

INVESTMENT OFFERING



STARBUCKS

2207 Veterans Memorial Drive
Abbeville (Lafayette), LA 70510



ACTUAL SITE

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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and Rod Noles ("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	\$2,051,328
DOWN PAYMENT	100% / \$2,051,328
RENTABLE SQUARE FEET	2,016 SF
CAP RATE	6.25%
YEAR BUILT	2024
LOT SIZE	31,746 +/- 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
ORIGINAL LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	07/08/2024
LEASE EXPIRATION DATE	07/31/2034
INCREASES	Structured Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$128,208.00	\$10,684.00
Years 6-10	\$141,028.00	\$11,752.33
Years 11-15 (Option 1)	\$152,311.00	\$12,692.58
Years 16-20 (Option 2)	\$164,496.00	\$13,708.00
Years 21-25 (Option 3)	\$177,656.72	\$14,804.73
Years 26-30 (Option 4)	\$191,868.00	\$15,989.00

BASE RENT		\$128,208.00
NET OPERATING INCOME		\$128,208.00
TOTAL RETURN YR-1	6.25%	\$128,208.00

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



PROPERTY NAME	Starbucks
PROPERTY ADDRESS	2207 Veterans Memorial Drive Abbeville (Lafayette), LA 70510
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	Structured Every 5-Years
YEAR 1 NET OPERATING INCOME	\$128,208.00
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 Abbeville, LA. The brand-new 10-year lease is corporately guaranteed by Starbucks and includes structured rental increases every 5 years in the primary term and in the (4) five-year option periods.

This brand-new Starbucks is located in a vibrant area benefiting from excellent visibility and access along Veterans Memorial Drive, with traffic counts exceeding 21,500 vehicles per day. The property is surrounded by a growing population, with 188,000 residents within 15 miles and an average household income exceeding \$95,000 annually. The site's location in a high-traffic corridor ensures steady foot and vehicle traffic, making it an ideal investment opportunity. This investment offers a stable, long-term income stream backed by one of the most reputable global coffee brands. The NNN lease structure ensures minimal landlord responsibility while providing consistent rental growth every 5 years.

National retailers in the immediate vicinity include AutoZone, Walgreens, Wendy's, O'Reilly Auto Parts, Fresenius, Dollar General, Capital One, Subway, Domino's, Walmart, Verizon, Dollar Tree, AT&T, Chili's, Lowe's, Goodwill, and many more.



INVESTMENT HIGHLIGHTS

- New 2024 High-Quality Construction with Drive-Thru
- New 10-Year Lease Corporately Guaranteed by Starbucks (NASDAQ: SBUX) - Rated BBB+ by S&P
- Located on Veterans Memorial Drive with Traffic Counts Exceeding 21,500 Vehicles Per Day
- Structured Rental Increases Every 5-Years and in All (4) 5-Year Options
- Surrounded by a Growing Population with 188,000 Residents in 15-Miles & Average Household Income Exceeding \$95,000 Annually



AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY



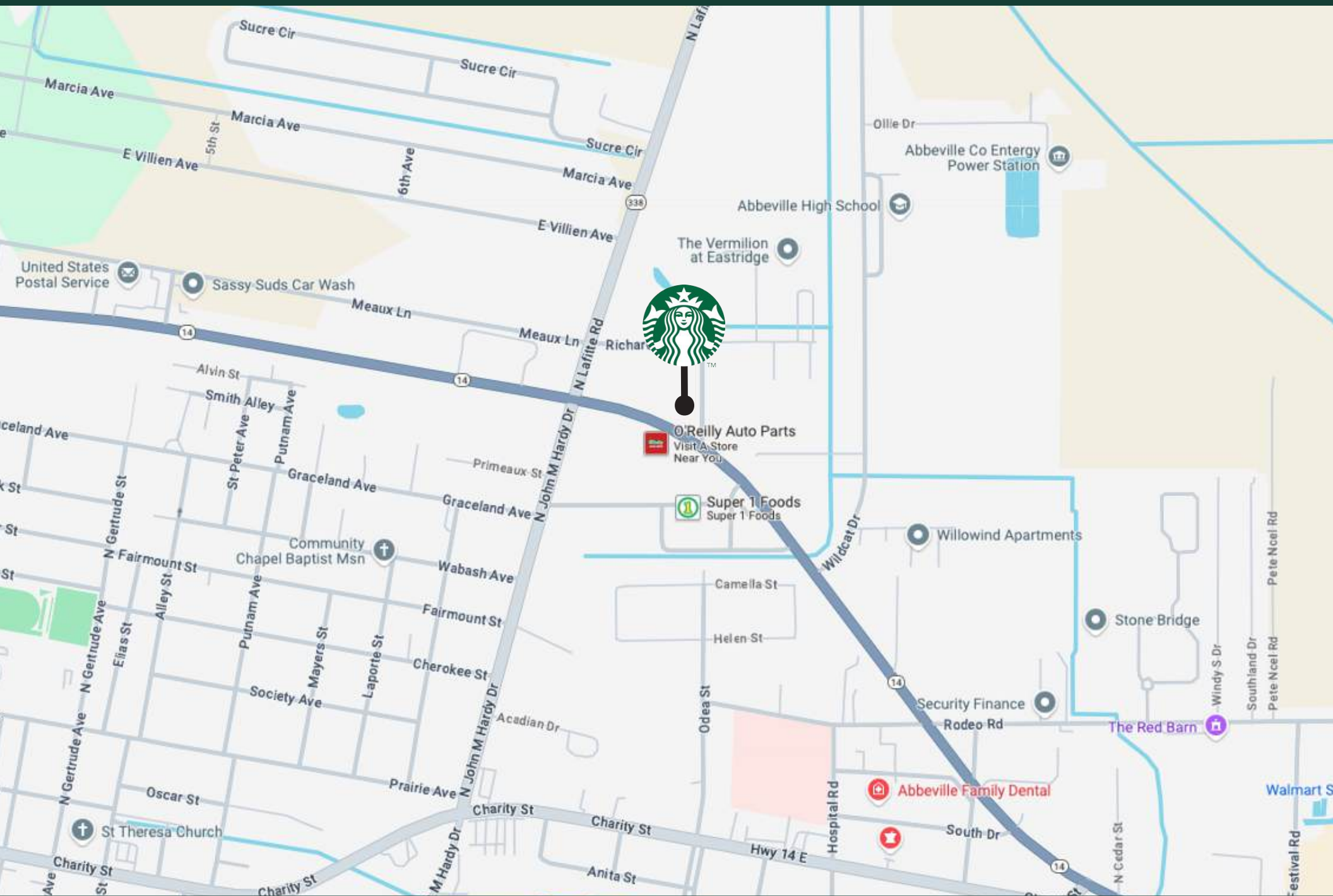
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SUBJECT PROPERTY



