Offering
Memorandum

Brand New Starbucks w/ Drive-Thru | Relocation Site

Densely Populated Affluent Area

Outside New York City

49 NJ-27
Edison, NJ 08817

Representative Photo

TM

Investment Highlights

Edison is a city in Middlesex County, New Jersey. It falls into the Tri-State Area, which is one of the largest metropolitan areas in the world. More than 100,000 residents live within the township and it was selected as one of America's Best Places to Live by CNN's Money Magazine. Economically, the city of Edison has been thriving and has been experiencing Job Growth at a rate well above the national average. It has numerous international, corporate manufacturing facilities including Frigidaire's air-conditioner plant, and Siemens.

NNN

New 10 Year NNN Lease Featuring 10% Rental Increases Every 5 Years throughout the Initial Term and Options.

Starbucks Relocated from a Previous Non-Drive-Thru Location Less than a Quarter Mile Away - Strong Commitment to the Area - Brand New 2018 Construction.

Excellent Visibility and Easy Access to Daily Traffic Counts in Excess of 35k+ Vehicles.

Near Several National Retailers such as Target, Rite Aid, Dunkin Donuts, McDonald's and more - Less than a Mile away from Menlo Park Mall, a 1.26+Million SF |Two-Level Super Regional Shopping Mall.

$120k+ HHI

313k+ POPULATION

Densely Populated Affluent Area: Features an Average Household Income of $120k+ within a 3-Mile Radius &Over 313k+ People Residing within a 5-Mile Radius.

Hackensack Meridian *Health*
JFK Medical Center

In Close Proximity to JFK Medical Center - A 499-Bed Full Service Acute Care Hospital with more than 900 Affiliated Physicians.

Offering Summary

PRICE
$3,684,210

GROSS LEASABLE AREA
2,000 SF

LOT SIZE
0.93 Acres +/-

YEAR BUILT
2018

CAP RATE
4.75%

2023 CAP RATE
5.23%

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Edison, NJ 08817

Lease Summary

LEASE TYPE	NNN*
ROOF & STRUCTURE	LANDLORD
INITIAL LEASE TERM	10 YEARS
RENT COMMENCEMENT STORE OPENING DATE	EST. DEC. 2018
EXPIRATION DATE	EST. DEC. 2028
INCREASES	10% EVERY 5 YEARS
OPTIONS	FOUR, 5-YEAR

*SEE LEASE ABSTRACT PAGE

Rent Schedule

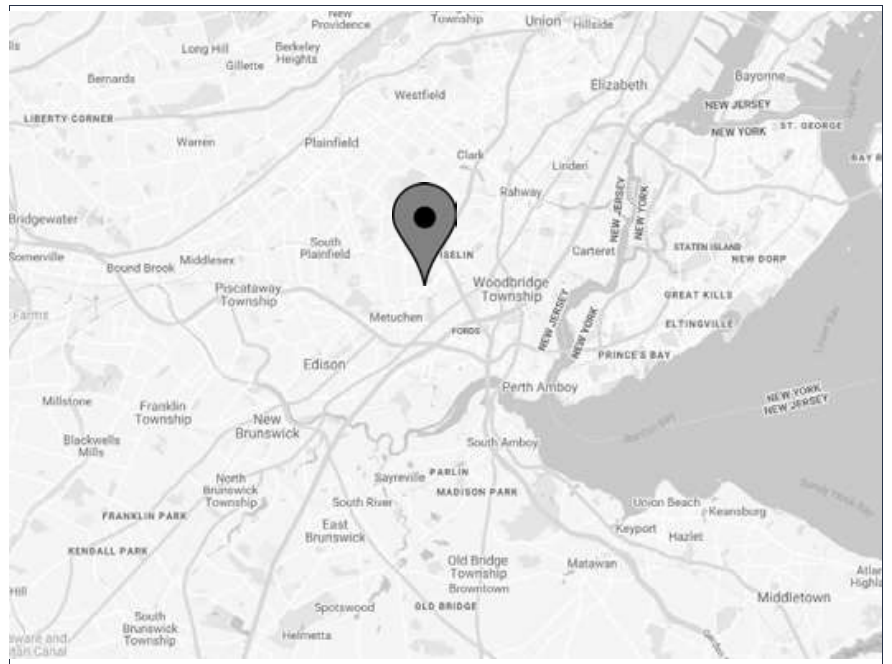
	ANNUAL RENT	RENT INCREASES
YEARS 1 - 5	$175,000	
YEARS 6 - 10	$192,500	10%
OPTION 1 (5 YEARS)	$211,750	10%
OPTION 2 (5 YEARS)	$232,925	10%
OPTION 3 (5 YEARS)	$256,217	10%
OPTION 4 (5 YEARS)	$281,839	10%

