

BERKELEY
CAPITAL ADVISORS

STARBUCKS

Starbucks

THOMSON, GA

Contacts

RANSOME FOOSE
704.379.1985
foose@berkeleycap.com

CARL BRENDES
704.714.2363
brendes@berkeleycap.com

AL DICKENS
704.714.2368
dickens@berkeleycap.com

JAKE ZAPATA
704.943.3160
zapata@berkeleycap.com

RAD VON WERSSOWETZ
704.714.2367
rad@berkeleycap.com

BERKELEYCAP.COM | 704.379.1980

BERKELEY
CAPITAL ADVISORS

CHARLOTTE | NC
1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

ORANGE COUNTY | CA
19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

NASHVILLE | TN
10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC
1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

RICHMOND | VA
1309 West Main St.
Richmond, VA 23220
804.239.7890

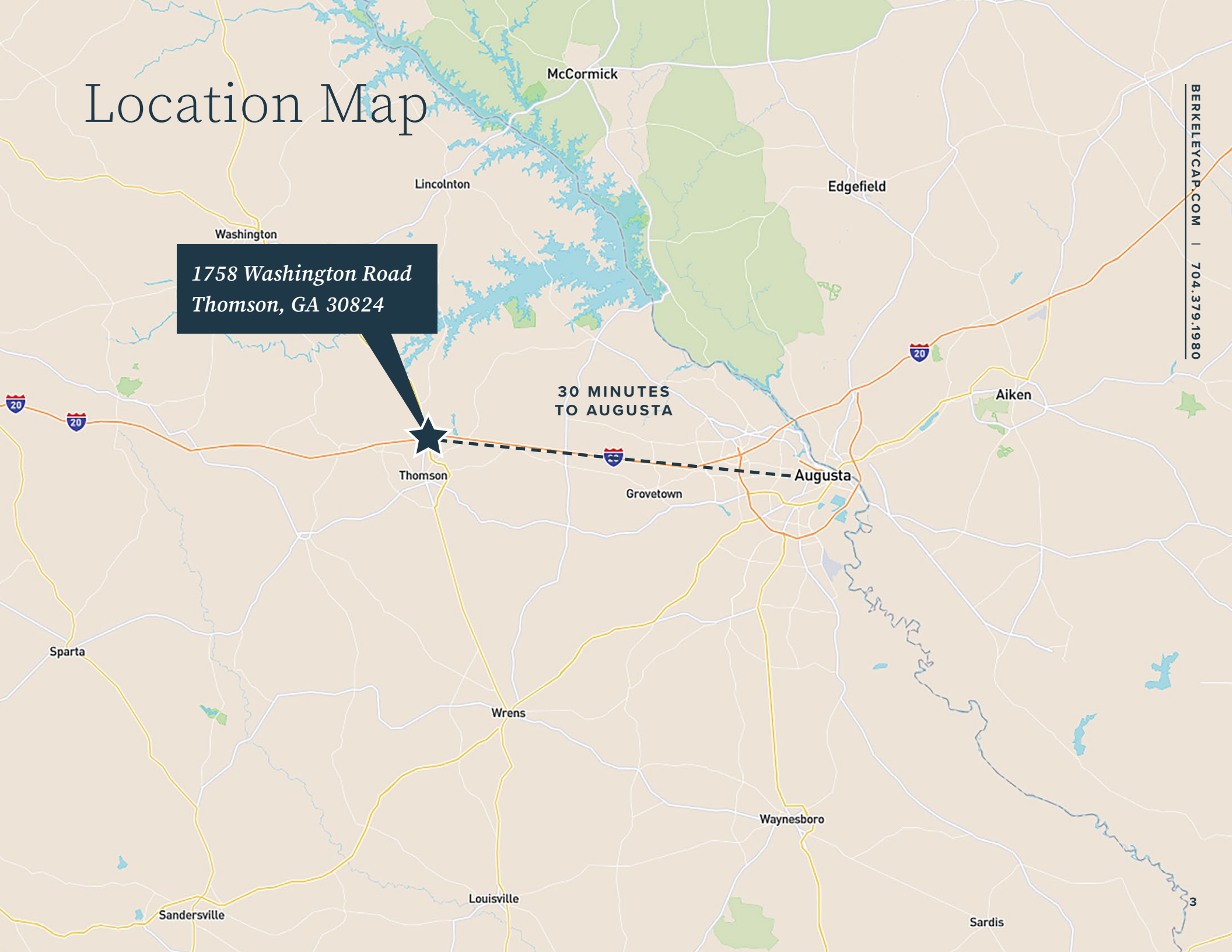
CHARLESTON | SC
1049 Morrison Dr., Suite 201
Charleston, SC 29412
704.943.3159

