

SECURE
NET LEASE

STARBUCKS

\$2,475,000 | 5.25 %

NEW 10-YEAR CORPORATE NET LEASE | RELO FROM INLINE STORE

6980 Forest Hill Ave, Richmond, VA 23225



FILE PHOTO

CONTACT:

EXCLUSIVE LISTING AGENT

Bob Moorhead

Managing Partner

(214) 522-7200

bob@securenetlease.com

Russell Smith

Vice President

(214) 915-8890

rsmith@securenetlease.com

Hunt Gunter

Vice President

(804) 237-1374

License # 22516590

hunt@thewiltonco.com

SECURE NET LEASE ("Agent") has been engaged as an agent for the sale of the property located at 6890 Forest Hill Ave., Richmond, VA by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.



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INVESTMENT OVERVIEW

PRICE CAP:	\$2,475,000 5.25%
NET OPERATING INCOME:	\$129,907
BUILDING AREA:	2,228 +/- Square Feet
LAND AREA:	0.61 +/- Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	Roof *, Structure & Parking Lot
OCCUPANCY:	100%

INVESTMENT HIGHLIGHTS



**10-YEAR
CORPORATE NET
LEASE**



**DENSE RETAIL
CORRIDOR**



**RELOCATION FROM
INLINE STORE**



S&P RATED AA-

- ✓ **New 10-year Corp. Net Lease, scheduled to commence March 2020. Corp. Net Lease with landlord responsible for Roof, Structure, and Parking Lot. Includes 10% rent increases every 5-years in primary and options.**
- ✓ **The subject Starbucks is approximately 2,228 SF and located less than 5-miles east of Downtown Richmond.**
- ✓ **The Shops at Stratford Hills (0.5 miles) from Starbucks, include Walmart, Target, Office Depot, Wawa, Anytime Fitness, Chick-fil-A, Five-Guys and Lowes.**
- ✓ **Close proximity from Starbucks is the Richmond International Airport, which served 4.3M passengers in 2019.**
- ✓ **Starbucks was relocated from a previous inline store to increase sales. Relocation is huge and convenience is key when competing with other tenants.**



TENANT OVERVIEW



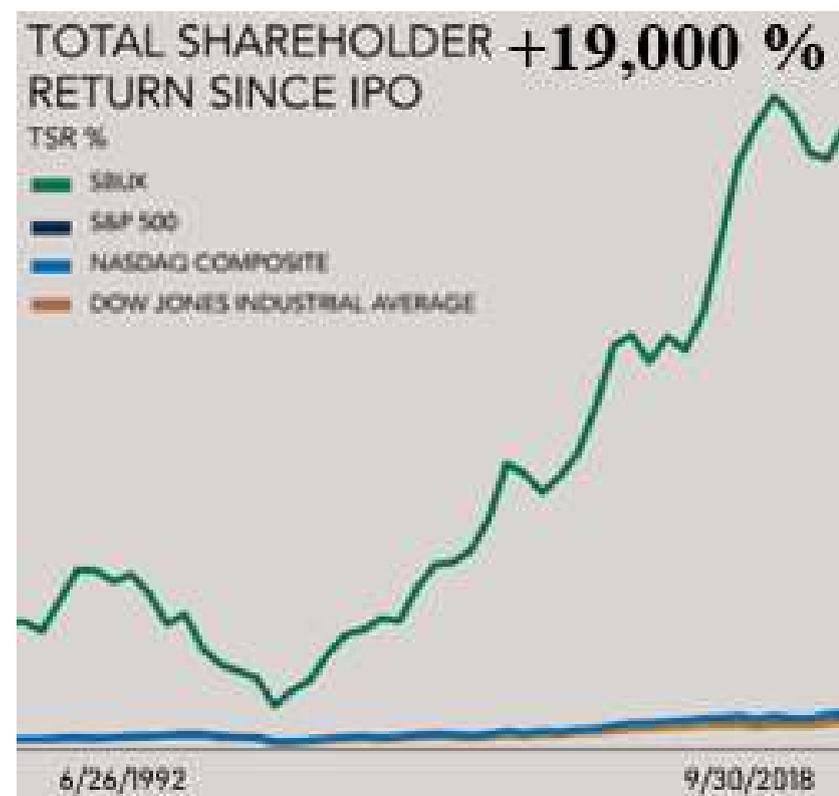
STARBUCKS

www.starbucks.com

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington. Starbucks is the largest coffeehouse company in the world. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Many of the company's products are seasonal or specific to the locality of the store. Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. In fiscal 2018, the company reported an increase in revenues of 10% from the prior year, and net income of \$4.52 billion (up from \$2.88 billion in 2017)

