

INVESTMENT OFFERING



STARBUCKS

6700 Roosevelt Ave,
Middletown (Cincinnati MSA), OH 45005



ACTUAL SITE

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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and Richard A Herman ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

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.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,498,130
DOWN PAYMENT	100% / \$2,498,130
RENTABLE SQUARE FEET	1,649 SF
CAP RATE	6.15%
YEAR BUILT	2025
LOT SIZE	0.968 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Starbucks
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
ROOF WARRANTY	Yes, Long-Term Transferable Warranty
ORIGINAL LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	07/08/2025
LEASE EXPIRATION DATE	07/31/2035
INCREASES	10% Every 5-Years Starting Year-11
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-10	\$153,635.00	\$12,802.92
Years 11-15 (Option 1)	\$168,998.50	\$14,083.21
Years 16-20 (Option 2)	\$185,898.35	\$15,491.53
Years 21-25 (Option 3)	\$204,488.19	\$17,040.68
Years 26-30 (Option 4)	\$224,937.00	\$18,744.75

BASE RENT		\$153,635.00
NET OPERATING INCOME		\$153,635.00
TOTAL RETURN YR-1	6.15%	\$153,635.00

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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 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

6700 Roosevelt Ave,
Middletown (Cincinnati MSA), OH 45005

PROPERTY TYPE

Net Lease Quick Service Restaurant

OWNERSHIP

Public

LEASE GUARANTOR

Corporate

STOCK SYMBOL

SBUX

BOARD

NASDAQ

OPTIONS TO RENEW

(4) 5-Year Options

INCREASES

10% Every 5-Years Starting Year-11

YEAR 1 NET OPERATING INCOME

\$153,635.00

NO. OF LOCATIONS

40,199

HEADQUARTERED

Seattle, WA

WEBSITE

www.starbucks.com

YEARS IN THE BUSINESS

Since 1971

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Starbucks drive-thru located in Middletown (Cincinnati MSA), OH. The brand new 10-year lease is corporately guaranteed by Starbucks (NYSE: SBUX) and includes 10% rental increases every 5-years in the (4) five-year option periods starting in year 11. Starbucks signed the lease without any early termination rights showing their long-term commitment to the site.

This location is positioned in a high-traffic corridor along Roosevelt Ave, with direct access to I-75. It is strategically located at a signalized intersection with traffic counts exceeding 44,000 vehicles per day. The site benefits from its excellent visibility and access along I-75, which boasts 119,000 vehicles per day.

The property is 30-minutes from Dayton and Cincinnati, with a combined MSA population of over 3 million people, the 18th largest in the country. With over 90,000 residents in 5-Miles, this investment offers a stable, long-term income stream backed by one of the most reputable global coffee brands in the world.

National retailers in the immediate vicinity include McDonald's, Applebee's, Olive Garden, Mattress Firm, Aldi, Planet Fitness, Chipotle, GNC, Aspen Dental, KFC, Enterprise, Jersey Mike's, Bob Evan's, Davita, Kohl's, Subway and many more.



INVESTMENT HIGHLIGHTS

- New 2025 High-Quality Construction with Drive-Thru
- New 10-Year Lease Corporately Guaranteed by Starbucks (NASDAQ: SBUX)
- Signalized Intersection w/ Traffic Counts Exceeding 44,000 VPD
- Located Immediately off Interstate-75 w/ 119,000 VPD
- Dense Retail Trade Area with Over 90,000 Residents in 5-Miles
- 30-Minutes From Dayton and Cincinnati, with a Combined MSA Population of over 3 Million People, the 18th Largest in the Country



