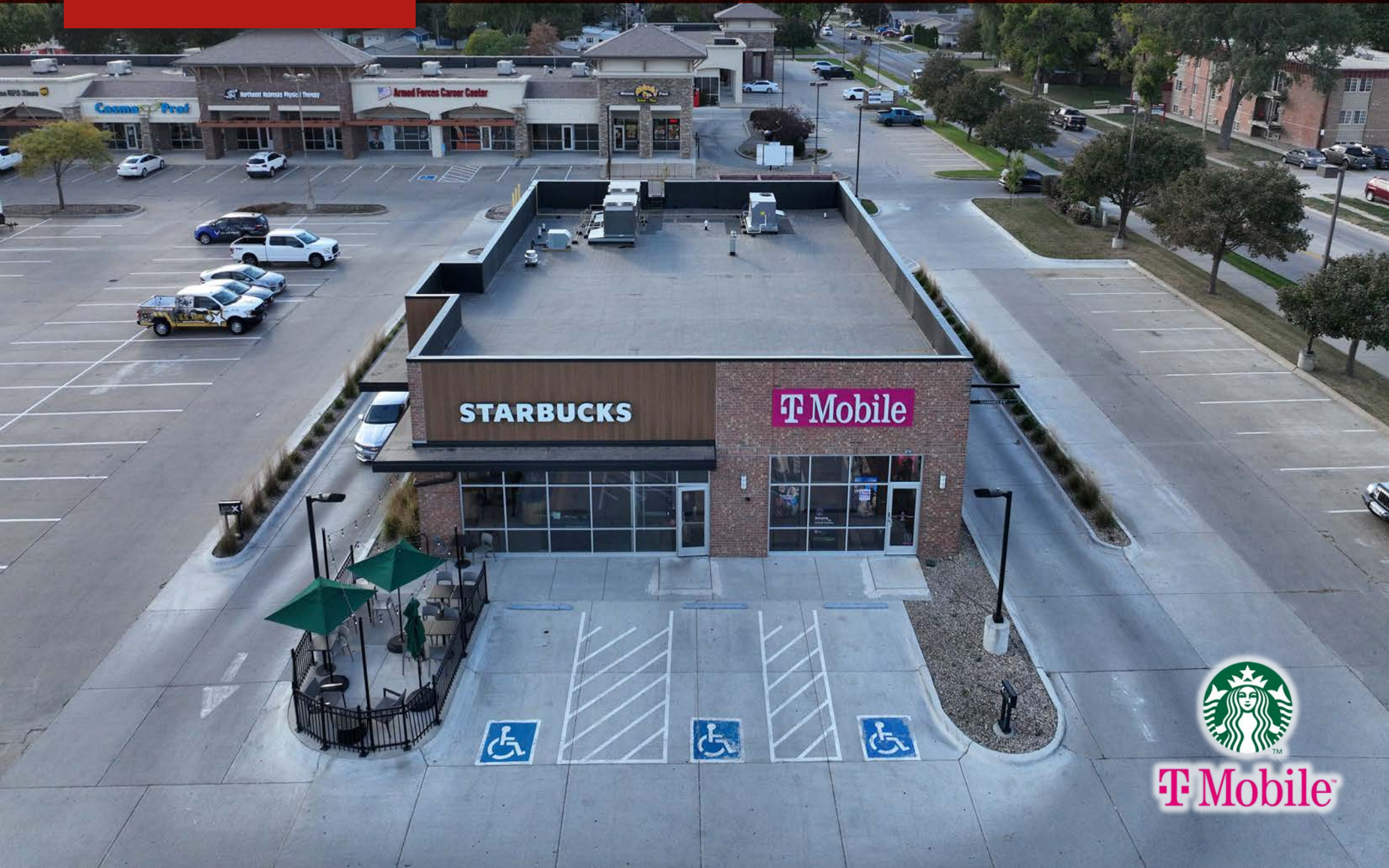




STARBUCKS | T-MOBILE

700 S. 13TH STREET, NORFOLK, NEBRASKA 68701



T-Mobile

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

The information ("Information") contained in this Offering Memorandum ("Memorandum") is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 700 S. 13th Street, Norfolk, NE ("Property") to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Alrig USA, the owner of the Property ("Owner").