LESSEE:	Starbucks Corporation, a Washington Corporation
NASDAQ:	SBUX
HEADQUARTERS:	Seattle, WA
COUNTRIES:	78 (including the U.S.)
STATES:	50
EMPLOYEES:	Over 350,000
LOCATIONS:	Over 30,100
REVENUE:	\$24.7 Billion (2018)



IN THE NEWS

THE PURSUIT OF DOING GOOD

Source: - Starbucks (August 12, 2019)

Each year since 2001, Starbucks has reported on its efforts to make a positive impact in the communities it serves. Here we reflect on our progress and share the company's results for the 2018 fiscal year.

From the first time Starbucks opened its doors in Seattle's Pike Place Market in 1971, we have been dedicated to exceptional coffee and customer service – and something more.

It started with our early travels to the places where our coffee is grown, understanding that our future is inextricably tied to the futures of farmers and their families. We nurtured personal relationships and built a global network of support to create a new way to produce coffee: one that is sustainable, transparent and good for people and the planet. As the threats of climate change have grown, we have been working to help coffee farms adapt and find innovative solutions in how we build and operate our stores, while reducing the environmental impact of our cups, straws and lids.

Our stores are often the heart of a neighborhood, and we strive to make each one a welcoming and inclusive Third Place. As we have grown, so too has our opportunity to make a positive impact, from alleviating hunger through our food donation program to making investments in local partnerships and coffee- and tea-origin communities through The Starbucks Foundation.

Stitching all these efforts together is a common thread – a green thread – one that is woven in the fabric of our company by the more than 300,000 men and women who proudly wear the green apron. We are dedicated to making our partners proud, providing pay equity and investing in their success. And we are working to hire veterans and military spouses, refugees, Opportunity Youth and those formerly incarcerated, and helping them build their futures once they are with us.

As it has been from the beginning, our purpose goes far beyond profit. We believe in the pursuit of doing good.

This report serves as a transparent acknowledgement of our efforts: where we have achieved and where we have fallen short, and the work still to come. As we look ahead to our centennial anniversary 50 years from now, we hope to build an enduring company by staying true to Our Mission and Values, embracing new ideas and innovating in ways that are meaningful to our customers and inspiring to our partners. We hope you will continue to join us on this journey.

[CLICK HERE TO VIEW MORE](#)

LEASE SUMMARY

Primary Lease Term:	10-Years
Options:	Four, Five Year Periods
Projected Rent Commencement:	March 2020
Projected Lease Expiration:	March 2030
Lease Type:	Corporate Net Lease
Ownership:	Fee Simple Interest
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Roof *, Structure, Parking Lot:	Landlord Responsibility
Primary Term Rent Increases:	10% Every 5-Years
Option Periods Rent Increases:	10% Every 5-Years
Rent Increase Commencement:	Beginning Year 6 in Primary & Year 11 in Options
Annual Rent Years 1-5:	\$129,907
Annual Rent Years 6-10:	\$142,898
Option 1 Years 11-15:	\$157,187
Option 2 Years 16-20:	\$172,906
Option 3 Years 21-25:	\$190,197
Option 4 Years 26-30:	\$209,217



SUBJECT PROPERTY
6890 FOREST HILLS AVE.

FOREST HILL AVENUE
± 30,416 VPD

683

76

150

POWHITE PARKWAY
± 53,394 VPD

CHIPPENHAM PARKWAY
± 70,274 VPD

686



ELKHARDT-THOMPSON MIDDLE SCHOOL
(941 STUDENTS)

HUGUENOT HIGH SCHOOL
(1571 STUDENTS)



CRESTWOOD ELEMENTARY SCHOOL
(560 STUDENTS)



