

INVESTMENT OFFERING



STARBUCKS
755 W Lee Dr
Baton Rouge, LA 70820

MINUTES FROM LSU!



REPRESENTATIVE PHOTO

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MINUTES FROM LSU!



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Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$3,575,253
DOWN PAYMENT	100% / \$3,575,253
RENTABLE SQUARE FEET	2,500 SF
CAP RATE	5.50%
YEAR BUILT	2025
LOT SIZE	1.02 AC
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Starbucks
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsibility
ROOF WARRANTY	Yes, Long-Term Transferable Warranty
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	09/01/2025
LEASE EXPIRATION DATE	09/30/2040
INCREASES	Structured in Primary Term & Options
OPTIONS TO RENEW	(6) 5-Year Options
EARLY TERMINATION RIGHTS	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$196,638.96	\$16,386.58
Years 6-15	\$212,370.12	\$17,697.51
Years 16-20 (Option 1)	\$233,607.12	\$19,467.26
Years 21-25 (Option 2)	\$256,967.88	\$21,413.99
Years 26-30 (Option 3)	\$282,664.68	\$23,555.39
Years 31-35 (Option 4)	\$310,931.16	\$25,910.93
Years 36-40 (Option 5)	\$342,024.24	\$28,502.02
Years 41-45 (Option 6)	\$376,226.64	\$31,352.22

BASE RENT		\$196,638.00
NET OPERATING INCOME		\$196,638.00
TOTAL RETURN YR-1	5.50%	\$196,638.00

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TENANT OVERVIEW

MINUTES FROM LSU!



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 2025, Starbucks operates 40,199 stores worldwide, with 21,775 located internationally and 18,424 in North America.

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.

Starbucks recorded its highest revenue in 2024, surpassing 36 billion U.S. dollars. Despite a decline to 19.16 billion in 2020, the company's revenue exceeded pre-pandemic levels by 2021.

The company is ranked 116th on the Fortune 500 and 330th on the Forbes Global 2000.

PROPERTY NAME	Starbucks
PROPERTY ADDRESS	755 W Lee Dr Baton Rouge, LA 70820
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	SBUX
BOARD	NASDAQ
OPTIONS TO RENEW	(6) 5-Year Options
INCREASES	Structured in Primary Term & Options
YEAR 1 NET OPERATING INCOME	\$196,638.00
NO. OF LOCATIONS	40,199
HEADQUARTERED	Seattle, WA
WEBSITE	www.starbucks.com
YEARS IN THE BUSINESS	Since 1971

EXECUTIVE SUMMARY

MINUTES FROM LSU

INVESTMENT OVERVIEW

The subject property is a newly constructed Starbucks drive-thru located in Baton Rouge, LA. The brand new 15-year lease is corporately guaranteed by Starbucks and includes structured rental increases in the primary term and in the (6) five-year option periods. Starbucks signed the lease without any early termination rights showing their long-term commitment to the site.

This Starbucks is strategically located in a dense retail corridor just minutes from Louisiana State University (LSU) with over 39,000 students and 6,300 employees. With over 25,000 vehicles per day on W Lee Drive and 30,000 on Burbank Drive, the location benefits from consistent traffic flow driven by local residents, students, commuters, and university-related activity. Only 1.5 miles from Louisiana State University (LSU), the area attracts a vibrant mix of students, faculty, alumni, and visitors, fueling strong demand for retail, dining, and daily services.

LSU's presence enhances the economic vitality of the surrounding area, supporting a wide range of businesses and generating year-round foot traffic from sporting events, academic conferences, and campus tourism. With over 137,000 residents within a 5-mile radius and an average household income exceeding \$82,000, this offering presents a compelling opportunity to acquire a corporately backed, newly constructed Starbucks in a prime location poised for sustained growth. National retailers in the immediate vicinity include Walmart, Walgreens, Wendy's, Panda Express, Dunkin' Donuts, Chick-Fil-A, Whataburger, Burger King, McDonald's, Raising Cane's, Taco Bell, CAVA, CVS, AT&T, Circle K, and many others.