SUBJECT PROPERTY



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SUBJECT PROPERTY



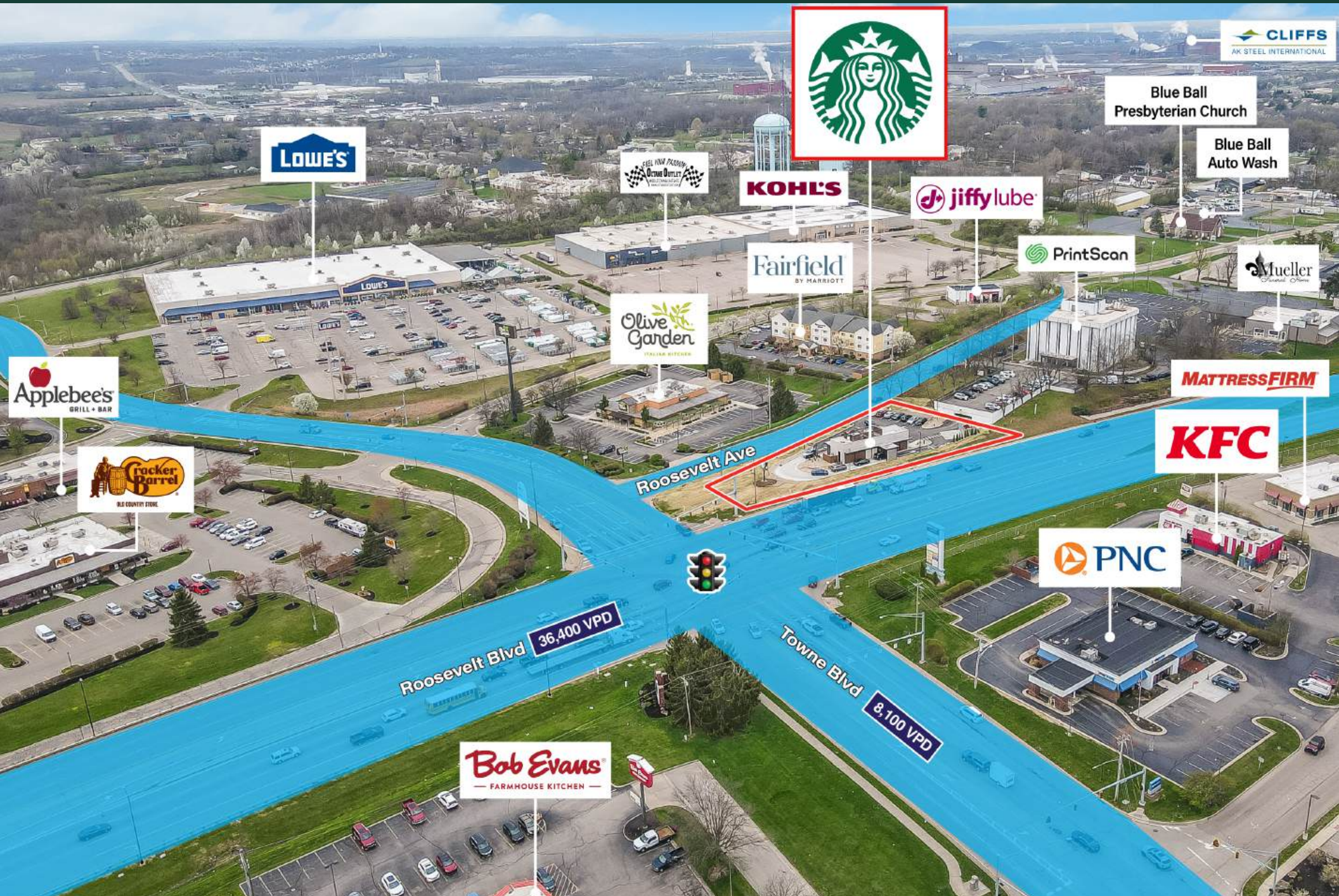
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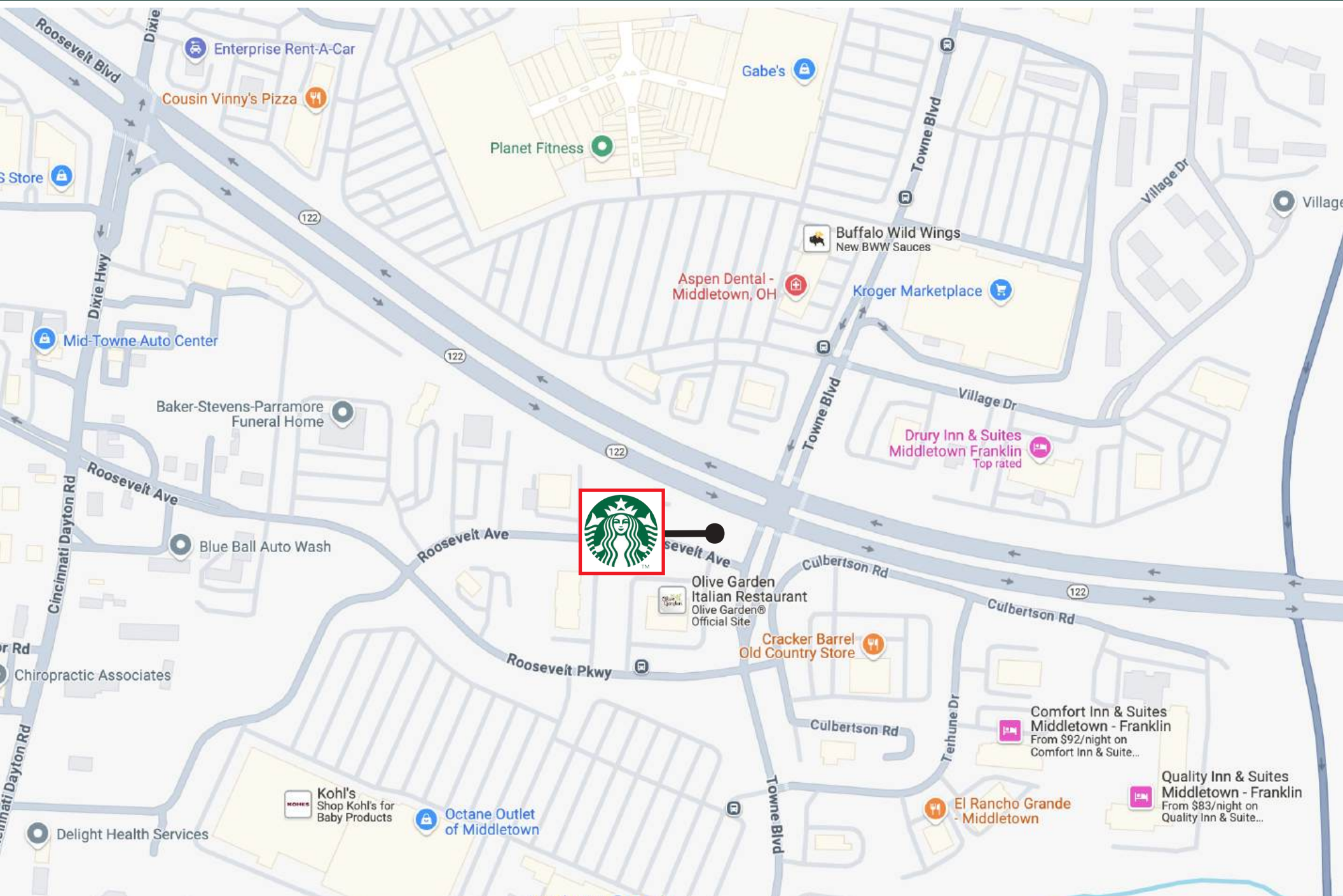
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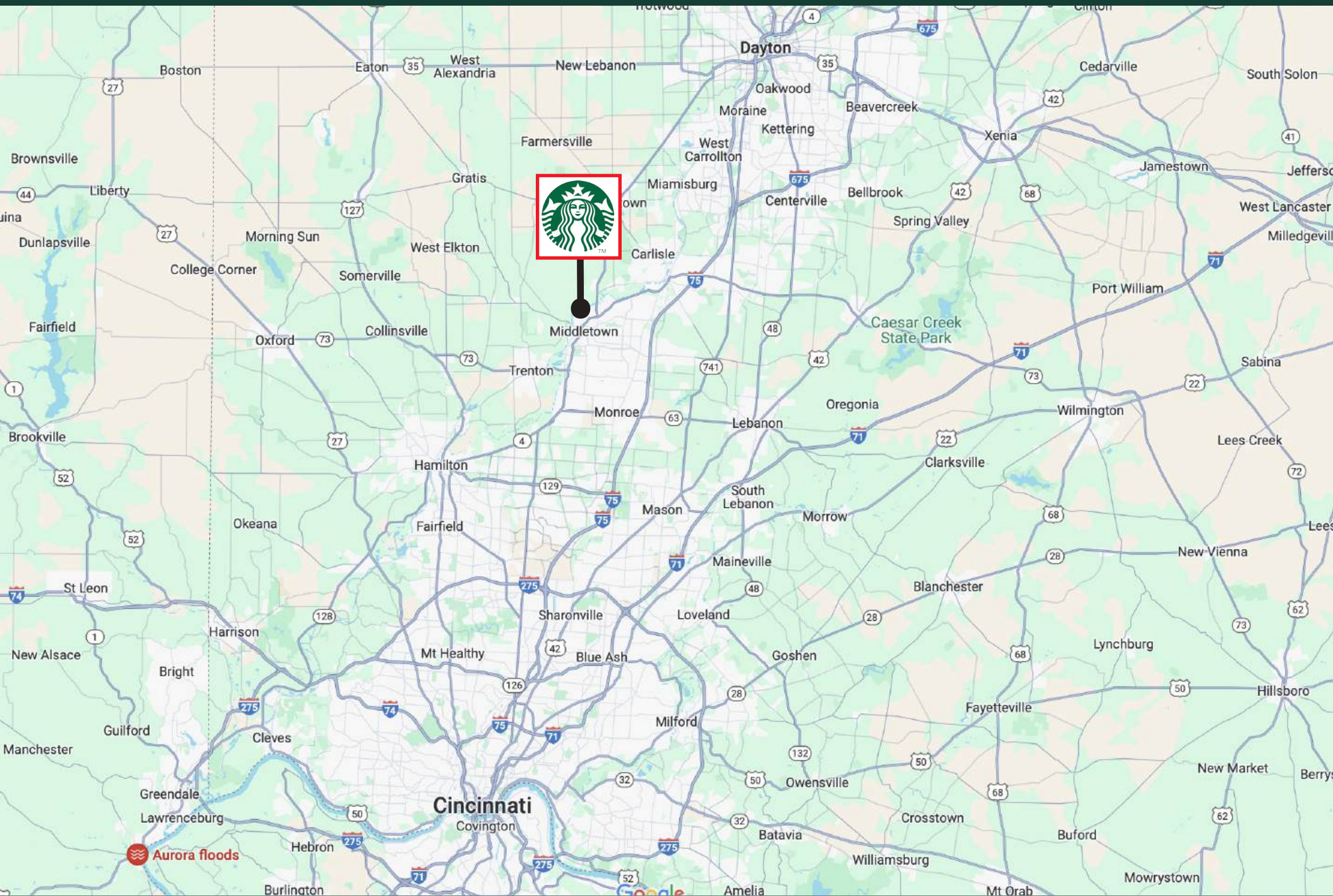
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

MIDDLETOWN, OHIO

Middletown, Ohio is a city on the rise, benefiting from its prime location within the rapidly growing Cincinnati (MSA). As development continues to move north from Cincinnati, Middletown is capturing attention as an affordable, strategically located hub for both residents and businesses. The city's access to major highways like I-75 and proximity to regional airports makes it an ideal spot for those seeking the advantages of metro connectivity without the costs and congestion of a larger city. With Cincinnati's growth steadily expanding into surrounding communities, Middletown is uniquely positioned to thrive as part of that upward trajectory.

Cincinnati's MSA offers significant benefits to the growing market in Middletown. Businesses gain access to a deep labor pool, major supply chain networks, and the economic momentum of one of the Midwest's most vibrant regions. At the same time, residents enjoy the ability to commute to Cincinnati for employment, higher education, entertainment, and healthcare, while still maintaining the ease and affordability of a smaller city. As Cincinnati continues to invest in infrastructure and regional development, Middletown is reaping the rewards through increased demand for housing, commercial space, and public services.

Beyond its ties to Cincinnati, Middletown also sits near the southern edge of the Dayton MSA, making it one of the few cities in Ohio that truly benefits from two major metro markets. This dual access provides residents and businesses with a rare level of flexibility—whether it's choosing from a broader range of career opportunities, attending events in both cities, or attracting customers from two distinct economic zones. The ability to tap into the cultural, educational, and professional assets of both metros is a key reason Middletown continues to grow as a desirable place to live and work.

At its core, Middletown remains a city rich in heritage, culture, and community spirit. The revitalized downtown, anchored by the historic Sorg Opera House and a growing arts scene, reflects a city investing in itself. Local businesses, parks along the Great Miami Riverway, and educational institutions like Miami University's regional campus add depth and character. Economically, the city is diversifying, with new commercial development and entrepreneurial activity adding momentum. As Middletown continues to connect the dots between its past and its promising future, it's becoming a dynamic and rewarding place to call home.



73rd Largest Metropolitan

Region in the United States with a Population Exceeding 1.08 Million Residents



Strong Local Economy

Area Have an Estimated Yearly Economic Impact of \$6.8 Billion



Recently Named #3

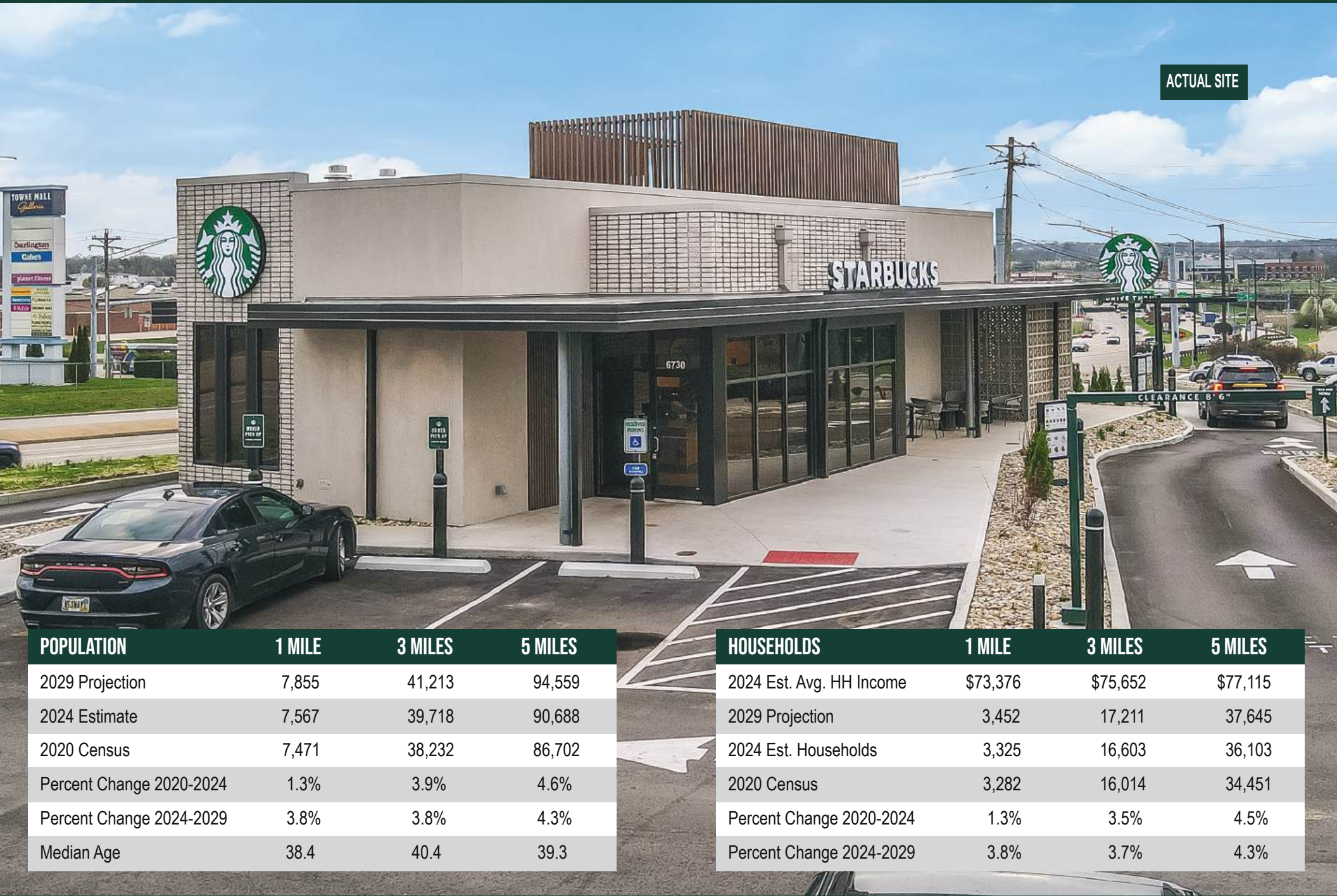
City in the Nation by HealthGrades for Excellence in Healthcare



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	7,855	41,213	94,559
2024 Estimate	7,567	39,718	90,688
2020 Census	7,471	38,232	86,702
Percent Change 2020-2024	1.3%	3.9%	4.6%
Percent Change 2024-2029	3.8%	3.8%	4.3%
Median Age	38.4	40.4	39.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Est. Avg. HH Income	\$73,376	\$75,652	\$77,115
2029 Projection	3,452	17,211	37,645
2024 Est. Households	3,325	16,603	36,103
2020 Census	3,282	16,014	34,451
Percent Change 2020-2024	1.3%	3.5%	4.5%
Percent Change 2024-2029	3.8%	3.7%	4.3%

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Real Estate Advisors, Inc.
License REC.2002002352



Department
of Commerce

Division of Real Estate
& Professional Licensing



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.

AGENT(S)

BROKERAGE

The seller will be represented by _____, and _____.

AGENT(S)

BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.
- ☐ represent only the (check one) ☐ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

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(614) 466-4100

