

STARBUCKS COFFEE

The Villages, FL

JAMES CAPITAL
ADVISORS



James Capital Advisors

Marketing Package

Starbucks Coffee

3320 Wedgewood Ln, The Villages, FL 32162

PROPERTY INFO

Tenant	Starbucks
Street Address	3320 Wedgewood Ln
City	The Villages
State	FL
Zip	32162
APN	D16D006
GLA	2,500 SF
Lot Size	0.75 AC
Year Built	2019

FINANCIAL SUMMARY

Purchase Price	\$3,100,000
Cap Rate	5.00%
Net Operating Income	\$155,000
Price / SF	\$1,240
Rent / SF	\$62

LISTING AGENTS

Richard Brehaut	(424) 325-2608
Tony Anderson	(424) 325-2615



INVESTMENT HIGHLIGHTS

Brand New 2019 Construction with a Drive-Thru

Currently under construction, this brand-new state-of-the-art Starbucks development features a dedicated drive thru which will maximize sales revenue. The store will also feature an outdoor patio and is expected to be open, operating, and paying rent by the middle of October 2019.

Shadow Anchored by Publix Shopping Center

The subject property is strategically located next to Southern Trace Plaza, 160K SF Publix anchored shopping center, that is one of only six Publix locations in The Villages.

Rare New Retail Project in High Barrier to Entry Market

The Villages was the top-selling master-planned community in the U.S. in 2017 and 2018. However, commercial land sales in the community are rare making this an extremely high barrier to entry market.

One of the Most Admired Companies in the World

For the 16th consecutive year, Fortune Magazine has included Starbucks in their list of the most admired companies in the world. In 2018, the iconic coffee franchise ranked at number five, just below finance and tech giants Berkshire Hathaway, Alphabet, Amazon, and the number-one-ranking Apple.

Corporate Guarantee from Investment Grade Credit Tenant

Starbucks (SBUX) is the world's leading coffee retailer with annual revenue of more than \$22 billion and an "investment grade" credit rating (S&P: BBB+), providing an investor with superior financial security, and the number-one-ranking Apple.

America's Premier Active Adult Retirement Community

The Villages is a 55+ active adult retirement community located in central Florida that is ranked number one in the United States for active-adult retirement communities. Inspired by the vision of the Morse family dating back to the early 80's, The Villages is an evolving 55 + community for active adults with residents that represent all 50 states and various nations world-wide.



Pimlico Executive Golf Course

The Villages Charter School Fourth and Fifth Grade Center

The Villages Charter Middle School

The Villages Charter Elementary School

The Villages Charter High School



Walmart Super Center

Walmart	McDonald's	Arbys
U-HAUL	Advance! Auto Parts	Auto Zone
Ford	verizon	Steak 'N Shake
golden corral Buffet & Grill	N.Y.P.D. POLICE OFFICER BEUCATESSEN	compass SELF STORAGE



New Covenant United Methodist Church

Subject Property



Publix	ACE Hardware	BEALLS Outlet
Sprint	H&R BLOCK	HABANEROS MEXICAN GRILL
EDWIN WATTS GOLF	UBREAKIFIX	INSURANCE The Villages EST. 1985

LEASE SUMMARY

Lease Type	Double-Net (NN)
Type of Ownership	Fee Simple
Original Lease Term	10 Years
Commencement Date	Est. 10/15/19
Lease Expiration	Est. 10/14/29*
Term Remaining	10 Years
Increases	10% every 5 years
Options	Six (6), 5-Year
ROFR / ROFO	ROFR (30 days)

Real Estate Taxes	Tenant Reimburses**
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Starbucks

Landlord shall maintain, repair, and make replacements to the Premises, the Roof and Building, and the Property (including the Common Areas). Tenant to reimburse Landlord annually as Additional Rent for the Operating Expenses (CAM), Real Property Taxes, and Landlord's Insurance.

*If any damage or destruction occurs to the Premises during the last two years of the Initial Term or any Extension Term and the cost to repair the damage exceeds \$100,000, either Landlord or Tenant may terminate this Lease upon giving the other party thirty days' written notice.

