

STARBUCKS - 15 YR LEASE

FOXWOOD DRIVE & MOTT DRIVE, RAYMORE, MO (KANSAS CITY MSA)



PHOTO AS OF JUNE 2023

OFFERING MEMORANDUM

Marcus & Millichap



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus Millichap

Executive Summary

Foxwood Drive & Mott Drive, Raymore, MO 64083

FINANCIAL SUMMARY

Price	\$3,112,000
Cap Rate	5.0%
Building Size	2,025 SF
Net Cash Flow	5.0% \$155,595
Year Built	2023
Lot Size	1.23 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Est. Lease Commencement Date	October 2023
Est. Lease Expiration Date	October 2038
Lease Term	15 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 – 5	\$155,595.00	5.00%
6 – 10	\$167,264.63	5.37%
11 – 15	\$179,809.47	5.78%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$193,295.18	6.21%
Option 2	\$207,792.32	6.68%
Option 3	\$223,376.75	7.18%
Option 4	\$240,130.00	7.72%

Base Rent	\$155,595
Net Operating Income	\$155,595
Total Return	5.0% \$155,595



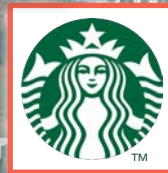
HCA
MIDWEST
HEALTH
BELTON REGIONAL
MEDICAL CENTER
85-BED ACUTE CARE FACILITY

TSC
**TRACTOR
SUPPLY CO.**

25,350 CPD
FOXWOOD DRIVE

MOD
PANDA EXPRESS
WHATABURGER
Wendy's
FIREHOUSE
SUBS
QDOBA
MEXICAN EATS

Firestone
SCOOTER'S
COFFEE
GO
CARWASH



Foxwood Springs
SENIOR LIVING

**Price
Chopper**
**TACO
BELL**

THE GROVE
[MIXED-USE COMMUNITY]

**DAIRY
QUEEN**

Walgreens
McDonald's

Calvo's

LOWE'S

CVS
pharmacy

**Quality
INN**
**TACO
BELL**
Church's
Waffle
HOUSE
**BURGER
KING**

**THE MANOR HOMES
OF EAGLE GLEN**
[269 UNITS]

Walmart

sam's club

RIDGEWAY VILLAS
[56 TOWNHOMES]

**THE DEPOT
APARTMENTS**
[300 UNITS]

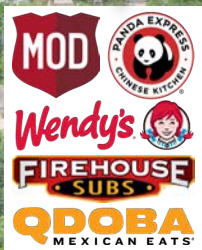
**EAGLE GLEN
ELEMENTARY**

**LOFTS AT FOX
RIDGE APARTMENTS**
[396 UNITS]

49
118,900 CPD
INTERSTATE 49



 **118,900 CPD**
INTERSTATE 49



RIDGEWAY VILLAS
[56 TOWNHOMES]



25,350 CPD
FOXWOOD DRIVE



Property Description



INVESTMENT HIGHLIGHTS

- » Brand New 15-Year Corporate Lease with Starbucks (NASDAQ: SBUX)
- » High-Quality 2023 Construction with a Drive-Thru
- » **7.5 Percent Rental Increases Every Five Years Throughout the Initial Term and Multiple Renewal Options**
- » Excellent Frontage and Accessibility Along Foxwood Drive (25,350+ Cars per Day)
- » **67,368 Residents within a Five-Mile Radius in the Kansas City MSA**
- » Households and Population Projected to Increase Seven to Nine Percent in the Immediate Area by 2027
- » **Average Household Income Exceeds \$95,000 within a One-Mile Radius**
- » Dense Retail Corridor Location Surrounded by Major National Tenants - Walmart, Sam's Club, Lowe's Home Improvement, McDonald's, Walgreens, and More
- » **One Mile Off the Interstate 49 Freeway, a Significant Kansas City Connector with Direct Access to Downtown Kansas City**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2027 Projection	7,817	42,393	70,787
2022 Estimate	7,282	40,163	67,368
Growth 2022 - 2027	7.35%	5.55%	5.07%

Households

2027 Projection	3,003	16,402	26,807
2022 Estimate	2,761	15,404	25,267
Growth 2022 - 2027	8.74%	6.48%	6.09%

Income

2022 Est. Average Household Income	\$95,783	\$87,051	\$88,124
2022 Est. Median Household Income	\$82,888	\$73,792	\$73,312

Tenant Overview



Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, Starbucks Corporation's common stock trades on the NASDAQ Global Select Market ("NASDAQ") under the symbol "SBUX." The company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under brands including: Teavana, Tazo, Seattle's Best Coffee, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.