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner's obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner's request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

EXCLUSIVELY OFFERED BY DEVELOPER

VINCENT PIPIA

Director of Dispositions

Mobile: 586.405.9656

Direct: 248.480.8058

vincent@alrigusa.com

ALRIG USA

30200 Telegraph Road | Suite 205
Bingham Farms, MI 48025
(248) 646-9999
dispositions@alrigusa.com



HIGHLIGHTS

100% Occupied Two Tenant Retail Building | Leased to Starbucks and T-Mobile

Starbucks Has 8 Years Remaining on Initial 10-Year NN Lease | Leaving Minimal Landlord Responsibilities

T-Mobile is Operating on a 5-Year NN Lease | Minimal Landlord Responsibilities

Corporately Guaranteed Leases for Both Tenants

Investment Grade Credit Tenants | Starbucks S&P Rating of BBB+ and T-Mobile US S&P Rating of BBB-

Favorable Rent Increases Every Five Years, Including All Option Periods

State-Of-The-Art Design | Built in 2023

Starbucks Space Equipped w/ End-Cap Drive-Thru Lane

Large Parcel Size 1.24 Acres | 69 Parking Spaces

Outparcel to Pasewalk Plaza, a 35K+ Sq Ft Neighborhood Center w/ a Mix of National and Regional Tenants

Strategically Located at the Signalized, Hard Corner Intersection of 13th Street and Pasewalk Ave, Averaging a Combined 28,500 Vehicles Passing by Daily

Also Benefits From Nearby Access onto US Hwy 275 (17,600 VPD) and State Hwy 35 (11,400 VPD)

Average Household Income of Over \$79,400 Within a 5 Mile Radius of The Property

Surrounding National Retailers Include; Walmart Supercenter, Harbor Freight, Hy-Vee, Target, DaVita Dialysis, Menards, CVS, Raising Canes, Burger King, McDonald's, Hobby Lobby, Taco Bell, UPS, Tractor Supply and Many More...

INVESTMENT OVERVIEW

STARBUCKS | T-MOBILE //
700 S. 13th Street, Norfolk, NE 68701



PRICE

\$2,869,437



CAP RATE

6.75%

LEASABLE SQUARE FOOTAGE:

4,304 SF +/-

LAND AREA:

1.24 ACRES

NET OPERATING INCOME:

\$193,687

YEAR BUILT:

2023

LEASE TYPE:

NN

LEASE TERM:

SBUX: 10 YEARS
T-MOBILE: 5 YEARS

RENT COMMENCEMENT

SBUX: SEPT 1, 2023
TMOB: MAR 4, 2025

RENT INCREASES

SBUX: 8% Every 5-Yrs
TMOB: 10% Every 5-Yrs

RENT EXPIRATION:

SBUX: FEB 28, 2033
TMOB: MAR 1, 2030



VINCENT PIPIA | Dispositions Associate

30200 Telegraph Road, Suite 205, Bingham Farms, MI 48025
Mobile: 586.405.9656 vincent@alrigusa.com











SITE PLAN

9,000
VEHICLES PER DAY

W. PASEWALK AVE.



OneMain
Financial

UNICO



PYLON SIGN

ARMED FORCES
CAREER CENTER

Columbus
Physical
Therapy, PC

CosmoProf



19,500
VEHICLES PER DAY

insurance 365
Today. Tomorrow. Always.

S. 13TH S.



taco
john's



SUBWAY

S. 14TH ST.

BLUFF AVE.