**If Landlord sells or transfers the Building or the Property, or if a change of ownership occurs, in either case, more than once during the Initial Term, and as a direct result the Real Property Taxes increase, Tenant shall not be obligated to pay any portion of such increase becoming due with respect to the second and any future sales or transfers during the Initial Term (i.e., Tenant shall pay the tax increases with respect to only the first transfer during the Initial Term); provided, however, Tenant will be responsible for such increases with respect to any such increase due to a change in ownership during each five year period thereafter.



INVESTMENT HIGHLIGHTS

Rare Drive Thru Location

The subject property is the only drive-thru Starbucks location within a 6.1-mile radius; the location is expected to experience robust sales due to the diversity of residential and commercial density enhancing daytime and evening traffic.

Strategically Located in Dense Retail Corridor

Major national brands in the immediate vicinity include Publix Super Market, Walmart Supercenter, McDonald's, Dunkin' Donuts, IHOP, Taco Bell, Circle K, Marshalls, HomeGoods, Wells Fargo, Chase, Bonefish Grill, Olive Garden Italian, Walgreens, Bob Evans and the Fresh Market.

Adjacent to The Villages Charter Schools

The Villages Charter School (VCS) is one of the most successful public charter schools in Florida. The school is located on several campuses, sprawling 125 acres, and includes a Pre-Kindergarten center, Elementary School, Middle School and High School.

Transferable Roof Warranty

At Closing, the Seller will transfer the 20 Year Roof Warranty to the Buyer.

Minimal Landlord Responsibilities

Tenant shall be responsible for maintaining all plumbing, HVAC, electrical lighting facilities and equipment within the Premises. Tenant shall reimburse Landlord for the Operating Expenses, Real Property Taxes, and Landlord's Insurance. Landlord shall maintain, repair, and make replacements to the roof, structure and common areas.

Significant Rental Increases in the Base Term

This investment benefits from a 10% increase every five years, as well as in the option periods, allowing for healthy and consistent rental growth.



Dual Drive-Thru Location



RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
Years 1-5	Base Term	\$155,000	\$12,916.67	-	\$62.00	5.00%
Years 6-10	Base Term	\$170,000	\$14,166.67	10%	\$68.00	5.48%
Years 11-15	1st Option	\$187,550	\$15,629.17	10%	\$75.02	6.05%
Years 16-20	2nd Option	\$187,550	\$17,192.08	10%	\$82.52	6.66%
Years 21-25	3rd Option	\$226,935	\$18,911.29	10%	\$90.77	7.32%
Years 26-30	4th Option	\$249,629	\$20,802.42	10%	\$99.85	8.05%
Years 31-35	5th Option	\$274,591	\$22,882.66	10%	\$109.84	8.86%
Years 36-40	6th Option	\$302,051	\$25,170.93	10%	\$120.82	9.74%

ABOUT THE BRAND

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971 and went public in 1992 under the common stock name of SBUX. As of early 2019, the company operates over 30,000 locations worldwide. Starbucks has been described as the main representative of “second wave coffee,” a retrospectively termed movement that popularized artisanal coffee, particularly darkly roasted coffee.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) 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. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores.



LOCATIONS

30,626

COUNTRIES

76

2018 REVENUE

\$24.7 Billion



RECENT NEWS

Starbucks Appoints Three New Board of Directors

Starbucks appointed the CEO of Domino's, the Executive Vice President of Nike and Apple's Vice President to the Board of Directors to pursue the goal of building an enduring company.

Brightloom and Uber Eats

Deals with the two tech companies further positions Starbucks as the industry leader when it comes to innovative ways to both disrupt and revolutionize retail experiences beyond brick and mortar.

Starbucks Delivers to be Available in Early 2020

Starbucks continues expansion in partnership with Uber Eats to address \$24 billion U.S. online food delivery category.

Starbucks Partners Make Deep, Local Impact

Points of Light and The Starbucks Foundation last year tested a program that enabled Starbucks employees to work for a nonprofit in their community part-time.