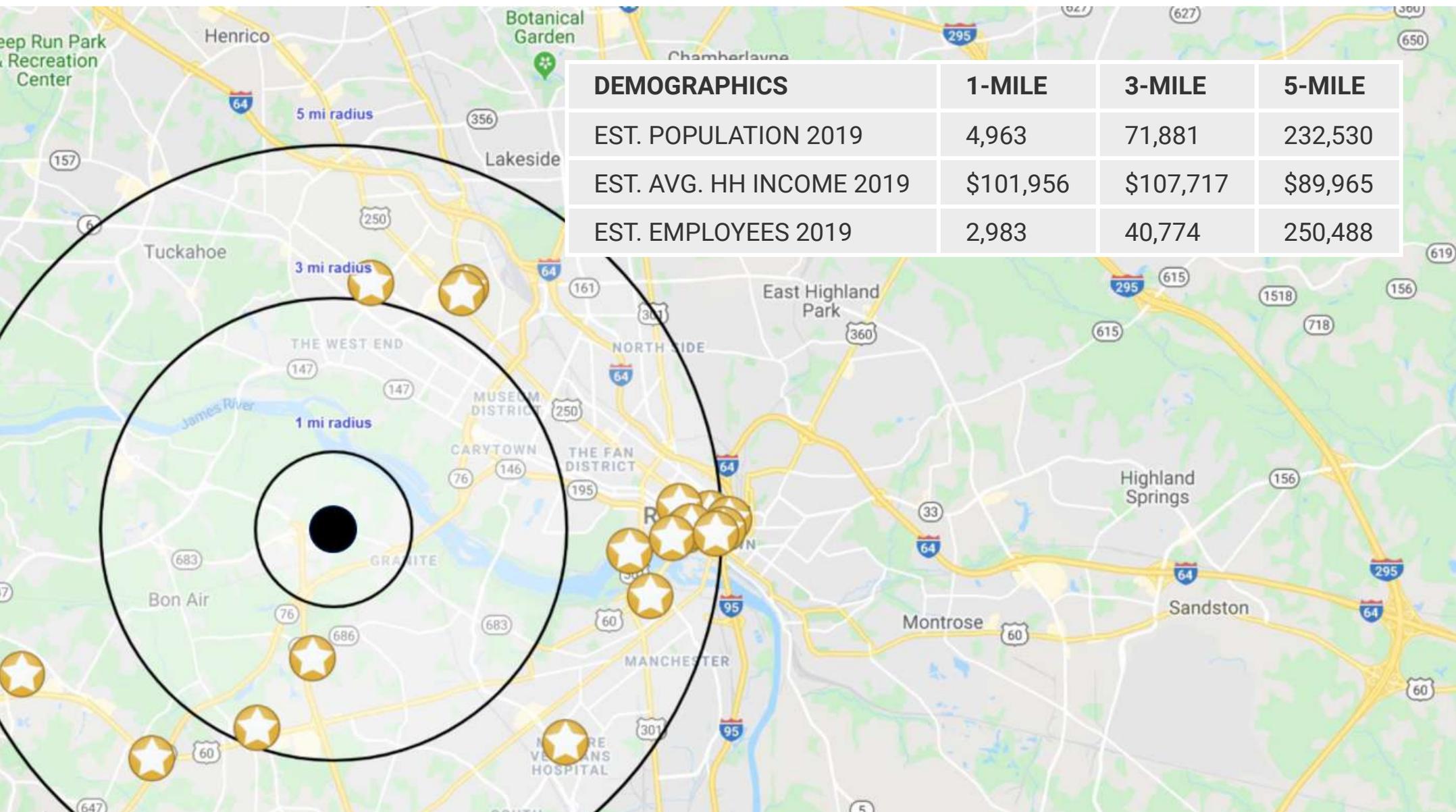
ELIJAH HOUSE ACADEMY



CHIPPENHAM HOSPITAL
(466 BEDS)

FILE PHOTO

LOCATION OVERVIEW



ECONOMIC DRIVERS

[Click here to view google map location](#)

COMPANY (EMPLOYEES)

Southeast Services, Inc. (4,100)

City of Richmond (3,800)

Johnston-Willis Hospital (3,000 + 748 beds)

CJW Medical Center (3,000 + 758 beds)

Health Management Corporation (2,800)

Hunter Holmes VA Medical Center (2,200 + 349 beds)

BH Media Group, Inc. (2,200)

Dominion Energy Services (2,000)

VCU Health System Authority (1,900)

Aimbridge Hospitality, LLC (1,700)

Bon Secours - St. Mary's Hospital (1,600 + 391 beds)

Virginia Department of Social Services (1,600)

Virginia Department of Transportation (1,500)