Suite	Tenant	SQ FT
01	Starbucks	2,462
02	T-Mobile	1,842



VINCENT PIPIA | Dispositions Associate

30200 Telegraph Road, Suite 205, Bingham Farms, MI 48025
Mobile: 586.405.9656 vincent@alrigusa.com

LEASE OVERVIEW



TENANT INFO			LEASE TERM			CURRENT BASE RENT					
TENANT	GLA	% OF GLA	LEASE TYPE	BEGIN	END		BEGIN	END	ANNUAL	PSF	Increase
STARBUCKS	2,462	57%	NNN	9/1/2023	2/28/2033		YEAR 1	YEAR 5	\$123,690	\$50.24	-
							YEAR 6	YEAR 10	\$133,588	\$54.26	8%
						Option 1:	YEAR 11	YEAR 15	\$144,273	\$58.60	8%
						Option 2:	YEAR 16	YEAR 20	\$155,819	\$63.29	8%
						Option 3:	YEAR 21	YEAR 25	\$168,277	\$68.35	8%
						Option 4:	YEAR 26	YEAR 30	\$181,744	\$73.82	8%
T-MOBILE	1,842	43%	NNN	3/4/2025	3/1/2030		YEAR 1	YEAR 5	\$69,996	\$38.00	-
						Option 1:	YEAR 6	YEAR 10	\$76,995	\$41.80	10%
						Option 2:	YEAR 11	YEAR 15	\$84,695	\$45.98	10%
						Option 3:	YEAR 16	YEAR 20	\$93,194	\$50.58	10%
TOTAL:	4,304	100%	TOTAL CURRENT NOI:								\$193,687

TENANT OVERVIEW

STARBUCKS

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It was founded in 1971 by Jerry Baldwin, Zev Siegl, and Gordon Bowker at Seattle's Pike Place Market initially as a coffee bean wholesaler. Starbucks was converted into a coffee shop serving espresso-based drinks under the ownership of Howard Schultz, who was chief executive officer from 1986 to 2000 and led the aggressive expansion of the franchise across the West Coast of the United States.

As of November 2022, the company had 35,711 stores in 80 countries, 15,873 of which were located in the United States. Of Starbucks' U.S.- based stores, over 8,900 are company-operated, while the remainder are licensed. It is the world's largest coffeehouse chain. The company is ranked 120th on the Fortune 500 and 303rd on the Forbes Global 2000, as of 2022.

Starbucks consolidated revenues increased to \$36.2 billion in fiscal 2024. Starbucks results for fiscal 2024 demonstrated the overall strength of the brand. Performance is highly dependent on the North American operating segment, which compromised approximately 75% of consolidated total net revenues in fiscal 2024 with revenue from company-operated stores accounting for 85% of total net revenues.

Prior to the global COVID-19 pandemic, approximately 80% of Starbucks transactions in the U.S. company-operated stores were "on-the-go" occasions. Starbucks has introduced new store formats, such as Starbucks Pickup, Starbucks Now Stores, and curbside pickup to enhance the "on-the-go" customer experience and improve operating efficiency across Starbucks stores in certain major metropolitan areas in the U.S. New store formats are suitable for customers who prefer to order ahead and pay through the Starbucks Mobile App for pick-up.



STARBUCKS®

TENANT // GUARANTEE
CORPORATE

OWNERSHIP
PUBLIC

OF LOCATIONS
35,710+

HEADQUARTERS
SEATTLE, WA

YEAR FOUNDED
1971

ANNUAL REVENUE
\$36.2 BILLION

STOCK TICKER
NASDAQ: SBUX

CREDIT RATING
S&P: BBB+

WEBSITE
WWW.STARBUCKS.COM

TENANT OVERVIEW

T-MOBILE

T-Mobile U.S. Inc. (NASDAQ: TMUS) is America's supercharged Un-carrier, delivering an advanced 4G LTE and transformative nationwide 5G network that will offer reliable connectivity for all. T-Mobile's customers benefit from its unmatched combination of value and quality, unwavering obsession with offering them the best possible service experience and undisputable drive for disruption that creates competition and innovation in wireless and beyond. Based in Bellevue, Wash., T-Mobile provides services through its subsidiaries and operates its flagship brands, T-Mobile, Metro by T-Mobile and Sprint.

