

# INVESTMENT OFFERING



**STARBUCKS**

6197 Windward Pkwy

Alpharetta (Atlanta), GA 30005



ACTUAL SITE

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,380,952
DOWN PAYMENT	100% / \$2,380,952
RENTABLE SQUARE FEET	3,625 SF
CAP RATE	5.25%
YEAR BUILT / RENOVATED	2008 / 2020
LOT SIZE	1.15 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Starbucks
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
ORIGINAL LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	11/01/2019
LEASE EXPIRATION DATE	10/31/2029
TERM REMAINING ON LEASE	Six (6) Years
INCREASES	10% Every 5-Years After Year-10
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-10	\$125,000.00	\$10,416.67
Years 11-15 (Option 1)	\$137,500.00	\$11,458.33
Years 16-20 (Option 2)	\$151,250.00	\$12,604.17
Years 21-25 (Option 3)	\$166,375.00	\$13,864.58
Years 26-30 (Option 4)	\$183,012.50	\$15,251.04

<b>BASE RENT</b>		\$125,000.00
<b>NET OPERATING INCOME</b>		\$125,000.00
<b>TOTAL RETURN YR-1</b>	5.25%	\$125,000.00

# TENANT OVERVIEW



## STARBUCKS CORPORATION

Starbucks Corporation (NASDAQ: SBUX) is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain.

As of November 2021, the company had 33,833 stores in 80 countries, 15,444 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 8,900 are company-operated, while the remainder are licensed.

The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, caffe latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal, or specific to the locality of the store. Depending on the country, most locations provide free Wi-Fi internet access.

The company is ranked 114th on the Fortune 500 and 288th on the Forbes Global 2000.



<b>PROPERTY NAME</b>	Starbucks
<b>PROPERTY ADDRESS</b>	6197 Windward Pkwy Alpharetta (Atlanta), GA 30005
<b>PROPERTY TYPE</b>	Net Lease Quick Service Restaurant
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	Corporate
<b>STOCK SYMBOL</b>	SBUX
<b>BOARD</b>	NASDAQ
<b>TERM REMAINING ON LEASE</b>	Six (6) Years
<b>OPTIONS TO RENEW</b>	(4) 5-Year Options
<b>INCREASES</b>	10% Every 5-Years After Year-10
<b>YEAR 1 NET OPERATING INCOME</b>	\$125,000.00
<b>NO. OF LOCATIONS</b>	33,833+
<b>HEADQUARTERED</b>	Seattle, WA
<b>WEBSITE</b>	<a href="http://www.starbucks.com">www.starbucks.com</a>
<b>YEARS IN THE BUSINESS</b>	Since 1971

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a freestanding Starbucks drive-thru located in one of the most affluent neighborhoods in Georgia with average household income exceeding \$187,000. This Starbucks is located less than 1-mile from The Golf Club of Georgia which is consistently ranked in the Top 12 Best Golf Courses in the state by Golf Digest. The lease is corporately guaranteed by Starbucks (NASDAQ: SBUX) and includes 10% rental increases every 5-years in each of the (4) five-year option periods.

The property is strategically located less than 1-mile from Lake Windward in a dense trade area at a busy signalized intersection and hard corner. The site benefits from its excellent access and visibility along one of the most heavily trafficked thoroughfares in Alpharetta (Windward Pkwy), which boasts over 34,500 vehicles per day. Within 5-miles of the subject property there are over 182,000 residents. The Alpharetta population has been rapidly growing and is expected to grow another 7.0% over the next 5-years. National retailers in the immediate vicinity include Wells Fargo, CVS Pharmacy, Home Depot, ALDI, Mattress Firm, Target, Subway, Cracker Barrel, T-Mobile, Einstein Bros Bagels, Panera Bread, Walgreens, LA Fitness, AT&T, and many more.