Starbucks College Achievement Plan

Since Starbucks began offering an online bachelor's degree program through Arizona State University more than 2,400 have graduated.

Starbucks Turns to Technology

Starbucks has been using reinforcement learning technology to provide a more personalized experience for customers who use the Starbucks® mobile app.



The Villages, FL

THE VILLAGES, FL

The Villages

The Villages is a 55+ active adult retirement community located in central Florida that is ranked number one in the United States for active-adult retirement communities.

The Largest Planned Retirement Community in The U.S

The Villages is a master planned age-restricted community that has exceeded 130,000 residents and is comprised of twelve unique districts, each with approximately 4,000 households and each ranging from 1,000-1,500 acres.

Top-Selling Master-Planned Community in the U.S.

The Villages was the top-selling master-planned community in the United States for 2017 and one of only four communities to sell more than 1,000 homes. In 2018, The Villages again claimed the top spot as the top selling master planned community in the United States with 2,134 new home sales.

Lowest Vacancy Factor in Florida

In 2018, The Villages sustained a vacancy rate of 2.2%, the lowest in the entire state of Florida state in 2018.

Built to Sustain Population Growth

The Villages comes equipped with 35 executive golf courses and 12 championship golf courses, as well as other venues that cater to the population. The area is always finding new ways to make The Villages a comfortable environment for their residents.

Explosive Population Growth

The population within one-mile of the subject property has grown by 15% since 2010. The one-mile population is expected to grow by an additional 15% by 2023. From 2010-2017 The Villages population increased by nearly 33% from 94,279 to 125,165, making it the fastest growing city, under 100,000, in the country.



What Will The Villages and Ocala Look Like in 2030?

The metro areas of The Villages and Ocala are witnessing significant population growth. This infographic shows what the region will look like in 2030 and dives into the data behind the growth.

Combined pop. of Lake, Marion and Sumter counties

2015	2030
788,020	1,043,803

32.5%



Lake County
2015 - 325,875
2030 - 428,800

31.6%



Marion County
2015 - 343,254
2030 - 427,129

24.4%



Sumter County
2015 - 118,891
2030 - 187,874

58%

Fascinating Facts about The Villages

The Villages retirement community is the key driver of continued population growth in The Villages metro area.



The Villages metro area was the fastest-growing metro area in the U.S. in 2013, 2014 and 2015. The 2014-15 growth rate was 4.3%.



The Villages retirement community has 48 golf courses – 36 “executive” courses and 12 “country club” courses.



The Villages retirement community features more than 100 tennis courts.



At one point, The Villages retirement community was projected to have 55,805 homes in 2016.



The Villages retirement community covers 4 square miles in Lake, Marion and Sumter counties.

THE VILLAGES, FL

Largest Single Site Golf Facility in the World

The Villages active adult golfing community is the largest and most diverse single site golf facility in the world: 12 Championship courses, 35 executive courses (and counting) an 18 - hole island putting course, and instructional golf academies.

Largest Golf Cart Community in the World

Over 125,000 people live in The Villages and each one of them desires to drive their Golf Cart. A simple trip to the local grocer will reveal a stretch of 100 or more golf carts in all shapes and sizes. Visitors are amazed by the stretch of 100 miles within the community that can all be traversed by a golf cart.

One of The 25 Best Places to Retire in the U.S

In 2017, Forbes magazine named The Villages to the list of “The 25 Best Places to Retire in the United States” for the second time.

Ranked 10th Fastest Growing Metropolita

The Villages was 10th on the annual list of fastest -growing metropolitan areas in the U.S. The Villages is a census -designated place (CDP) in Sumter County, Florida, U.S. According to U.S Census data released in March 2018.

Largest Single-Site Residential Development in U.S

Spanning over 27,000 acres in three adjoining counties in Central Florida, The Villages, is the largest single-site residential real estate development in the U.S. New home sales in The Villages community continue to average aprox. 200-250 per month, which does not include the monthly average of 200 pre-owned homes sales.