Regional Demographics

POPULATION	1-MILE	3-MILES	5-MILES
2018	15,545	123,925	313,769

INCOME	1-MILE	3-MILES	5-MILES
2018 AVERAGE	$114,267	$120,491	$109,233

Regional Map



VIEW IN BROWSER

Lease Abstract

LANDLORD OBLIGATIONS

Landlord obligations include: (a) the upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, interior structural walls, and all structural components of the Building, and
(b) the maintenance and repair of all parking areas, sidewalks, landscaping and drainage systems on the Property and all utility systems (including mechanical, electrical, and HVAC systems) and plumbing systems which serve the Building and/or the Property as a whole which are not the responsibility of Tenant.

Tenant to reimburse for Operating Expenses. "Operating Expenses" shall mean the reasonable and necessary out-of-pocket costs and expenses actually paid in any calendar year directly attributable to maintaining, repairing, operating, managing, and providing services to and for the Property without duplication, including the costs of utilities, maintenance, and supplies and wages. The term "Exterior Area" shall mean all portions of the Property outside the Building, including the drive-through, landscaped areas, parking lots, outdoor seating areas, and sidewalks.

UTILITY BILLS

Tenant pays utilities directly.

TERMINATION OPTION

None.

BEER & WINE

Tenant has option to serve beer and wine at this location.

TENANT OBLIGATIONS

Tenant shall keep the interior of the Building in good order and repair, including maintaining all plumbing, HVAC, electrical and lighting facilities (including, without limitation, all light fixtures, bulbs and ballasts), utility meters, pipes and conduits and equipment within the Building and exclusively serving the Building, and the interior non-structural walls and interior portions of exterior walls, ceilings, floor surfaces, store front, doors, and plate glass of the Building. At Tenant's election, in lieu of Landlord maintaining the Exterior Area and Tenant paying Operating Expenses to Landlord, Tenant may elect to maintain the Exterior Area, in which event Tenant shall keep the Exterior Area in clean, broom swept condition and shall perform routine maintenance of the Exterior Area, but in no event shall Tenant be required to perform any capital repairs to the Exterior Area. Tenant shall promptly replace any broken glass with glass of comparable kind, size and quality.

Tenant reimburses Landlord for Operating Expenses (excluding capital expenditures). There is a 5% annual CAM cap for excluding ice and snow removal costs, utilities, and trash removal. Tenant to pay 10% admin fee based on the Operating Expenses.

TAXES	TENANT REIMBURSES.
INSURANCE	TENANT REIMBURSES.
GUARANTOR	**STARBUCKS CORPORATION**
FINANCIALS	NOT REQUIRED TO REPORT

Tenant Summary

Starbucks Corporation is the Leading Roaster, Retailer, and Marketer of Specialty Coffee in the World.

TENANT
Starbucks Corporation

HEADQUARTERS
Seattle, WA

DATE FOUNDED
1971

LOCATIONS
28,000+

NYSE
SBUX

starbucks.com

$23 B

Total Revenue as of Q1 2018.

