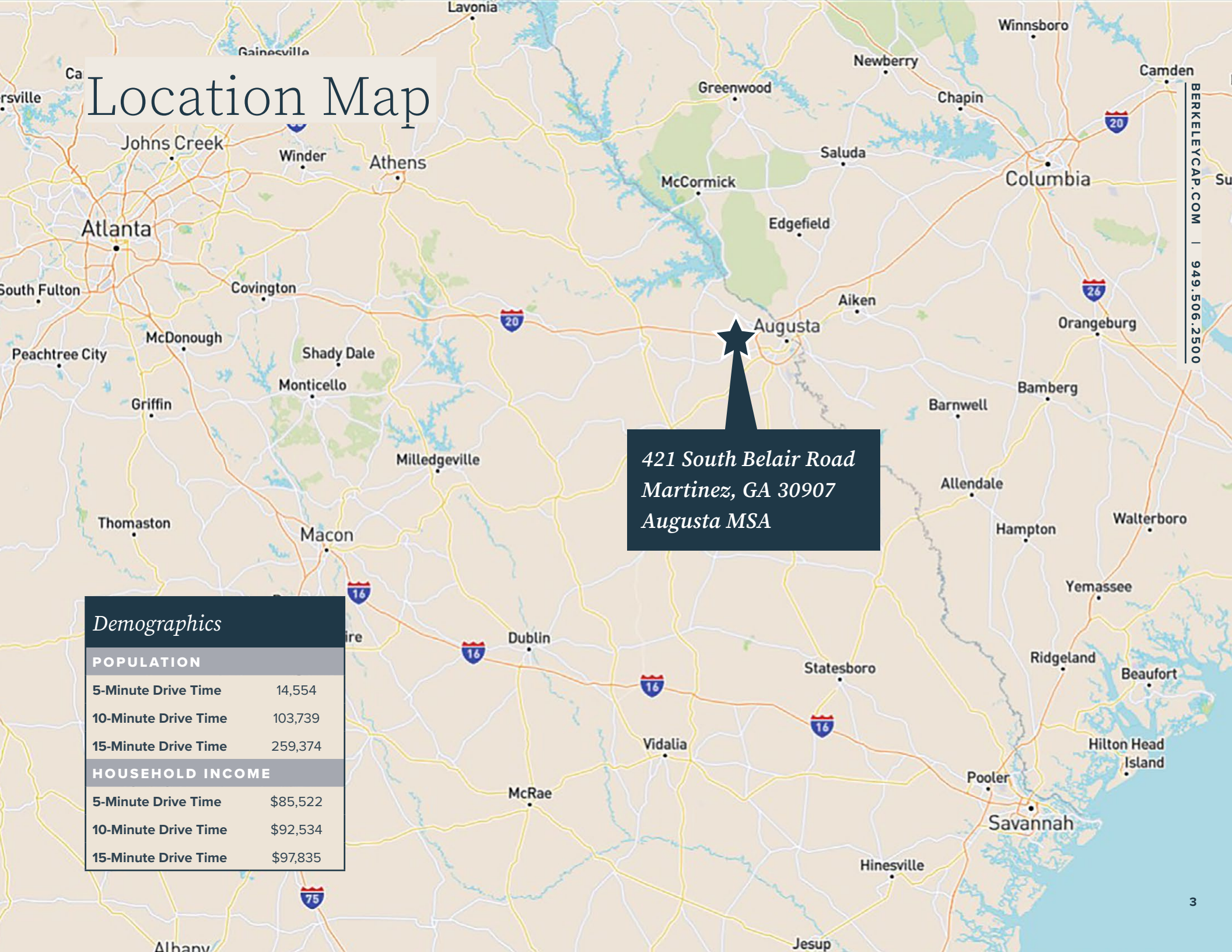
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BCA FIRM GEORGIA
REAL ESTATE LICENSE NO.: H-64417

Location Map



*421 South Belair Road
Martinez, GA 30907
Augusta MSA*

Demographics

POPULATION

5-Minute Drive Time	14,554
10-Minute Drive Time	103,739
15-Minute Drive Time	259,374

HOUSEHOLD INCOME

5-Minute Drive Time	\$85,522
10-Minute Drive Time	\$92,534
15-Minute Drive Time	\$97,835

Investment Overview

PROPERTY

Starbucks

ADDRESS

*421 South Belair Road
Martinez, GA 30907
Augusta MSA*

LEASE GUARANTOR

Corporate

RENT COMMENCEMENT

May 1, 2023

LEASE EXPIRATION

April 30, 2033

ORIGINAL LEASE TERM

10 Years

LEASE TERM REMAINING

9.5+ Years

OPTIONS REMAINING

Four, 5-Year

LEASE TYPE

*NN

LANDLORD RESPONSIBILITIES

*See Footnote

NOI

\$139,800

RENT INCREASES

10% Every 5 Years

RIGHT OF FIRST REFUSAL

No

PROPERTY DETAILS

2,500

Square Feet

1.15

Acres

2023

Year Built

±23

Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,496,000

Asking Price (5.60% Cap Rate)