INVESTMENT HIGHLIGHTS

- New 2025 High-Quality Construction with Drive-Thru
- Brand New 15-Year Lease Corporately Guaranteed by Starbucks (NASDAQ: SBUX) - Rated BBB+ by S&P
- Minutes from Louisiana State University with 39,000 Students and 6,300 Staff (1.5 Miles from Campus)
- Traffic Counts Exceed 25,000 Vehicles Per Day on W Lee Dr; 30,000 Vehicles Per Day on Burbank Dr; & 36,000 Vehicles Per Day on Hwy 30
- Over 137,000 Residents & Average Household Income Exceeding \$82,000 Within a 5-Mile Radius
- Surrounded by Multiple National Retailers Including Walmart, McDonald's, Chick-Fil-A, Wendy's, Whataburger, Panda Express & More

MINUTES FROM LSU!



REPRESENTATIVE PHOTO

AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY

Starbucks

ROUSES MARKETS

WILDWOOD BATON ROUGE
204 Units

ARLINGTON
179 Units

Walmart Neighborhood Market

THE UPS STORE

SURGE ENTERTAINMENT BY DREW BREES

CAVA

Walgreens

CIRCLE K

CVS

MURPHY USA

Burbank Dr 30,000 VPD

Andy's

Wendy's

Benny's

NTE

ELITE TRAINING ACADEMY

ubreakifix by asurion

CC's COFFEE HOUSE

Jason's DELI

AT&T

SportClips HAIRCUTS

Vochsner Health

McDonald's

BURGER KING

EXPRESS OIL CHANGE 15 MINUTE SERVICE

ATOMIC BURGER

Chick-fil-A

McALISTER'S DELI

Arbys

BRUSH DENTAL

THE LEGACY BATON ROUGE
299 Units

LAKESIDE VILLAS
368 Units

DICKY'S BARBECUE PIT

SMOOTHIE KING

Orangetheory FITNESS

DUNKIN'