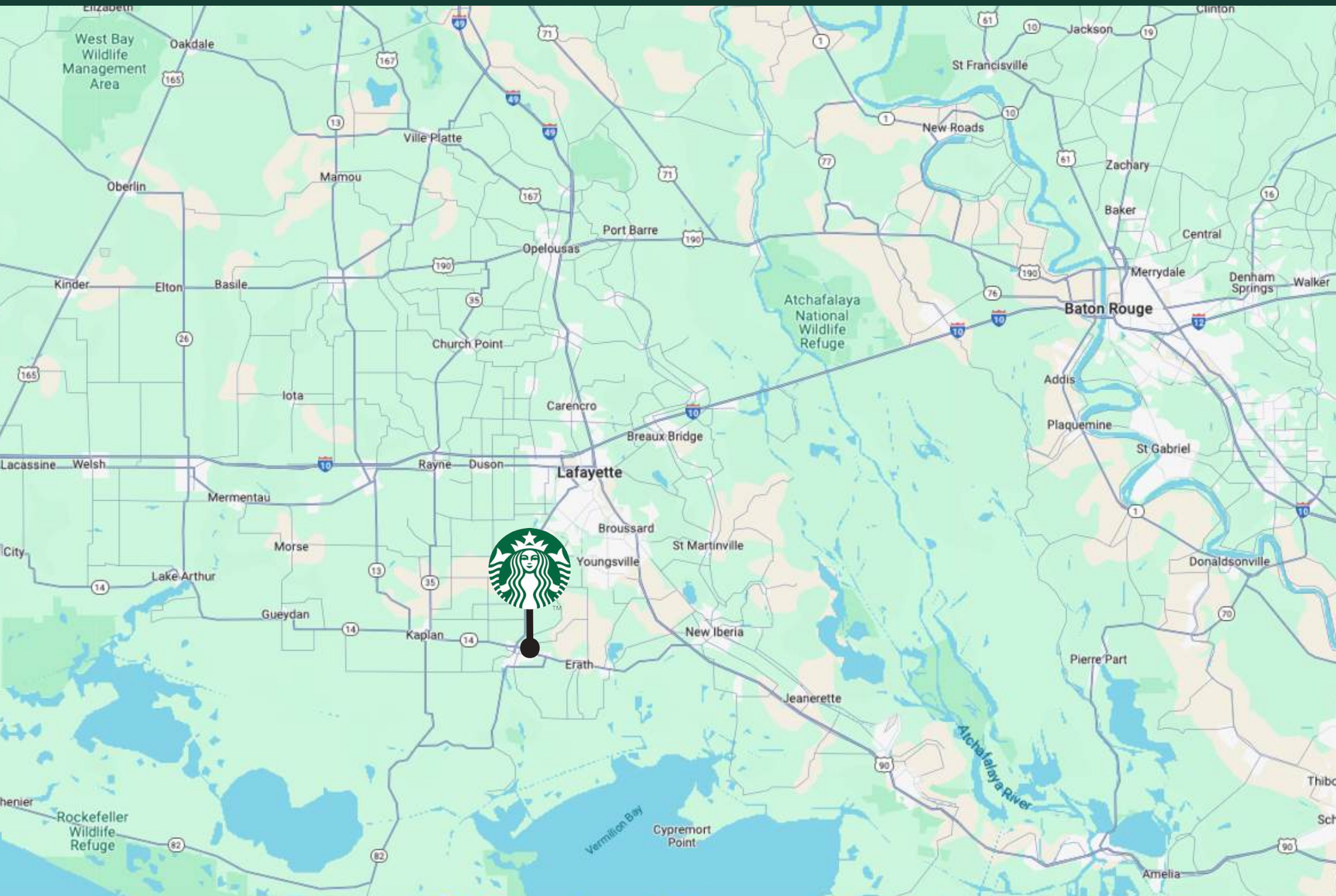
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

ABBEVILLE, LOUISIANA

The Lafayette Metropolitan Area is the fourth-largest metro area in Louisiana and serves as the economic and cultural hub of Acadiana. The Lafayette MSA includes Lafayette, St. Martin, Iberia, and Vermilion Parishes, with a population of approximately 480,000. As the heart of Louisiana's Cajun and Creole region, Lafayette is known for its unique blend of French, Spanish, and African influences. The city is home to Lafayette Regional Airport, a key transportation hub, and major employers such as Ochsner Lafayette General Health, Amazon, and Halliburton. The University of Louisiana at Lafayette, one of the state's largest universities, enrolls more than 19,000 students and offers over 80 undergraduate and graduate programs in business, engineering, and healthcare.

Just 20 miles south of Lafayette, Abbeville serves as a gateway to Vermilion Parish, offering quaint historic charm and a thriving seafood industry. Known for its Giant Omelette Celebration and Louisiana Cattle Festival, Abbeville highlights the region's deep agricultural and French roots.

Lafayette is recognized as a cultural and economic center, with a diverse economy driven by energy, healthcare, education, and technology. The city is ranked among the best places for business and careers due to its pro-business environment and expanding tech sector. Lafayette's annual festivals, including Festival International de Louisiane and the Breaux Bridge Crawfish Festival, attract thousands of visitors each year, showcasing its rich musical and culinary heritage. In addition to its thriving food and hospitality industry, Lafayette offers a vibrant entertainment scene such as Vermilionville Historic Village, Acadian Village, and the Tabasco Factory on Avery Island.



Abbeville: Part of the Lafayette MSA

Located in southern Louisiana (pop. 414,288), Abbeville blends rich cultural heritage with economic growth and opportunity.



A Growing Business Destination

With a strong local economy and easy access to larger nearby cities, Abbeville is an ideal location for businesses and residents alike.