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Years 1-5	\$11,650.00	\$139,800	—	5.60%
Years 6-10	\$12,815.00	\$153,780	10%	6.16%
Option 1	\$14,096.50	\$169,158	10%	6.78%
Option 2	\$15,506.15	\$186,074	10%	7.45%
Option 3	\$17,056.77	\$204,681	10%	8.20%
Option 4	\$18,762.44	\$225,149	10%	9.02%

**Landlord is responsible for roof (not HVAC repair or replacement), and structure. Landlord must also carry liability and property insurance (which is reimbursed by tenant on a monthly basis) and pay property taxes, and submit for reimbursement to tenant. Landlord and tenant must reconcile within 60 days after the calendar year.*



Property Highlights

PROPERTY HIGHLIGHTS

- Long-term lease with Starbucks, one of the most sought-after tenants in retail
- Brand-new, state-of-the-art construction with Starbucks prototype with drive-thru and covered patio area with seats and tables
- New, 10-year, corporately guaranteed lease with 10% rent increases every 5 years in the initial term and option periods
- New, 20-year, transferable roof warranty in place
- Investment-grade credit | Lease is backed by a BBB+ credit rating (S&P)
- No termination clause
- Nearest coffee retailer to I-20 Exit 194 | Limited coffee retailers in the submarket
- On the AM side of the primary corridor accessing Fort Gordon
- Close proximity to Fort Gordon | Fort Gordon supports a population of ±80,000 military, contractors, retirees and others
- Great visibility from S Belair Rd | S Belair benefits from a strong traffic count of 35,400 ADT
- Site sits 500' from Interstate 20 | Interstate 20 at the S Belair Rd exit has a traffic count of 76,000 ADT
- Starbucks is ranked #125 on Fortune 500 list (2021), #8 World's Most Admired Company – Fortune Magazine (2021), and #1 Most Valuable Restaurant Brand in the World – Brand Finance (2022)
- Starbucks is the world's largest coffee chain with 35,000+ locations in 82 countries | \$32.25B in revenue in 2022, an 11% increase from 2021

DEMOGRAPHIC SNAPSHOT

259,374

2023 POPULATION WITHIN
FIFTEEN MINUTES

\$100,181

2023 AVERAGE HOUSEHOLD
INCOME WITHIN FIVE MILES

17.67%

2010-2023 POPULATION GROWTH
WITHIN TEN MINUTES





Fort Gordon – Joint Forces
Training & Operations
±80K employees, contractors
& retirees | 3 miles from site

KENWORTH 
 **COOK-OUT**
GOODYEAR **U-HAUL**

Storage
Sense

20 76,000 VPD

**WAFFLE
HOUSE**

**BURGER
KING**

POPEYES
LOUISIANA KITCHEN

Superior Distribution
Roofing Supply Store

Storage
Sense

Wendy's

sprint

S BELAIR RD - 35,400 VPD



**TACO
BELL**

CIRCLE K



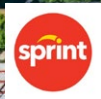
Cedar Ridge Elementary |
Grovetown Middle Schools
2,191 total students

Baker Place Elementary |
Columbia Middle | Grovetown
High Schools | 4,179 total students



76,000 VPD

Storage
Sense



Waffle
House

S BELAIR RD - 35,400 VPD



POPEYES
LOUISIANA KITCHEN



Westmont
Elementary School
509 students

HARBOR FREIGHT

Walgreens

Little Caesars

Auto Zone

CVS pharmacy

Advance Auto Parts

WELLS FARGO

SONIC

PAPA JOHNS

TARGET.

ROSS DRESS FOR LESS

HIBBETT SPORTS

petco

Chick-fil-A

MOES

Panera BREAD

KOHL'S

Marshall's

Ruby Tuesday

Club Car Golf Carts
1,200 employees
4 miles from site

DUNKIN'

SportClips HAIRCUTS

Domino's Pizza

Walmart Neighborhood Market

O'Reilly AUTO PARTS

DOLLAR GENERAL

FOOD LION

FAMILY DOLLAR

Great Clips

Bojangles

jiffy lube

FIFTH THIRD BANK

CIRCLE K

TACO BELL

sprint

Starbucks

Wendy's



Property Photos



Tenant Overview



Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. There are 35,000+ Starbucks stores in 76 countries, including 15,041 in the United States.

Starbucks locations serve hot and cold beverages, whole-bean coffee, microground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and small bites after 4pm. Starbucks has a strong presence both in the U.S. and in the global marketplace due in part to its rapid growth over the last few decades.

In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores now constitute almost one-third of Starbucks' stores.