PANDA EXPRESS

Waffle House

Future Retail Development

W Lee Dr 25,000 VPD

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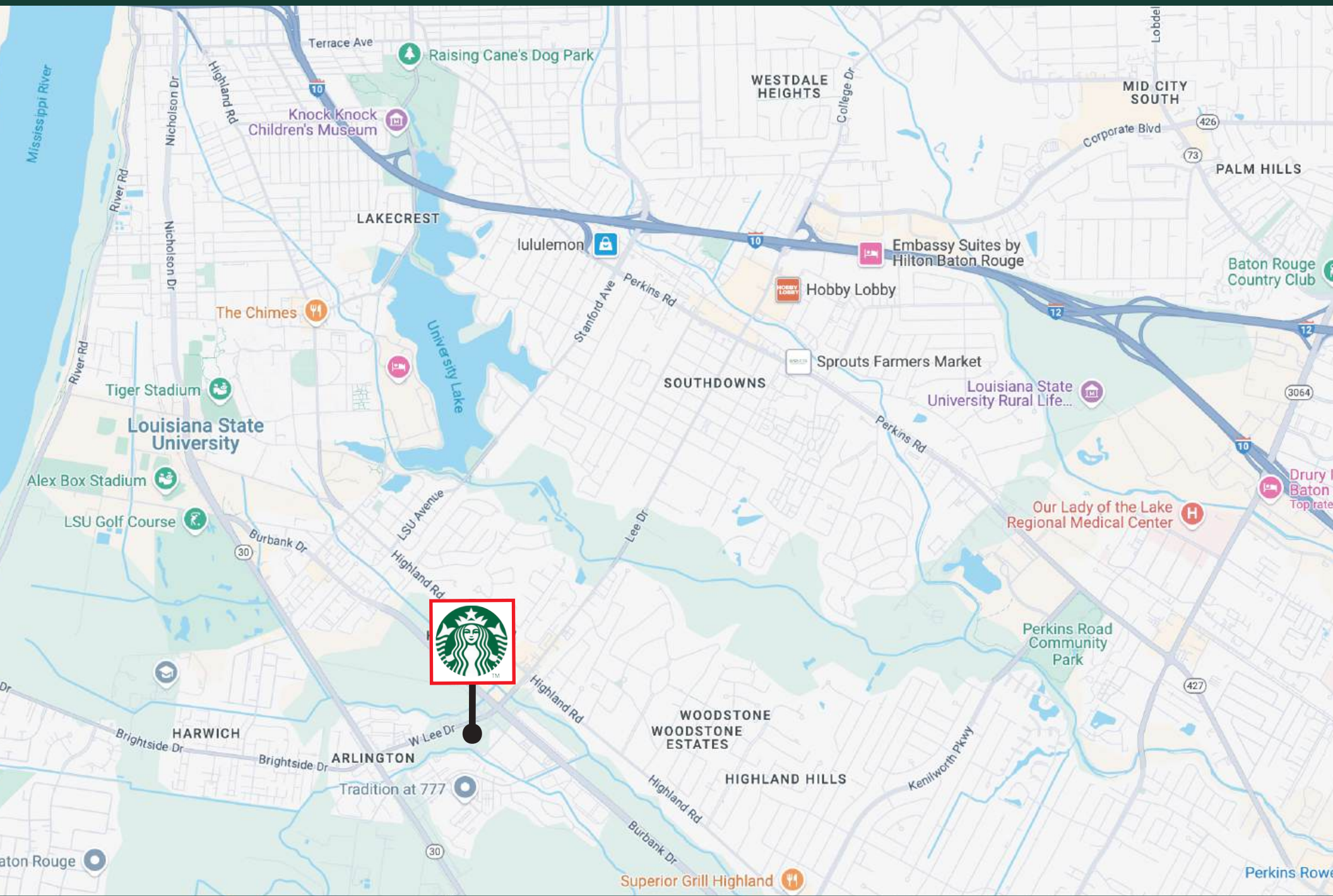
PANDA EXPRESS