STANDARD & POOR'S

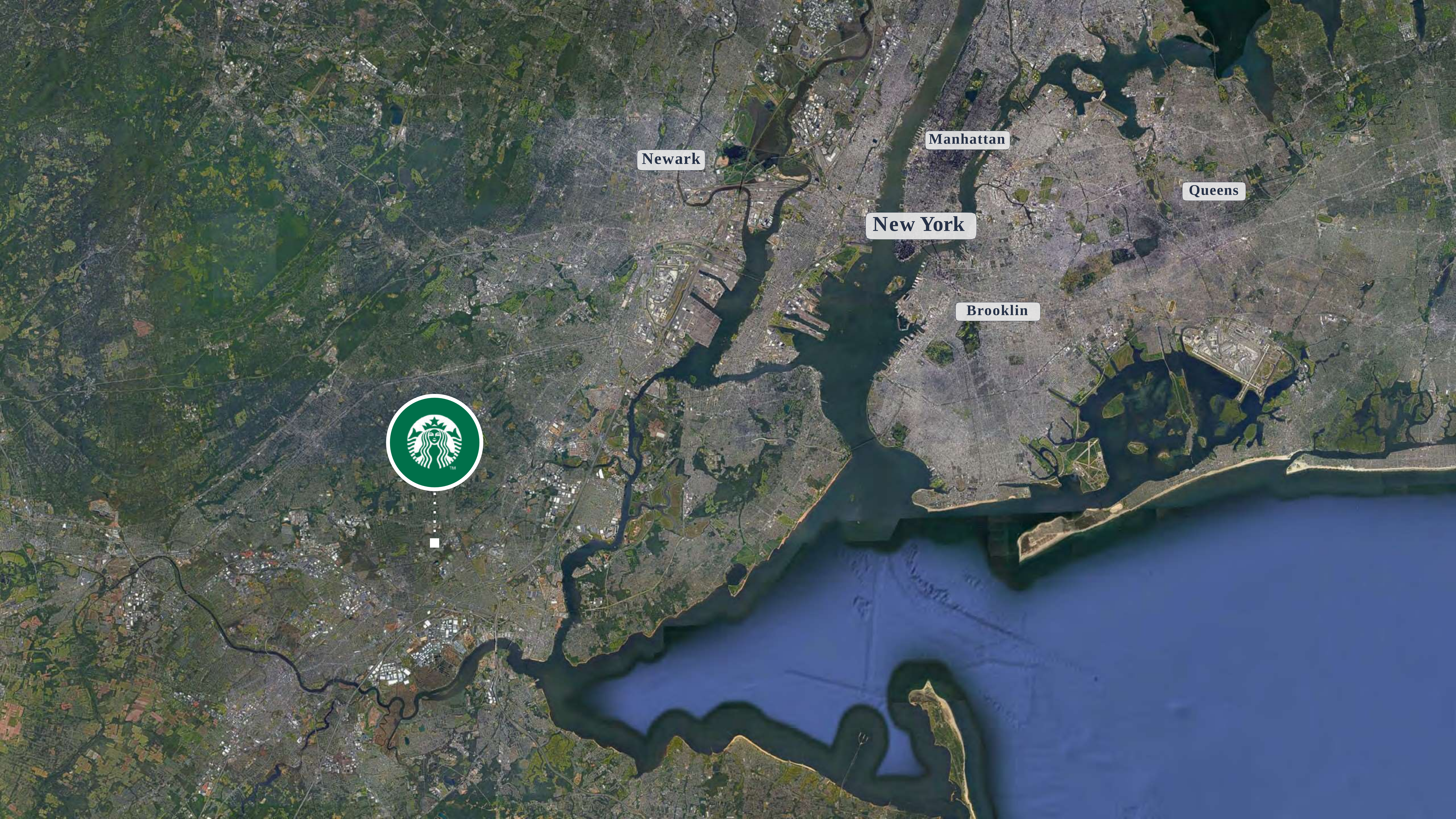
S&P Credit Rating: A-

FORTUNE 500 2017

Ranked # 131

Starbucks Corporation is the premier purveyor of the finest coffee in the world. It purchases and roasts high-quality whole bean coffees along with fresh, rich-brewed coffees, Italian-style espresso beverages, cold blended beverages, a variety of complementary food items, a selection of premium teas, and beverage-related accessories and equipment, primarily through its Company-operated retail stores. Starbucks is committed to selling only the finest whole bean coffees and coffee beverages. They purchase green coffee beans from coffee-producing regions around the world and custom roasts them to its exacting standards for its many blends and single origin coffees.


Hackensack
Meridian Health
JFK Medical Center
499 Beds | 900+ Physicians
James St (14,620+ VPD)
Lincoln Hwy (35,260+ VPD)
RITE AID
7-ELEVEN
Former Location
WELLS FARGO
TD Bank
HSBC
Metuchen High School
650+ Students


Newark
Manhattan
Queens
New York
Brooklin

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INVESTMENT GROUP

Thank You

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