



STARBUCKS | NN LEASE

2710 SW College Ave, Ocala, FL 34471

Presented By:

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INVESTMENT OVERVIEW

The Property is located at 2710 SW College Ave in Ocala, FL approximately 1.35 miles away from Route 75. Starbucks is located immediately flanked by two shopping centers and adjacent to a CVS Pharmacy. The property wraps the corner property allowing for access from both SW College Ave and SW 27th Ave.. The freestanding Starbucks occupies a highly visible section of the main intersection, with frontage along both Avenues, and is optimally located right across the street from the Ocala campus for the College of Central Florida.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 41,526 and 88,579 within a 5-mile. Additionally, within a 3 mile radius of the subject property, there are 16,600 households with an average household income of \$56,251. Some of the surrounding retailers in the immediate area include Hobby Lobby, Best Buy, Regal Cinemas, TJ Maxx, Bed Bath & Beyond, Michael's, Chipotle and Paddock Mall; a +/-557,000 square foot mall anchored by Macy's, JCPenney, and Belk. Starbucks is ideally positioned less than 1 mile north of Marion



DEAL POINTS

 NN LEASE

LANDLORD OBLIGATIONS: ROOF, STRUCTURE, ETC.

NO KICKOUT

NEW HIGH QUALITY 2018 CONSTRUCTION

SCHEDULED RENT INCREASES

RENT COMMENCEMENT NOVEMBER 2018

TEN YEAR BASE TERM

LOCATED IN OCALA FLORIDA

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$165,000
SQUARE-FOOTAGE	2,504
LAND SIZE	.78 AC
YEAR BUILT	2018

FINANCIAL SUMMARY

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2710 SW College Ave, Ocala, FL 34471

FEE SIMPLE OWNERSHIP

PRICING OVERVIEW

\$3,235,294.12

5.10% Cap Rate

SUMMARY

TENANT NAME	STARBUCKS
SQUARE FOOTAGE	2,504
LEASE BEGINS	11/15/2018
LEASE ENDS	11/14/2028
ANNUAL RENT	\$165,000
OPTIONS	FOUR, 5 YEAR
INCREASES	10% EVERY 5 YEARS