BAA1/BBB+

Credit Rating

SBUX

NASDAQ Ticker Symbol

\$32.2B

Total 2022 Revenue

\$112.8B

Market Cap

35,000+

Total Locations

383,000

Total Employees



Market Overview – Augusta, GA



#3

*Largest City
in Georgia*

#1

LARGEST NUMBER OF DOCTORS PER CAPITA
OF ANY U.S. CITY

\$141M

*Annual Revenue from
Masters Week*

90%

OF THE WORLD'S GOLF CARTS ARE MADE
IN AUGUSTA

624K

*2022 Metro Augusta
Population – 624,083*

80K

FORT GORDON HAS A TOTAL MILITARY,
CIVILIAN AND RETIREE POPULATION OF
80,000 PEOPLE

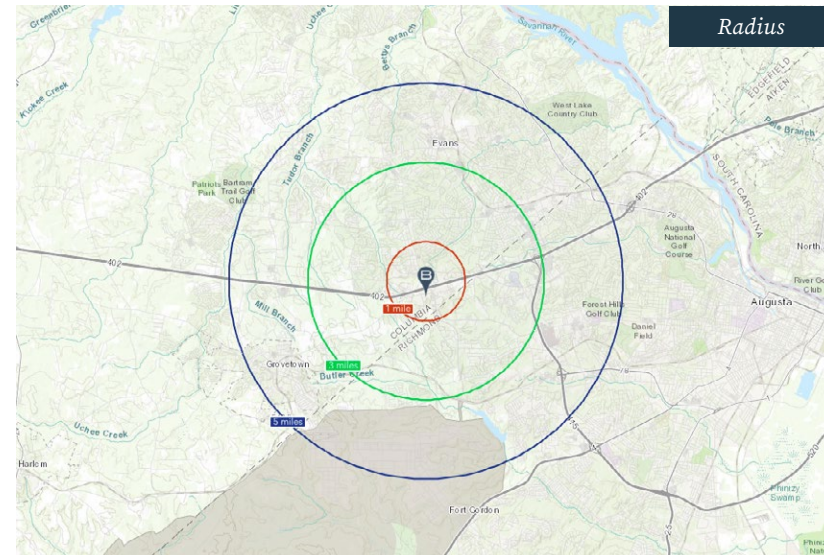
200K

*Total Annual Visitors to
Augusta National Golf Club*

Demographics

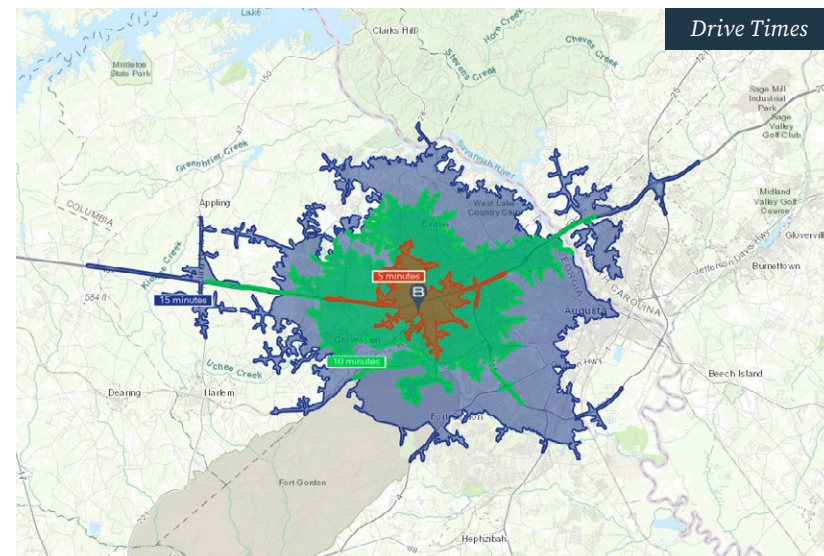
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	5,934	52,487	138,275
2023 Population	5,818	49,705	133,368
2020 Population	5,622	46,773	128,306
2010 Population	5,394	42,442	114,256
2023-2028 Annual Rate	0.40%	1.10%	0.73%
2020-2023 Annual Rate	1.06%	1.89%	1.20%
2010-2020 Annual Rate	0.41%	0.98%	1.17%
HOUSEHOLDS			
2028 Households	2,465	21,936	53,491
2023 Households	2,389	20,539	51,012
2020 Households	2,286	19,362	48,746
2010 Households	2,082	16,997	42,482
2023-2028 Annual Rate	0.63%	1.32%	0.95%
2020-2023 Annual Rate	1.37%	1.83%	1.41%
2010-2020 Annual Rate	0.94%	1.31%	1.38%
2023 AVG. HH INCOME	\$80,310	\$89,565	\$100,181



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Population	15,174	106,843	266,233
2023 Population	14,554	103,739	259,374
2020 Population	13,822	99,335	251,521
2010 Population	13,494	88,159	223,433
2023-2028 Annual Rate	0.84%	0.59%	0.52%
2020-2023 Annual Rate	1.60%	1.34%	0.95%
2010-2020 Annual Rate	0.24%	1.20%	1.19%
HOUSEHOLDS			
2028 Households	6,141	45,065	104,342
2023 Households	5,835	43,335	100,876
2020 Households	5,458	41,339	97,314
2010 Households	5,109	35,704	86,111
2023-2028 Annual Rate	1.03%	0.79%	0.68%
2020-2023 Annual Rate	2.08%	1.46%	1.11%
2010-2020 Annual Rate	0.66%	1.48%	1.23%
2023 AVG. HH INCOME	\$85,522	\$92,534	\$97,835



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

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WITH REAL ESTATE AGENTS BROCHURE](#)

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