One of the Fastest Growing Economies in the U.S.

From 2010-2017, The Villages ranked as the ninth fastest growing economy among all U.S. MSA's with the GDP growing 51.4% to \$2.1 billion +.



Walmart Super Center

Walmart	McDonald's	Arby's
U-HAUL	Advance Auto Parts	Auto Zone
F	verizon	Steak 'n Shake
golden corral Buffet & Grill	N.Y.P.D. PIZZA DELICATESSEN	compass SELF STORAGE

BEALLS OUTLET

Marshalls

CVS Pharmacy

IHOP

DUNKIN' DONUTS

TACO BELL

K

Calver's

WELLS FARGO

SUNTRUST

Bank of America

Bank of America

BB&T

Subject Property

Starbucks

Publix	ACE Hardware	BEALLS Outlet
Sprint	H&R BLOCK	HABANEROS MEXICAN GRILL
EDWIN WATTS GOLF	UBREAKIFIX	INSURANCE The Villages EST. 1984

0.75 AC

NOT INCLUDED (0.67 AC.)

BB&T



Proposed 3,100 SF Restaurant Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2024 Projection	2,743	26,627	141,006	237,731
2019 Estimate	2,391	23,443	121,572	208,748
2010 Census	2,067	20,151	80,672	153,991
Growth 2019 - 2024	14.72%	13.58%	15.99%	13.88%
Growth 2010 - 2019	15.67%	16.34%	50.70%	35.56%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2024 Projection	1,483	14,044	70,690	111,827
2019 Estimate	1,292	12,413	61,178	98,383
2010 Census	1,120	10,804	42,210	73,963
Growth 2018 - 2024	14.78%	13.14%	15.55%	13.66%
Growth 2010 - 2019	15.36%	14.89%	44.94%	33.02%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$66,663	\$59,970	\$68,244	\$64,536
Med. HH Income	\$55,420	\$51,560	\$55,552	\$51,584

DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable, but the accuracy or completeness of the information contained therein cannot be guaranteed. James Capital Advisors, Inc. & Brian Brockman (“Broker”) has not, and will not, verify any of this information, nor has Broker conducted, nor will it conduct, any investigation regarding these matters. Broker makes no representations, guarantees, or warranties of any nature about the accuracy or completeness of any information provided. The information provided in this brochure is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to income and expenses for this property nor the future financial performance of the property. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties as to the size and square footage of the property, the presence of any contaminating substances at the property, the physical condition of the property or compliance with any State, Local or Federal regulations. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property. All parties are aware that Broker has no affirmative obligation to conduct a due diligence examination of the property for any Buyer. Any and all projections or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. Therefore, Broker assumes no legal responsibility for accuracy or completeness of this information, and expressly disclaims all representations, guarantees, or warranties related thereto.

The value of the property to any Buyer depends on numerous factors that must be evaluated by Buyer and Buyer’s legal, tax, construction, and financial advisors. Buyer and Buyer’s advisors should conduct a thorough, independent investigation of the property to determine its suitability for Buyer’s intended usage. This investment, as with all real estate investments, carries a substantial risk. As such, Buyer and Buyer’s legal and financial advisors are strongly advised to request and review all legal and financial documentations related to the property and tenants.

A tenant’s past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant’s projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant’s history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer’s own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer’s own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer’s legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

CONFIDENTIALITY

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

RELEASE

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer’s investigation of the property. In no event shall James Capital Advisors, Inc. or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

NON-ENDORSEMENT

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity’s logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

CONTACT INFORMATION

Richard Brehaut

Vice President, Net Lease

(424) 325-2608

richard@jamescapitaladvisors.com

CA RE Lic. 01934760

Tony Anderson

Vice President, Net Lease

(424) 325-2615

tony@jamescapitaladvisors.com

CA RE Lic. 01936642

Brian Brockman

Broker of Record

(513) 898-1551

brian@bangrealty.com

FL RE Lic #: BK3327646

Bang Realty - Naples, Inc

Naples, FL

CORP. Lic #: CQ1049201