Waffle House

Future Retail Development

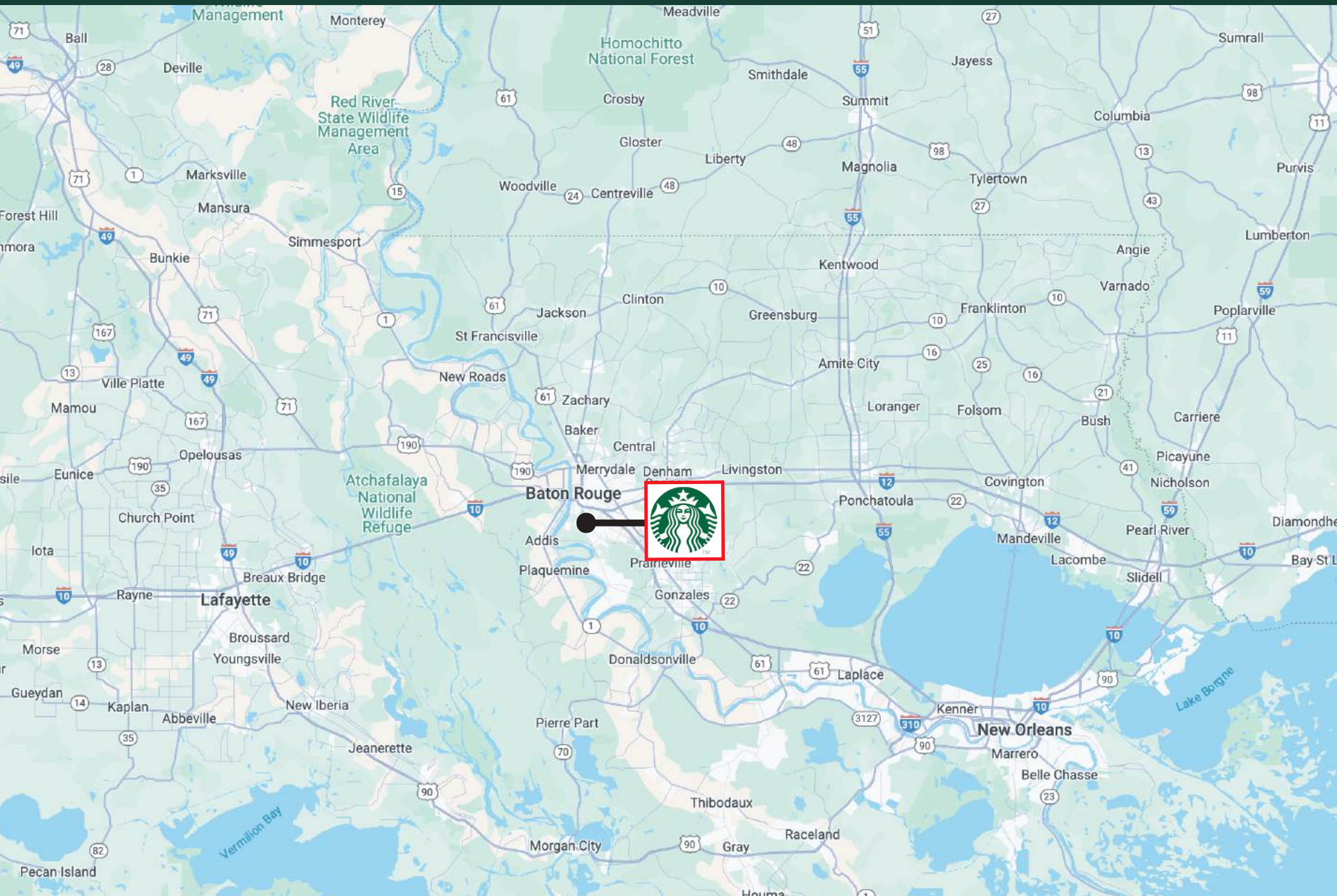
W Lee Dr 25,000 VPD

LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

BATON ROUGE, LOUISIANA

Baton Rouge is a city in and the capital of the U.S. state of Louisiana. Located the eastern bank of the Mississippi River, it is the parish seat of East Baton Rouge Parish, Louisiana's most populous parish - the equivalent of counties in other U.S. states. Since 2020, it has been the second-largest city in Louisiana after New Orleans; Baton Rouge is the 18th-most-populous state capital. According to the 2020 United States census, the city-proper had a population of 227,470; its consolidated population was 456,781 in 2020. The city is the center of the Greater Baton Rouge area—Louisiana's second-largest metropolitan area—with a population of 870,569 as of 2020, up from 802,484 in 2010. Baton Rouge is the fourth most populous city proper in the Deep South region of the southeastern United States.

Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University—the LSU system's flagship university and the state's largest institution of higher education. It is also the location of Southern University, the flagship institution of the Southern University System—the nation's only historically black college system. The Port of Greater Baton Rouge is the tenth-largest in the U.S. by tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships. Major corporations participating in the Baton Rouge metropolitan statistical area's economy include Amazon, Lamar Advertising Company, BBQGuys, Marucci Sports, Piccadilly Restaurants, Raising Cane's Chicken Fingers, ExxonMobil, Brown & Root, Shell, and Dow Chemical Company.



Baton Rouge is the Second Largest
City in Louisiana After New Orleans



Major Industrial, Petrochemical,
Medical, Research, Motion Picture, &
Growing Tech Center of the American South



Baton Rouge is Home to
Louisiana State University - LSU's
Flagship University and the State's
Largest Institution of Higher Education



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DEMOGRAPHIC REPORT

MINUTES FROM LSU!



REPRESENTATIVE PHOTO



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	14,363	64,049	140,097
Median Age	26.9	27.3	31.4
Owner Occupied Housing Units	1,422	9,651	26,185
Renter Occupied Housing Units	5,572	15,900	33,613

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	\$60,432	\$79,188	\$81,686
Households	7,022	25,768	60,265
Average Household Size	2	2.1	2.1
Total Consumer Spending	\$163M	\$693M	\$1.63B

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____