Virginia Electric and Power Company (1,400)

UPS Ground Freight, Inc. (800)

Virginia Department of Health (800)

Westrock Mww, LLC (741)

Virginia Department of State Police (700)

IMMEDIATE TRADE AREA

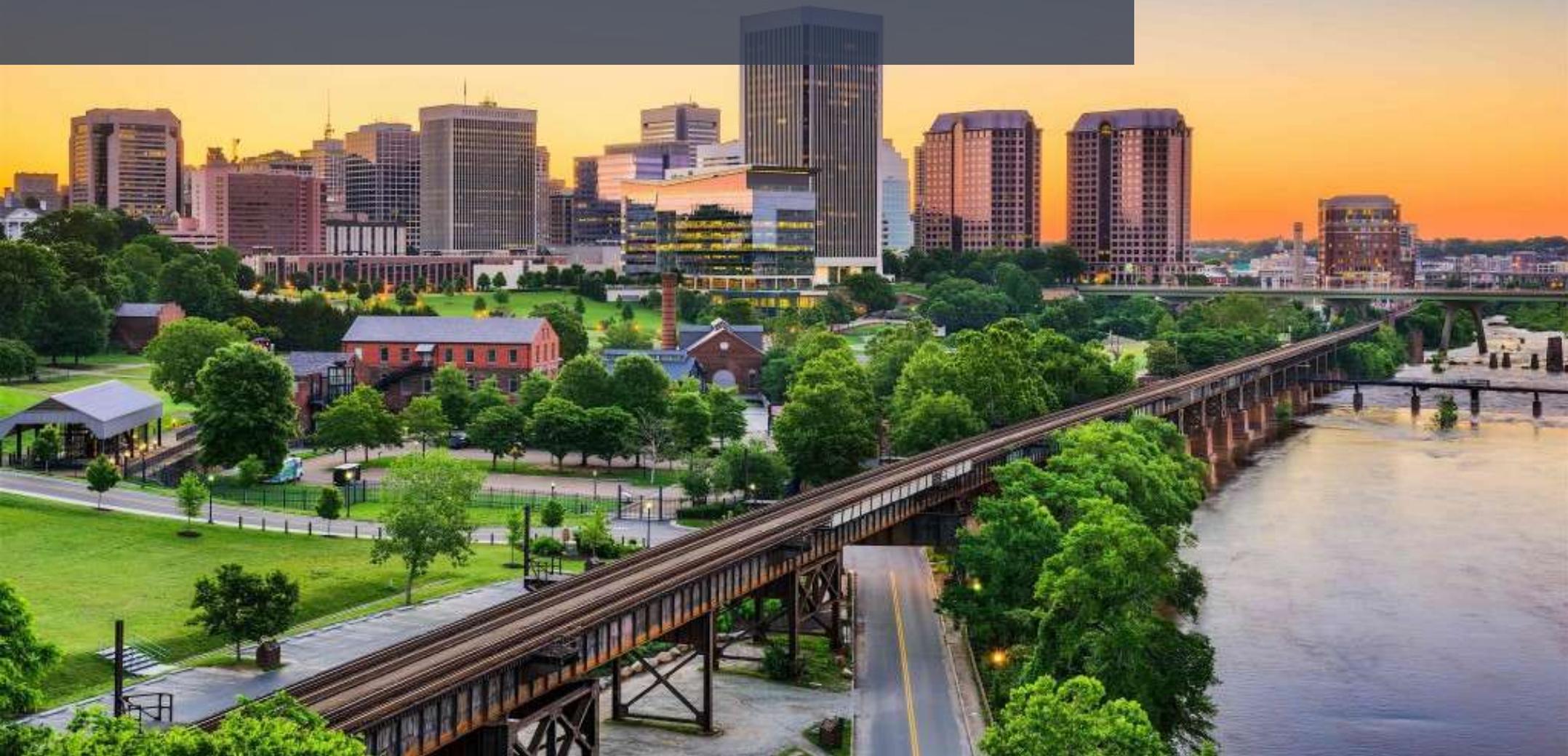
RICHMOND, VIRGINIA

Richmond, the capital of Virginia, is among America's oldest major cities. The subject Starbucks is approximately 2,228 SF and located less than 5-miles east of Downtown Richmond in the middle of numerous large residential areas including single-family homes, apartment complexes and retirement communities. It is less than a 5-minute drive from multiple schools including Henderson Middle School and John Marshall High School as well as walking distance from Westminster Canterbury Retirement Community (home to ± 900 residents). Nearby area generators include the Brookhill Azalea Shopping Center, Lewis Ginter Botanical Garden, Maymount Nature Center, Science Museum of Virginia, Children's Museum of Richmond and Richmond Raceway. Less than 0.5 miles away from the subject property is The Shops at Stratford Hills, a highly populated retail shopping area in Richmond. The Shops at Stratford Hills, include Walmart, Target, Office Depot, Wawa, Anytime Fitness, Chik-fil-A, Five-Guys and Lowes.