T-Mobile USA is a Nation wide provider of wireless voice, messaging and data services capable of reaching over 308 million Americans where they live, work, and play. They employ approximately 52,000 employees as of December 2019. Deutsche Telekom beneficially owns and possesses majority voting power of the fully diluted shares of T-Mobile US's common stock. The total full year 2022 revenues of T-Mobile were \$79.57 Billion.

On April 1, 2020, T-Mobile US and Sprint Corporation completed their merger with T-Mobile now being the whole owner of Sprint, making Sprint an effective subsidiary of T-Mobile until the Sprint brand is officially phased out. Leadership, background, and stock changes happened immediately, with customer side changes happening over time. No timeline has been released for these changes.

T Mobile™

TENANT // GUARANTEE
CORPORATE

OWNERSHIP
PUBLIC

OF LOCATIONS
20,100+

HEADQUARTERS
BELLEVUE, WA

2022 REVENUE
\$79.57 BILLION

2022 NET INCOME
\$2.59 BILLION

STOCK TICKER
NASDAQ: TMUS

CREDIT RATING
S&P: BBB-

WEBSITE
WWW.T-MOBILE.COM

NORFOLK, NEBRASKA

Norfolk is located in Northeast Nebraska in Madison County in the Elkhorn River Valley, 112 miles northwest of Omaha, 121 miles north of Lincoln, and 75 miles southwest of Sioux City, Iowa. U.S. Highways 81 and 275, and Nebraska Highways 24 and 35 intersect in Norfolk. Norfolk has a 2024 population of 26,233. It is the principal city of the Norfolk Micropolitan Statistical Area. Norfolk accommodates several branch offices for Madison County as well as a separate State Highway Patrol Center and serves a 23-county area.

Norfolk is the economic center for an area encompassing six counties. Basic economic activities of Norfolk are manufacturing, farming (both livestock and grain), education, retailing, and wholesaling. Manufacturing employs over 4,059 people. Norfolk is the major retail trade center for Northeast Nebraska. Good industrial diversification includes steel production and fabrication, injection molded plastics, industrial hose production, value added Ag, and food processing. Norfolk has a pro-business climate, and local leadership is focused on ensuring industries have the infrastructure, workforce, and tools needed to succeed in the global economy. Major local manufacturers include Nucor, Covidien, Continental, Norfolk Iron and Metal, Wis-Pak. Major nonmanufacturing commercial employers include Wal-Mart and Associated Wholesale Grocers, formerly known as Affiliated Foods Midwest. Other major employers include Faith Regional Health Services and Norfolk Public Schools.

Places to visit in Norfolk are AquaVenture, Elkhorn Valley Museum, Ta-Ha-Zouka Park, Norfolk Arts Center, Divots Convention Center. There are outdoor activities like camping and kayaking to cultural attractions like the Norfolk Arts Center—there’s always something new to explore in this vibrant city.