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

Location Map

*1758 Washington Road
Thomson, GA 30824*

**30 MINUTES
TO AUGUSTA**



Investment Overview

PROPERTY

Starbucks

ADDRESS

*1758 Washington Road
Thomson, GA 30824*

TENANT LEASE ENTITY

Starbucks Corporation

RENT COMMENCEMENT

November 15, 2022

LEASE EXPIRATION

November 30, 2032

ORIGINAL LEASE TERM

10 Years

LEASE TERM REMAINING

9.5 Years

OPTIONS REMAINING

Six, 5-Year

LEASE TYPE

NN - Roof, Structure, Parking Lot, HVAC
Replacement, CAM Management

NOI

\$115,000

RENT INCREASES

21% in Option 1; 10% Each Option Thereafter

RIGHT OF FIRST REFUSAL

None

PROPERTY DETAILS

2,620

Square Feet

1.74

Acres

2022

Year Built

±22

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.*

\$2,170,000

Asking Price (5.30% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Years 1-10	11/15/2022	11/30/2032	\$115,000	-
Option 1	12/1/2027	11/30/2032	\$139,150	21.00%
Option 2	12/1/2032	11/30/2037	\$153,065	10.00%
Option 3	12/1/2037	11/30/2042	\$168,372	10.00%
Option 4	12/1/2042	11/30/2047	\$185,209	10.00%
Option 5	12/1/2047	11/30/2052	\$203,730	10.00%
Option 6	12/1/2052	11/30/2057	\$224,102	10.00%

ADDITIONAL INFORMATION

- Tenant to reimburse Landlord for CAM expenses. 5% year-over-year CAM cap after Year 1.*
- Starbucks has a one-time right to terminate the lease at the end of the seventh year of the lease if store sales for the sixth and seventh year didn't exceed \$1,200,000 annually.*

Property Highlights

PROPERTY HIGHLIGHTS

- 21% rent increase in Option 1
- 2022 new construction
- 0.4 miles from Exit 172 on I-20 | 30,600 VPD | Major highway connecting Atlanta to Augusta, GA
- New 10-year lease
- Corporate lease | Starbucks Corporation | 35,711 locations worldwide | Investment grade credit | Baa1/BBB+
- Great visibility & access from Washington Rd | 13,300 VPD
- Located inside of primary retail corridor for the surrounding area
- 4 minutes from Piedmont McDuffie Hospital
- Large parcel | 1.74 acres
- 5 minutes from Augusta Technical College | 3,862 students
- 1 mile from RA Dudley Nurseries | 100+ employees
- 7 minutes from Thomson High School | 1,223 students
- 5 minutes from Thomson McDuffie County Airport
- Nearby destination retailers | Walmart Supercenter, Tractor Supply, Harbor Freight, Walgreens, McDonald's, Chick-fil-A, Taco Bell, Bojangles, Arby's, Popeyes, Dollar Tree, Family Dollar, Dollar General, O'Reilly Auto Parts, AutoZone Auto Parts, and others
- Approx. 30 minutes to Downtown Augusta, GA



Augusta Technical College -
Thomson Campus

Thomson-McDuffie
County Airport

Milliken

Piedmont Health
McDuffie Hospital

RA Dudley Nurseries
100+ employees



20 30,600 VPD



Blue Sky
Self Storage



Tasty Wings
& Seafood

WASHINGTON RD - 13,300 VPD



Thomson-McDuffie
County Airport

Milliken

Augusta Technical College
Thomson Campus

Piedmont Health
McDuffie Hospital

RA Dudley Nurseries
100+ employees

WASHINGTON RD - 13,300 VPD

CHRYSLER

Carl Sanders Hwy

I-20 30,600 VPD

Krystal ZAXBY'S
BURGER KING Comfort
INN & SUITES

McDonald's Wendy's
WAFFLE HOUSE

Arby's TACO BELL
LONG JOHN SILVER'S

Starbucks

Chick-fil-A
Bojangles
CIRCLE K

Hampton Inn
MEDNOW
Urgent Care + Walk-in Center



Thomson-McDuffie
County Airport

Augusta Technical College
Thomson Campus

RA Dudley Nurseries
100+ employees

Piedmont Health
McDuffie Hospital

Advance Auto Parts
Distribution Center

WASHINGTON RD - 13,300 VPD

Carl Sanders Hwy

I-20 30,600 VPD



Thomson
High School
1,223 students



Shaw Industries
200+ employees



129

125

223

150

20

17

223

17

78

Tenant Overview



Starbucks Corporation, 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 and tea beverages, roasted whole beans and ground coffees, single serve products, and ready-to-drink beverages; and various food products, such as pastries, breakfast sandwiches, and lunch items. The company also licenses its trademarks through licensed stores, and grocery and foodservice. It offers its products under the Starbucks Coffee, Teavana, Seattle's Best Coffee, Ethos, Starbucks Reserve, and Princi brands.