## INVESTMENT HIGHLIGHTS

- Trophy Starbucks Located in One of the Most Affluent Neighborhoods in Georgia w/ Average Household Income Exceeding \$187,000
- Less than 1-Mile from The Golf Club of Georgia which is Consistently Ranked in the Top 12 Best Golf Courses in the State by Golf Digest
- Located at Busy Signalized Intersection & Hard Corner
- Traffic Counts Exceed 34,500 Cars Per Day on Windward Pkwy
- Corporately Guaranteed Lease by Starbucks (NASDAQ: SBUX) - Rated BBB+ by S&P
- Dense Retail Trade Area with Over 182,000 Residents in 5-Miles and 7.0% Expected Population Growth Over the Next 5-Years



# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



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# SUBJECT PROPERTY



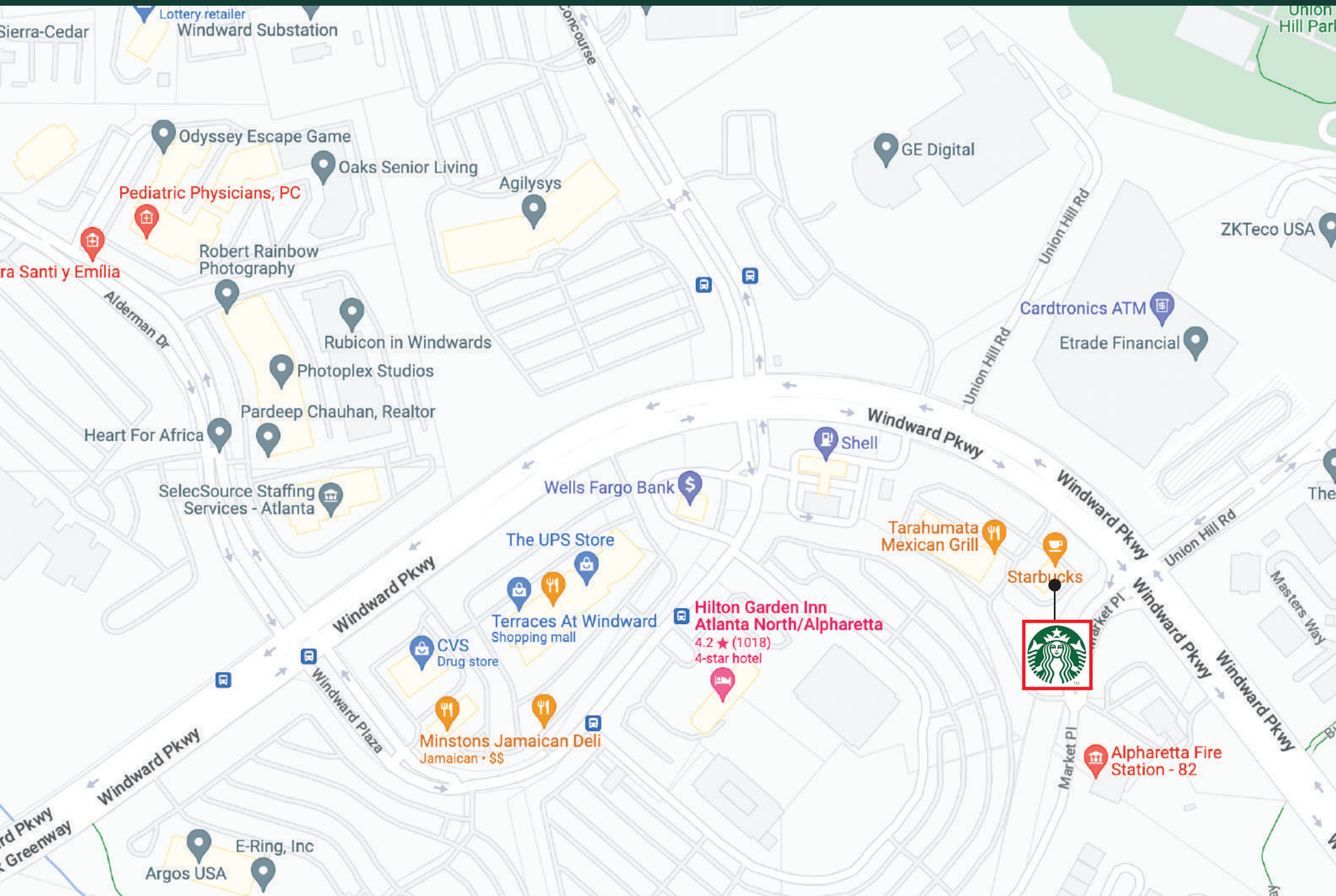
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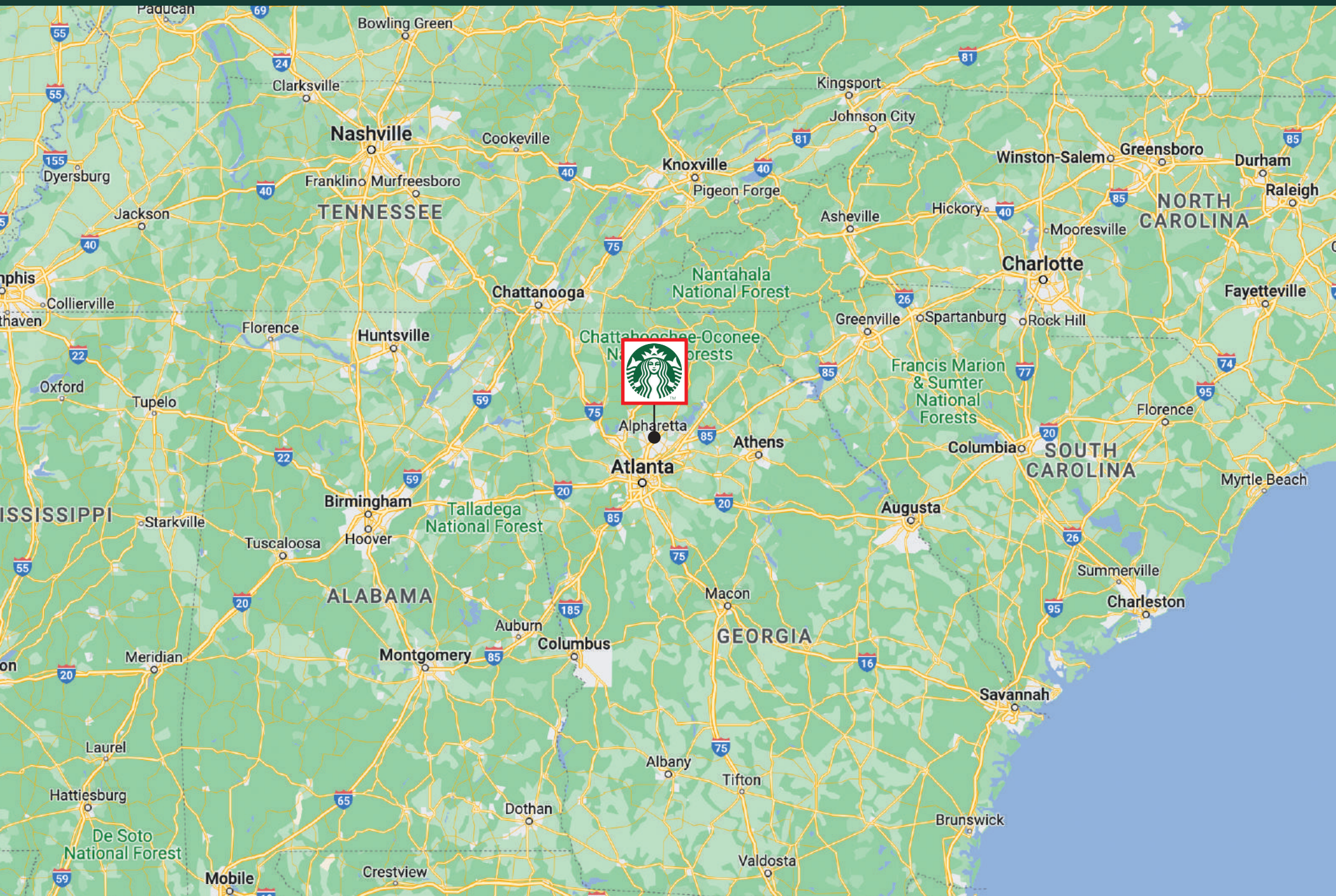
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## ATLANTA, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formerly Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



**3rd Largest Metropolitan**  
Region After Greater Washington  
and South Florida



**Ranked # 10**  
in the Nation with a Gross Domestic  
Product of \$320 Billion



**Home to the Largest**  
Concentration of Colleges and  
Universities in the Southeastern U.S.



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# DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	7,208	79,164	192,036
2023 Estimate	6,459	74,848	182,349
2020 Census	6,008	72,548	177,208
Percent Change 2020-2023	7.51%	3.17%	2.90%
Percent Change 2023-2028	11.60%	5.77%	5.31%
Median Age	36.68	36.97	38.13

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Est. Avg. HH Income	\$142,375	\$169,283	\$187,061
2028 Projection	2,990	28,982	68,061
2023 Est. Households	2,635	27,286	64,569
2020 Census	2,417	26,386	62,763
Percent Change 2020-2023	9.02%	3.41%	2.88%
Percent Change 2023-2028	13.47%	6.22%	5.41%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with Georgia broker  
DZ Net Lease Realty, LLC license h-63528



# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

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DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date