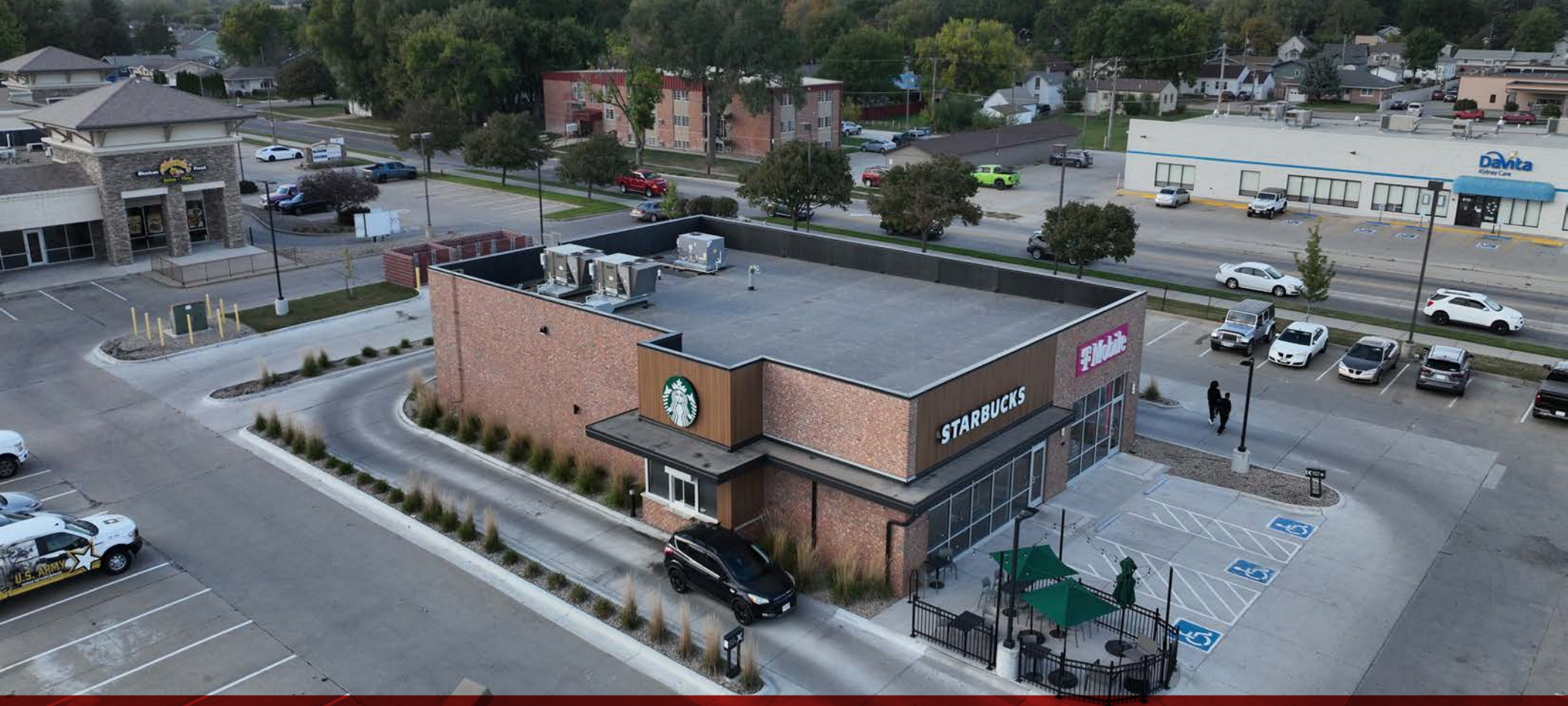
Norfolk has a single post-secondary educational institution, Northeast Community College. The Norfolk Public School District has an enrollment of over 4,000 students. There are seven elementary schools, six in Norfolk and one in the Woodland Park community; one preschool; one junior high school; and two high schools, Norfolk Senior High School and Alternatives.

There is one commercial airport, Norfolk Regional Airport. The nearest major airport is Sioux Gateway Airport. This airport has domestic flights from Sioux City, Iowa and is 80 miles from the center of Norfolk, NE.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	9,406	26,835	29,733
2029 Population Projection	9,495	26,926	29,917
Annual Growth 2024-2029	0.2%	0.1%	0.1%
Median Age	36.4	37.3	37.4
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Total Households	3,855	10,855	12,002
HH Growth 2024-2029	0.2%	0.1%	0.1%
Average Household Income	\$68,629	\$78,114	\$79,405
INCOME	1 MILE	3 MILES	5 MILES
Median Home Value	\$144,697	\$190,939	\$189,053
Median Year Built	1962	1975	1976



FOR SALE BY DEVELOPER

VINCENT PIPIA
Director of Dispositions

Direct: 248.480-8058
Mobile: 586.405.9656
Email: vincent@alrigusa.com



ALRIG USA

30200 Telegraph Road
Suite 205
Bingham Farms, MI 48025
(248) 646-9999