As of October 2, 2022, the company operated 17,295 company operated and licensed stores in North America; and 18,416 company-operated and licensed stores internationally. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

BAA1/BBB+

Credit Rating

\$32.2B

Total Revenue

35,711

Total Locations

SBUX

NASDAQ Ticker Symbol

\$128.5B

Market Cap

402,000

Total Employees



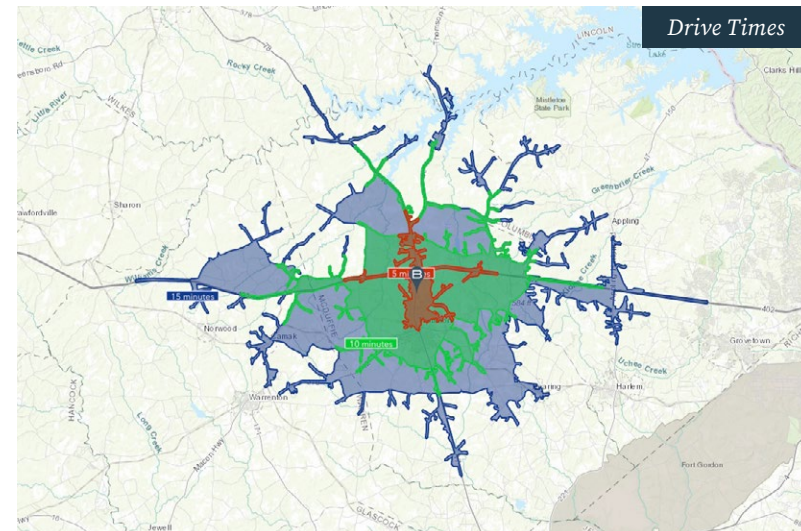
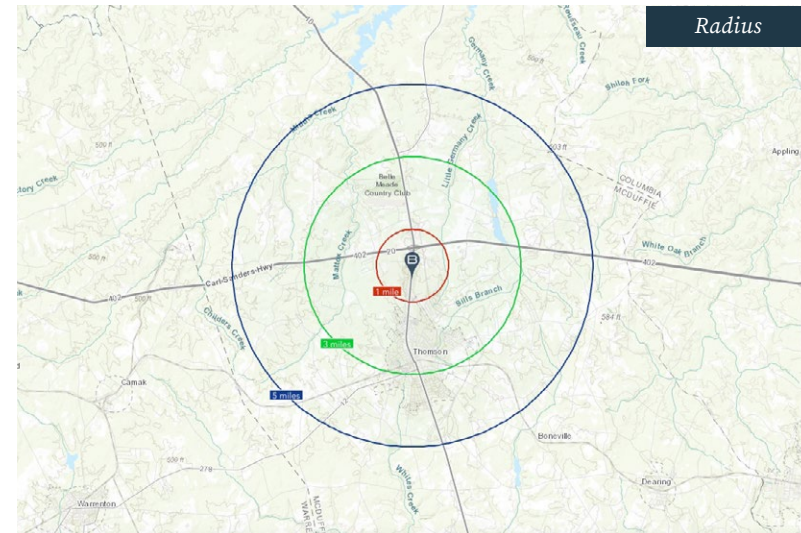
Demographics

Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	1,267	7,417	13,574
2022 Population	1,293	7,430	13,561
2020 Population	1,276	7,377	13,527
2010 Population	1,319	7,485	13,772
2022-2027 Annual Rate	-0.41%	-0.04%	0.02%
2020-2022 Annual Rate	0.59%	0.32%	0.11%
2010-2020 Annual Rate	-0.33%	-0.15%	-0.18%
HOUSEHOLDS			
2027 Households	498	2,952	5,402
2022 Households	507	2,947	5,371
2020 Households	516	2,953	5,367
2010 Households	504	2,883	5,221
2022-2027 Annual Rate	-0.36%	0.03%	0.12%
2020-2022 Annual Rate	-0.78%	-0.09%	0.03%
2010-2020 Annual Rate	0.24%	0.24%	0.28%
2022 AVG. HH INCOME	\$54,523	\$61,599	\$60,944

Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	4,396	12,892	17,969
2022 Population	4,406	12,867	17,909
2020 Population	4,355	12,817	17,896
2010 Population	4,405	13,050	18,226
2022-2027 Annual Rate	-0.05%	0.04%	0.07%
2020-2022 Annual Rate	0.52%	0.17%	0.03%
2010-2020 Annual Rate	-0.11%	-0.18%	-0.18%
HOUSEHOLDS			
2027 Households	1,773	5,094	7,115
2022 Households	1,773	5,061	7,053
2020 Households	1,778	5,054	7,035
2010 Households	1,734	4,920	6,862
2022-2027 Annual Rate	0.00%	0.13%	0.18%
2020-2022 Annual Rate	-0.13%	0.06%	0.11%
2010-2020 Annual Rate	0.25%	0.27%	0.25%
2022 AVG. HH INCOME	\$62,368	\$59,444	\$63,615



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 a buyer's agent to disclose to the seller the maximum price the buyer will pay.

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.

BERKELEY

CAPITAL ADVISORS

RANSOME FOOSE

704.379.1985

foose@berkeleycap.com

CARL BRENDES

704.714.2363

brendes@berkeleycap.com

AL DICKENS

704.714.2368

dickens@berkeleycap.com

JAKE ZAPATA

704.943.3160

zapata@berkeleycap.com

RAD VON WERSSOWETZ

704.714.2367

rad@berkeleycap.com

STARBUCKS

Starbucks

THOMSON, GA