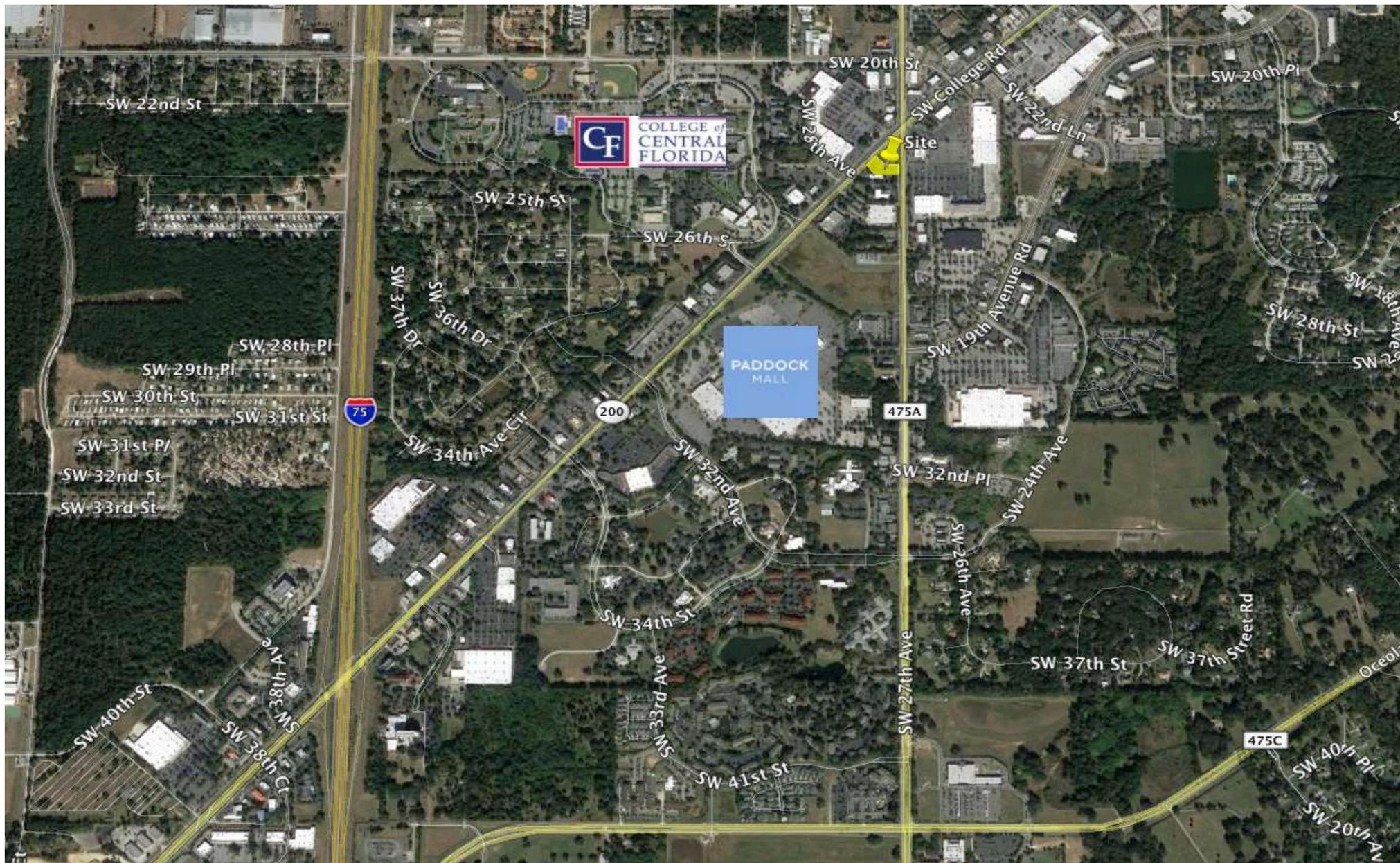
OPERATING SUMMARY

	NET OPERATING INCOME
Years 1-2	\$165,000
Year 3	\$165,000
Year 4	\$165,000
Year 5	\$165,000
Year 6	\$181,500
Year 7	\$181,500
Year 8	\$181,500
Year 9	\$181,500
Year 10	\$181,500
Year 11-15	\$199,650
Year 16-20	\$219,615
Year 21-25	\$241,577
Year 26-30	\$265,735

LOCATION AERIAL



LOCATION AERIAL TWO



AREA OVERVIEW

OCALA - MARION COUNTY

Ocala, FL is a charming and vibrant city located in northern Florida as the seat of Marion County. **Known as the horse breeding capital of the world, 44,000 jobs are sustained by breeding, training, and related support of the equine industry, which generates over \$2.2 billion in annual revenue. Ocala is one of only four major thoroughbred centers in the world, with 450 thoroughbred farms that have produced 45 national champions, six Kentucky Derby winners, 20 Breeders' Cup champions and six Horses of the Year.**

At over 130 years of age, Ocala is rich with history dating back to the Indian Wars and is home to the Fort King National Historic Landmark, a major military post during the Second Seminole War. After sustaining irreparable damages in an 1883 fire, Ocala was rebuilt from materials intended to last many lifetimes, giving it the name "The Brick City," a sobriquet that still lives on. Due to its unmatched reputé within the equine industry and overall attractiveness, tourism in Ocala has increased dramatically over the last several years, thus increasing the number of small businesses, hotels, and restaurants.

Ocala is also known for nearby Silver Springs, the site of one of the largest artesian spring formations in the world and Silver Springs Nature Theme Park, one of the earliest tourist attractions in Florida. A "can't miss" sight is the Ocala National Forest, the second largest national forest in the state

and the Florida Trail which cuts through forest. Other cultural points of interest are the Coca Cola Building, the Union Train Station, and Appleton Museum of Art.

Ocala's community and town pride is evident in the many festivals and events held throughout the year, including the Ocala Cultural Festival, First Friday Art Walk, Light Up Ocala, Earthfest, and the much-anticipated End of Summer Bash. Ocala boasts 33 parks, two adult activity centers, two aquatic fun centers, and two community centers.

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION			
2016 Estimated Population	4,989	41,526	88,579
HOUSEHOLDS			
2016 Estimated Households	2,064	16,599	35,874
INCOME			
2016 Average Household Income	\$45,062	\$56,251	\$60,841
HOUSING			
2017 Average Housing Value	\$139,854	\$209,522	\$243,895



TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Today it operates over 23,768 locations worldwide.

Today, Starbucks is the world's largest coffee retailer and is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Selling over 2 billion cups of coffee every year, Starbucks locations serve more than just hot and cold drinks. They also sell whole-bean coffee, micro ground instant coffee, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, pastries, and snacks including items such as chips and crackers and some of their products are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers.

TENANT OVERVIEW

2016 Annual Revenue	\$21.315 Billion
Net Worth	\$5.890 Billion
Market Capitalization	\$86.76 Billion
Credit Rating	A (Outlook: Stable)
Rating Agency	S&P
Stock Symbol	SBUX
Board	NASDAQ
Rank	#131 on Fortune 500 (2017)
No. of Locations	24,395
Headquarters	Seattle Washington
Web Site	www.starbucks.com





Ocala | Florida



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