Walmart - Richmond, VA

GREATER RICHMOND REGION



RICHMOND, VA

Richmond is the capital city of the Commonwealth of Virginia. It is the center of the Richmond Metropolitan Statistical Area (MSA) and the Greater Richmond Region. Richmond was incorporated in 1742 and has been an independent city since 1871. As of the 2010 census, the city's population was 204,214; in 2018, the population was estimated to be 228,783, making Richmond the fourth-most populous city in Virginia. Richmond's economy is primarily driven by law, finance, and government, with federal, state, and local governmental agencies, as well as notable legal and banking firms in the downtown area.

RICHMOND, VIRGINIA MSA

The Greater Richmond Region, the Richmond metropolitan area or Central Virginia, is a region and metropolitan area in the U.S. state of Virginia, centered on Richmond. The U.S. Office of Management and Budget (OMB) defines the area as the Richmond, VA Metropolitan Statistical Area, a Metropolitan Statistical Area (MSA) used by the U.S. Census Bureau and other entities. The OMB defines the area as comprising thirteen counties, including the principal cities of Richmond, Petersburg, Hopewell, and Colonial Heights. As of 2016, it had a population of 1,263,617, making it the 45th largest MSA in the country.

The Greater Richmond Region is located in the central part of Virginia. It straddles the Fall Line, where the coastal plain and the Piedmont come together on the James River at Richmond and the Appomattox River at Petersburg. The English established each as colonial ports in the 17th century. The Greater Richmond Metro region is considered to be the southern extension of the Northeast megalopolis.

An economically progressive city and Virginia's capital, Richmond offers a wealth of amenities not easily found among other East Coast municipalities. Richmond's complete livability can be measured in numerous ways: beautiful neighborhoods with striking architecture, and a vast cultural and educational heritage befitting its more than 200,000 citizens.

Nationally recognized for its vitality and New Economy embrace, Richmond's diversified employment base extends from chemical, food and tobacco manufacturing to biotechnology, semiconductors and high-tech fibers. The city consistently ranks among "Best Places to Live and Work in America" in several national publications. For the five million who visit each year, Richmond is increasingly recognized for many distinguished yet unheralded qualities long enjoyed by those who already live here.



Richmond is among a handful of mid-sized cities to offer a flourishing cultural community enhanced by several first-class museums and prominent universities, its own symphony, professional ballet and opera, and numerous theater companies and art galleries.

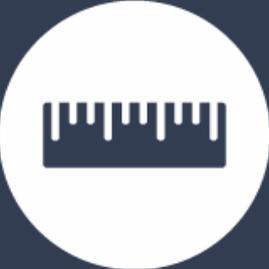
While offering easy access to the ocean, mountains and Washington, D.C., Richmond features countless pastimes at home. Trendy boutiques and restaurants, numerous sports and entertainment attractions, outdoor pursuits among one of the nation's largest river park systems, and a treasure trove of historic landmarks provide fun times galore.

Law and finance have long been driving forces in the economy. Dominion Energy and WestRock, Fortune 500 companies, are headquartered in the city, with others in the metropolitan area. Richmond is particularly known for its bankruptcy court. The city is home to both the United States Court of Appeals for the Fourth Circuit, one of 13 United States courts of appeals, and the Federal Reserve Bank of Richmond, one of 12 Federal Reserve Banks, as well as offices for international companies such as Genworth Financial, Capital One, Philip Morris USA, and numerous other banks and brokerages. Richmond is also home to four of the largest law firms in the United States: Hunton & Williams, McGuireWoods, Williams Mullen, and LeClairRyan.

SITE PLAN



26 +/- PARKING SPOTS



0.61 +/- ACRES



2,228 +/- SQ. FT.

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU!

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430