The Cajun Capital

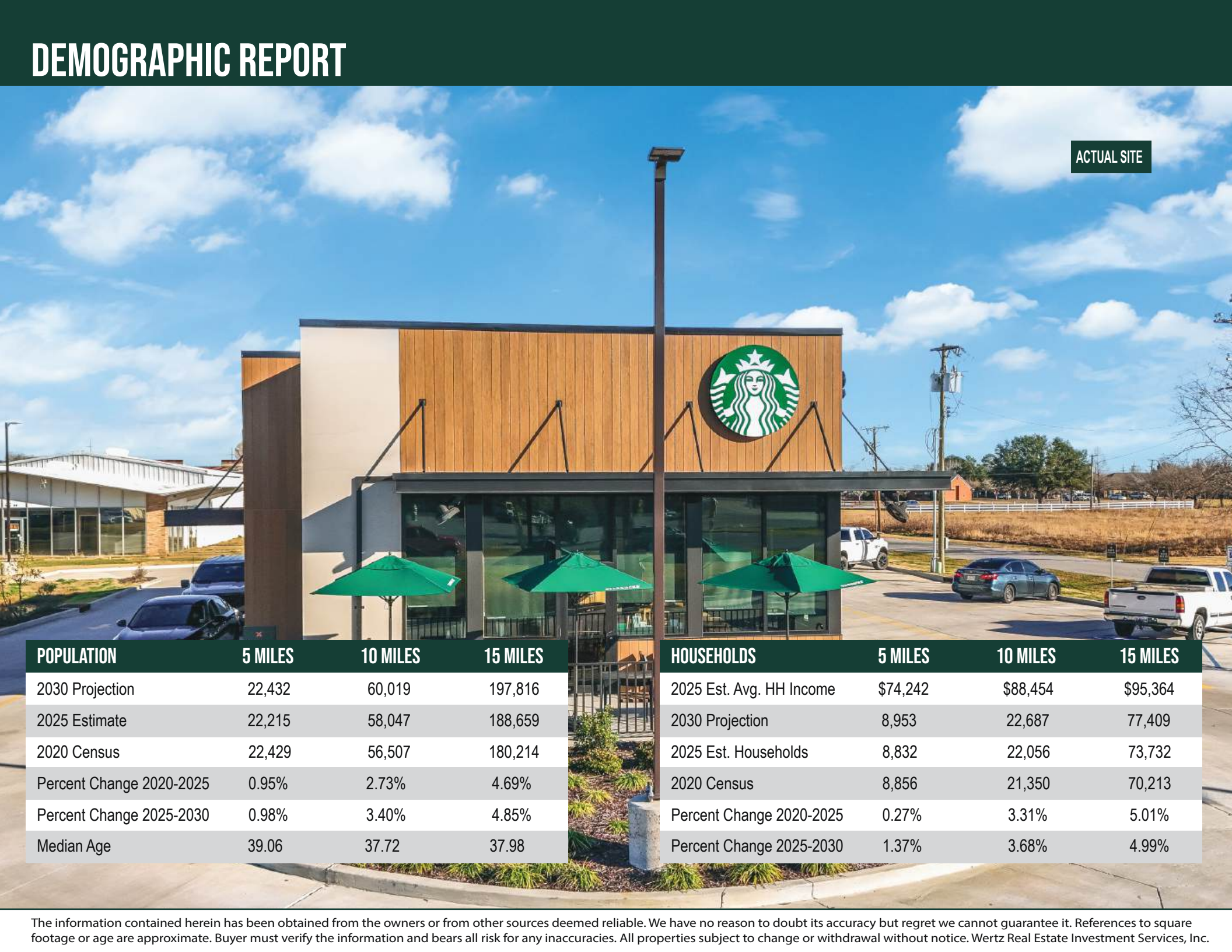
Known for its festivals, traditional Cajun cuisine, and lively spirit, Abbeville is the heart of Cajun culture in the region.



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	5 MILES	10 MILES	15 MILES
2030 Projection	22,432	60,019	197,816
2025 Estimate	22,215	58,047	188,659
2020 Census	22,429	56,507	180,214
Percent Change 2020-2025	0.95%	2.73%	4.69%
Percent Change 2025-2030	0.98%	3.40%	4.85%
Median Age	39.06	37.72	37.98

HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2025 Est. Avg. HH Income	\$74,242	\$88,454	\$95,364
2030 Projection	8,953	22,687	77,409
2025 Est. Households	8,832	22,056	73,732
2020 Census	8,856	21,350	70,213
Percent Change 2020-2025	0.27%	3.31%	5.01%
Percent Change 2025-2030	1.37%	3.68%	4.99%

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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: _____