SEATTLE, WASHINGTON
Headquarters



1985
Founded



STARBUCKS.COM
Website



33,000+
Locations

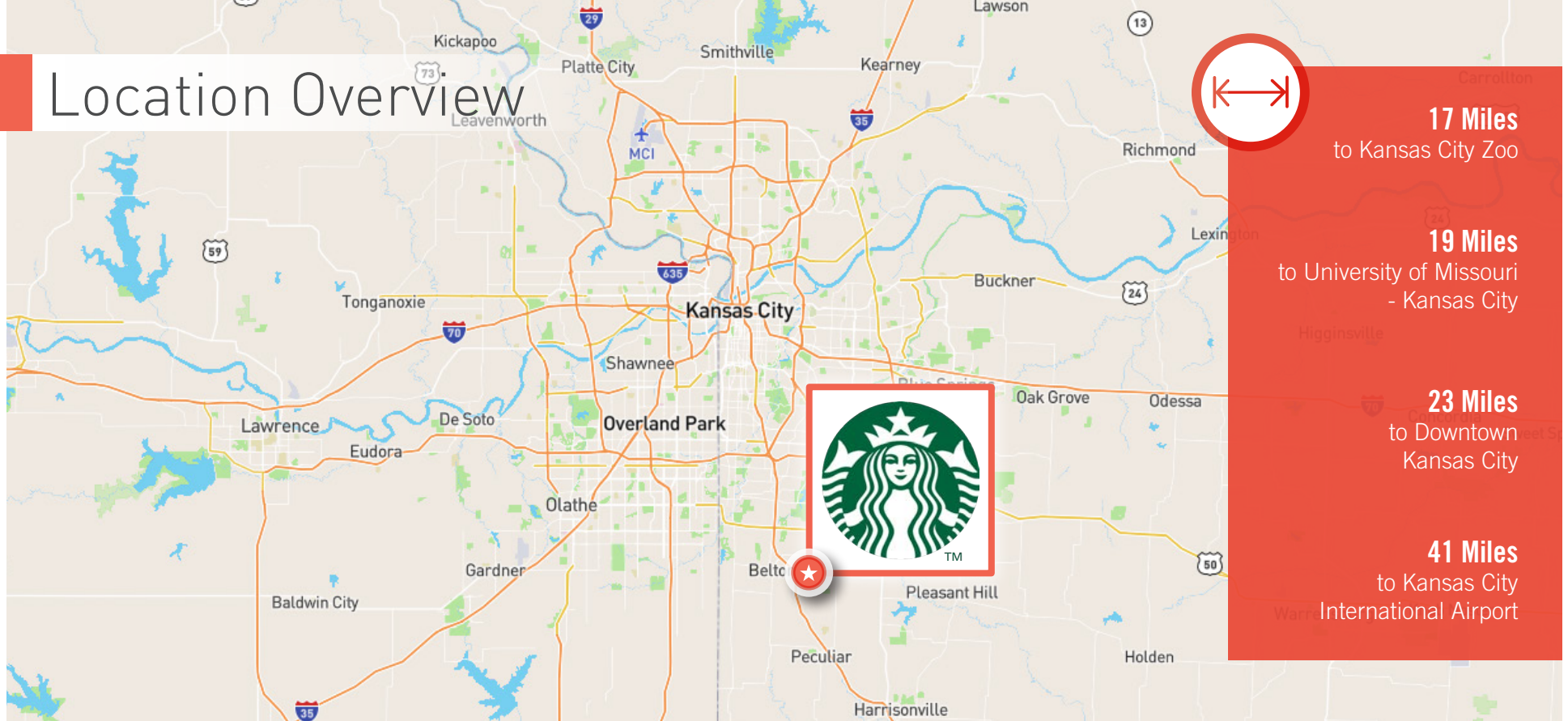


NASDAQ: SBUX
Stock Symbol

Construction Photos | June 2023



Location Overview



Raymore is a city in Missouri's Cass County, home to roughly 22,000 residents and more than 9,000 households. The city is well positioned as an attractive, agile, and competitive place for economic growth with a booming housing economy, robust local commercial base, and imminent growth opportunities for industry. Raymore benefits from a strategic location in the heart of one of the top industry and e-commerce markets across the United States.

KANSAS CITY METROPOLITAN AREA

The Kansas City metro sits close to both the geographic and population centers of the United States and serves as a major regional commercial, industrial, and cultural hub. The market consists of 14 counties and 2.2 million residents. Jackson is the most populous county with 709,000 people while Kansas City

is the largest city in the metro with 491,000 citizens. The metro is expected to add nearly 70,700 people over the next five years, resulting in over 33,000 new households. Lower costs of living and doing business, as well as an educated workforce, attract corporations and job seekers to the metro.

Its central location, extensive transportation network and intermodal facilities make the metro an important logistics and distribution hub. Expanding industries in the metro include finance and insurance, engineering, life sciences, manufacturing, and information technology.

The metro maintains an exceptional education system, with nationally ranked colleges, universities, and institutions of advanced learning and research, including the University of Missouri-Kansas City.

[exclusively listed by]

Mark J. Ruble

Executive Managing Director

602 687 6766

mruble@marcusmillichap.com

Chris N. Lind

Senior Managing Director

602 687 6780

chris.lind@marcusmillichap.com

David Saverin

Broker of Record

314 889 2500

Lic #: 2008013520

Offices Nationwide

www.marcusmillichap.com**NET LEASED DISCLAIMER**

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including

the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap