

INVESTMENT OFFERING



STARBUCKS

92 South Clayton Street
Lawrenceville (Atlanta), GA 30046



ACTUAL SITE

TABLE OF CONTENTS



| | |
|---------------------------|--------------|
| Financial Overview | 3 |
| Tenant Overview | 4 |
| Executive Summary | 5 |
| Photos | 6-12 |
| Maps | 13-14 |
| Market Overview | 15 |
| Demographic Report | 16 |

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

| | |
|----------------------|--------------------|
| PRICE | \$2,939,000 |
| DOWN PAYMENT | 100% / \$2,939,000 |
| RENTABLE SQUARE FEET | 1,275 SF |
| CAP RATE | 5.75% |
| YEAR BUILT | 2025 |
| LOT SIZE | 16,988 +/- SF |
| 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 | Ten (10) Years |
| RENT COMMENCEMENT DATE | 08/25/2025 |
| LEASE EXPIRATION DATE | 08/24/2035 |
| INCREASES | Structured Every 5-Years |
| OPTIONS TO RENEW | (6) 5-Year Options |
| RIGHT OF FIRST REFUSAL | No |



ANNUALIZED OPERATING DATA

| RENT INCREASES | ANNUAL RENT | MONTHLY RENT |
|------------------------|--------------|--------------|
| Years 1-5 | \$169,000.00 | \$14,083.33 |
| Years 6-10 | \$180,830.00 | \$15,069.17 |
| Years 11-15 (Option 1) | \$198,913.00 | \$16,576.06 |
| Years 16-20 (Option 2) | \$218,804.30 | \$18,233.69 |
| Years 21-25 (Option 3) | \$240,684.73 | \$20,057.06 |
| Years 26-30 (Option 4) | \$264,753.20 | \$22,062.77 |
| Years 31-35 (Option 5) | \$291,228.52 | \$24,269.04 |
| Years 36-40 (Option 6) | \$320,351.38 | \$26,695.95 |
| BASE RENT | | \$169,000.00 |
| NET OPERATING INCOME | | \$169,000.00 |
| TOTAL RETURN YR-1 | 5.75% | \$169,000.00 |

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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 | 92 South Clayton Street Lawrenceville (Atlanta), GA 30046 |
| 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 Every 5-Years |
| YEAR 1 NET OPERATING INCOME | \$169,000.00 |
| 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 Lawrenceville (Atlanta), GA. The brand-new 10-year lease is corporately guaranteed by Starbucks Corporation (NASDAQ: SBUX) and includes structured rental increases every 5 years throughout the primary term and option periods. Located directly across the street from Lawrenceville Municipal Court in downtown Lawrenceville, this Starbucks sits at a prominent hard-corner location with excellent visibility and access. Traffic counts exceed 23,000 vehicles per day on S Clayton and 4,000 vehicles per day on Nash, driving consistent customer flow. The surrounding Lawrenceville trade area is dense and affluent, with 198,000 residents in 5-miles and average household income exceeding \$100,000.

The local economy is supported by major employers including Gwinnett County Government, Northside Hospital Gwinnett, Gwinnett County Public Schools, and Georgia Gwinnett College. Other national and regional retailers in the immediate area include Walmart, Target, Kohl's, Publix, Kroger, Ross, Marshalls, PetSmart, Hobby Lobby, LA Fitness, AMC Theatres, CVS Pharmacy, Walgreens, McDonald's, Burger King, Taco Bell, KFC, Dunkin', Zaxby's, Wendy's, Sonic, Arby's, Panera Bread, Chili's, Applebee's, BurgerFi, RaceTrac, and QuikTrip. Additional service-oriented tenants such as Truist Bank, Wells Fargo, Verizon, Boost Mobile, Sherwin-Williams, National Vision, and Express Oil Change further strengthen the retail mix. Local destinations including Local Republic, Aurora Theatre, Biscuits N Brunch, Eco Appliance Repair, Pine Valley Mobile Home Park, Gwinnett County Public Schools Service Center, Boys & Girls Clubs of Metro Atlanta, and Georgia MV Express Tag Kiosk also contribute to consistent traffic, reinforcing a strong and vibrant retail trade area.

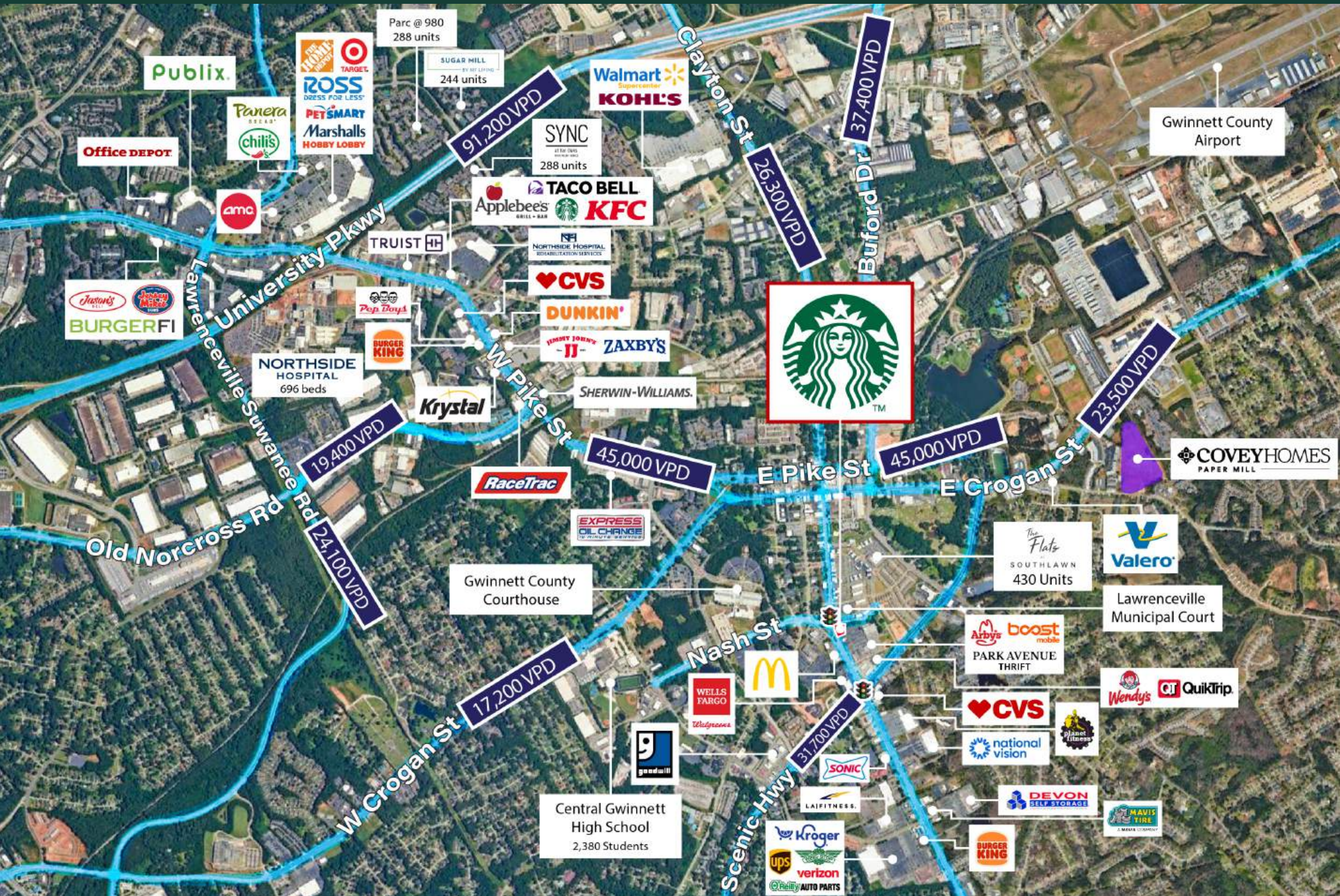


INVESTMENT HIGHLIGHTS

- New 2025 High-Quality Construction with Drive-Thru
- 10-Year NNN Lease with Structured Rental Increases Every 5 Years and Six (6) Five-Year Option Periods
- Corporately Guaranteed by Starbucks (NASDAQ: SBUX)
- Signalized Corner Location w/ Traffic Counts Exceeding 27,000 Vehicles Per Day
- Dense and Affluent Demographics — 198,000 Residents in 5 Miles w/ Average Household Income Exceeding \$100,000
- Upgraded Construction: Rare Upgraded Brick Veneer Building

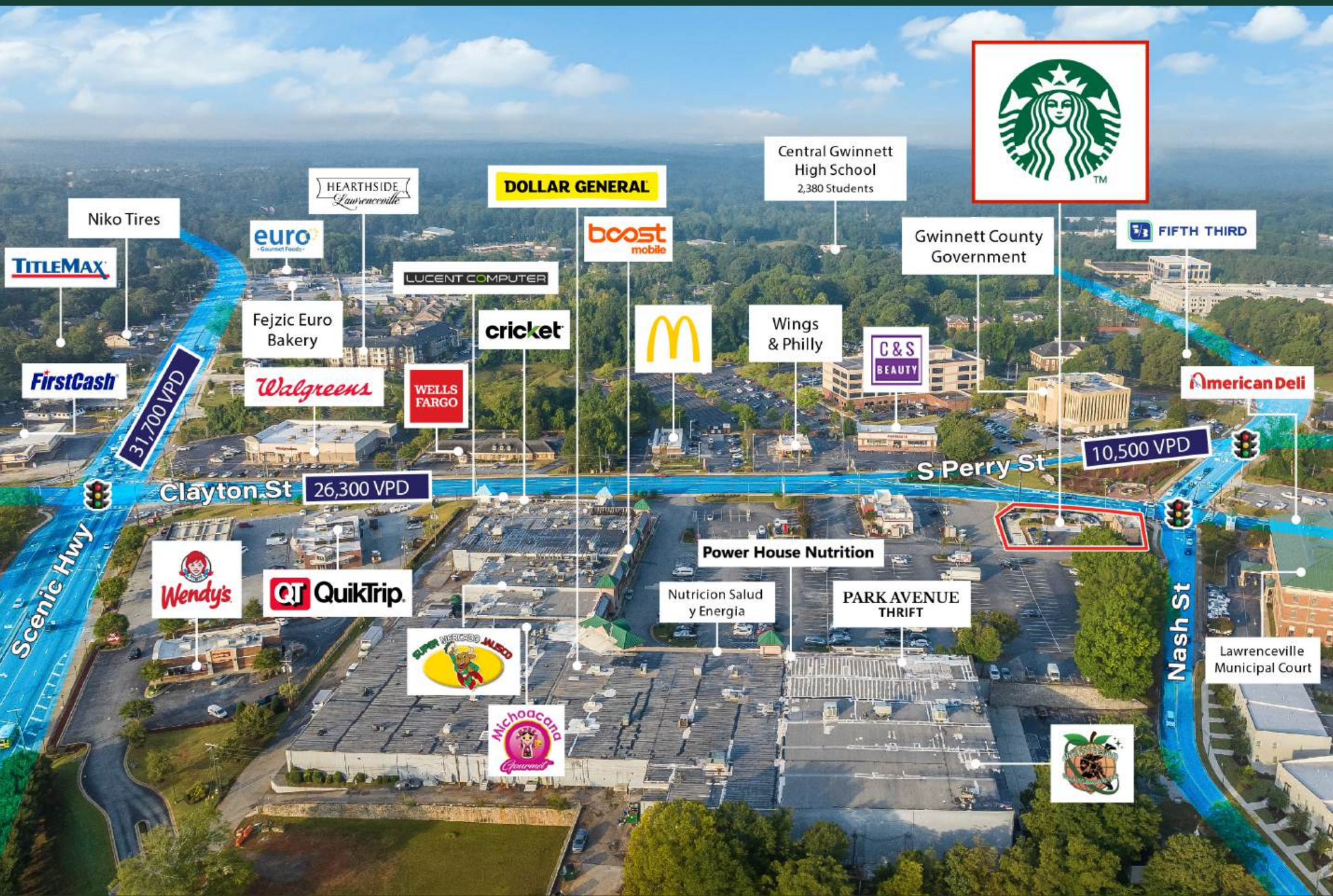


AERIAL PHOTO



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SUBJECT PROPERTY



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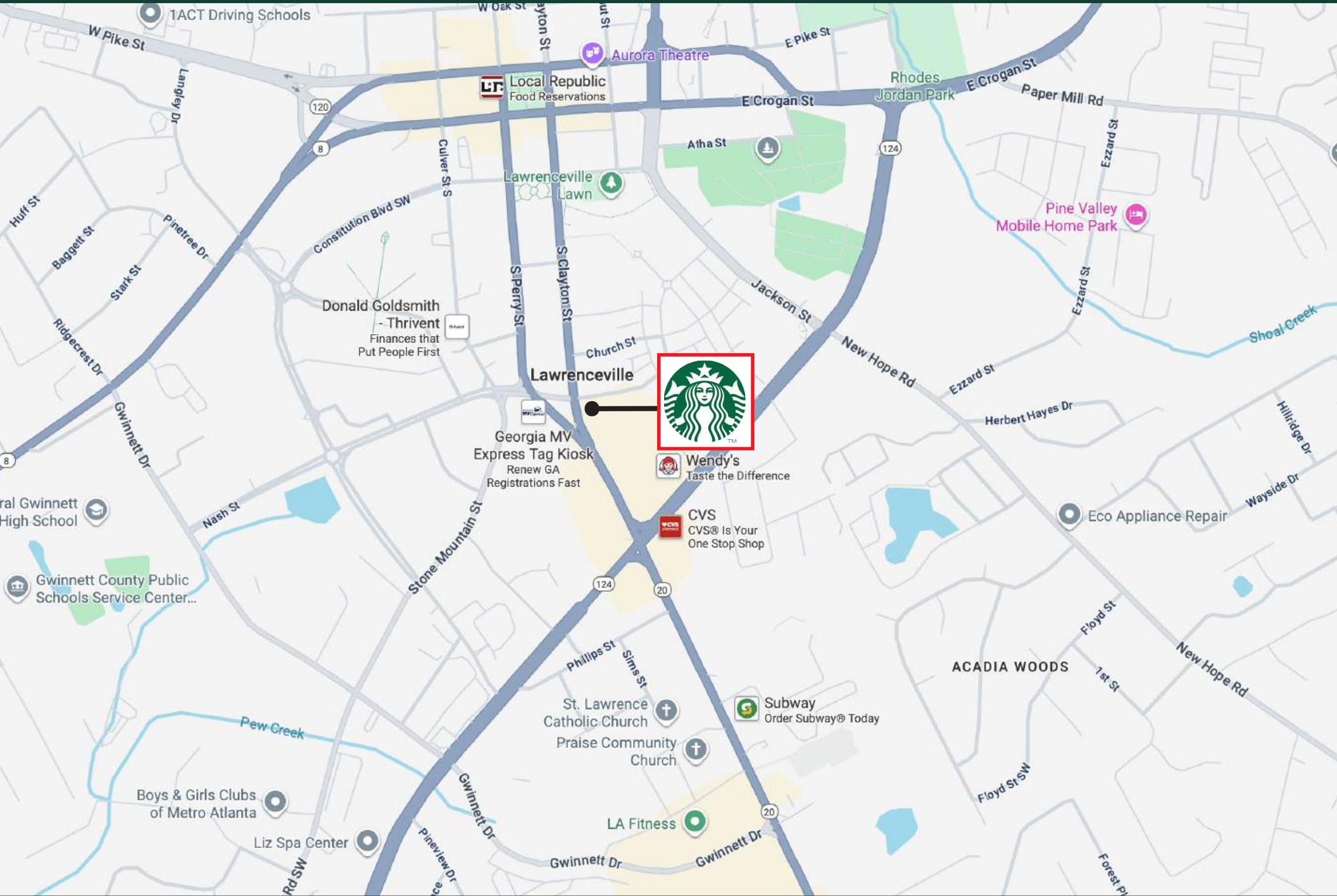
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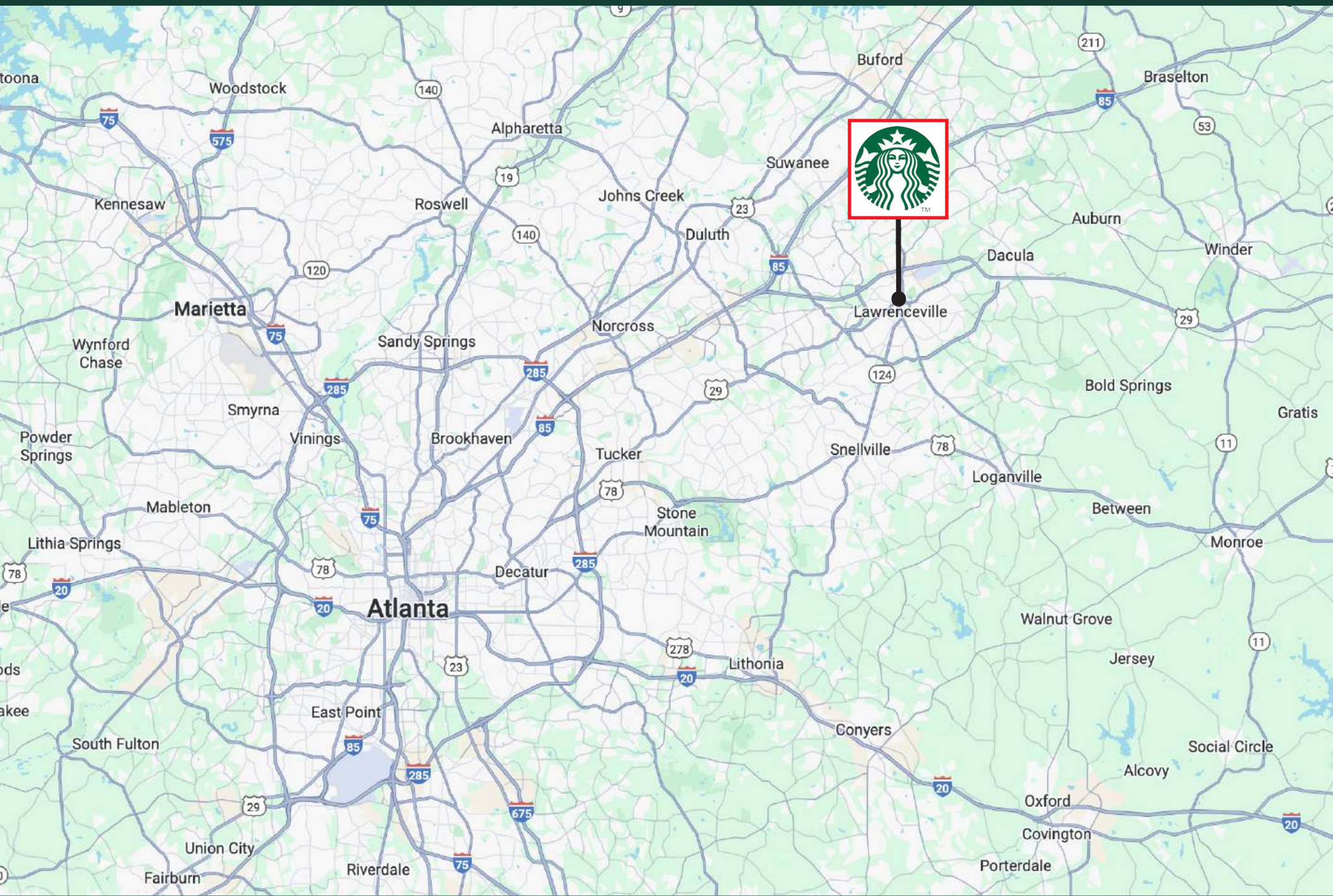
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

LAWRENCEVILLE, GEORGIA

Lawrenceville, the county seat of Gwinnett County, is one of Metro Atlanta's most strategically located, diverse, and economically dynamic suburban cities. At the 2020 U.S. Census, Gwinnett County recorded a population of nearly 957,000, making it the second-most populous county in Georgia and one of the fastest-growing in the Southeast. Lawrenceville itself continues to benefit from this steady growth, with the population within a five-mile radius projected to rise from 198,011 in 2025 to 206,359 by 2029. This growth supports increasing foot traffic, untapped consumer demand, and strong momentum for new development—particularly in retail, healthcare, professional services, and mixed-use projects.

Just 30 miles northeast of downtown Atlanta, Lawrenceville combines small-town charm with big-city access. Its location along GA Highway 316 and U.S. Route 29 ensures seamless connectivity to I-85, providing easy access to Hartsfield-Jackson Atlanta International Airport, major employment hubs, and the broader Atlanta metropolitan area. The city's economy is anchored by healthcare institutions such as Northside Hospital Gwinnett and Piedmont Eastside, complemented by thriving sectors in education, technology, logistics, and retail.

Within the same five-mile radius, households are expected to grow from 62,927 in 2025 to 65,640 by 2029, reflecting sustained residential demand and signaling strong purchasing power and long-term market stability.

Downtown Lawrenceville has undergone a major revitalization, with new mixed-use developments, entertainment venues, and dining establishments creating a vibrant core that attracts residents and visitors alike. Commercial corridors feature major national retailers such as Walmart, Kroger, Publix, Home Depot, and Target, alongside locally owned businesses, restaurants, and cultural attractions including the Aurora Theatre and Gwinnett Historic Courthouse.

Blending historic character with modern amenities, Lawrenceville offers the charm of a traditional Southern town while benefiting from the economic strength and connectivity of one of the fastest-growing metro regions in the United States. With its rising population, diverse economy, and expanding infrastructure, Lawrenceville is well-positioned as a highly desirable market for retail, medical, and mixed-use investment opportunities.



The Heart of Gwinnett County

Lawrenceville, 30 miles northeast of Atlanta, combines historic charm with the growth of one of Georgia's fastest-rising markets.



Strong Local Economy

With steady population growth and a thriving business base, Lawrenceville offers expanding opportunities for both businesses and residents.



Cultural and Community Spirit

With festivals, theaters, and a walkable downtown, Lawrenceville blends history and modern living for residents and visitors.



DEMOGRAPHIC REPORT

ACTUAL SITE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|--------|---------|---------|
| 2029 Projection | 8,430 | 80,216 | 206,359 |
| 2025 Population | 8,047 | 77,050 | 198,011 |
| 2020 Census | 7,735 | 76,703 | 195,980 |
| Percent Change 2020-2025 | 4.04% | 0.45% | 1.04% |
| Percent Change 2025-2029 | 4.75% | 4.10% | 4.22% |
| Median Age | 35 | 34.9 | 36.6 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|-----------|
| 2025 Est. Avg. HH Income | \$68,840 | \$83,739 | \$100,191 |
| 2029 Projection | 3,021 | 25,869 | 65,640 |
| 2025 Est. Households | 2,881 | 24,811 | 62,927 |
| 2020 Census | 2,762 | 24,538 | 62,112 |
| Percent Change 2020-2025 | 4.31% | 1.11% | 1.31% |
| Percent Change 2025-2029 | 4.86% | 4.26% | 4.31% |

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Listed with Georgia broker
DZ Net Lease Realty, LLC
Lic. No. 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

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

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