



REPRESENTATIVE PHOTO



STARBUCKS | NN LEASE

56 Crystal Run Road, Middletown NY 10941

Presented By:

LAURENCE LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-8383

E: LL@LandmarkRECO.com

KYLE STAR | SALES ASSOCIATE

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

JORDAN LIEBOWITZ | SALES ASSOCIATE

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Landmark Real Estate Co., LLC or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is Landmark Real Estate Co., LLC representatives listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Landmark Real Estate Co., LLC.

Neither Landmark Real Estate Co., LLC representative nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Landmark Real Estate Co., LLC with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Landmark Real Estate Co., LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

INVESTMENT OVERVIEW

The Property is located at 56 Crystal Run Road in Middletown NY approximately 60 miles North of NYC. The signalized corner property is located directly off of Route 17; the property is less than .5 miles away from the Route 17 and I-84 Interchange. The property is surrounded by national tenants and the Garnet Health Medical Center is also .5 miles down the Road.

Traffic Counts(Vehicles Per Day):
Crystal Run Road: 18,261
Route 17: 53,043
I-84: 75,020



DEAL POINTS

LANDLORD OBLIGATIONS: ROOF & STRUCTURE

NO KICKOUT

NEW HIGH QUALITY 2024 CONSTRUCTION

SCHEDULED INCREASES IN RENT

COMMENCEMENT JULY 2024

TEN YEAR BASE TERM

BEST LOCATION IN TOWN

OFFERING SPECIFICATIONS

NET OPERATING INCOME \$210,000

SQUARE FOOTAGE 2,500

LAND SIZE 1.1 AC

YEAR BUILT 2024

FINANCIAL SUMMARY

STARBUCKS | NN LEASE

56 Crystal Run Road, Middletown NY 10941

FEE SIMPLE OWNERSHIP

PRICING OVERVIEW

\$4,200,000.00

5.00% Cap Rate

SUMMARY

TENANT NAME	STARBUCKS
SQUAREFOOTAGE	2,500
LEASEBEGINS	7/1/2024
LEASEENDS	7/1/2034
ANNUALRENT	\$210,000
OPTIONS	FOUR, 5 YEAR

OPERATING SUMMARY

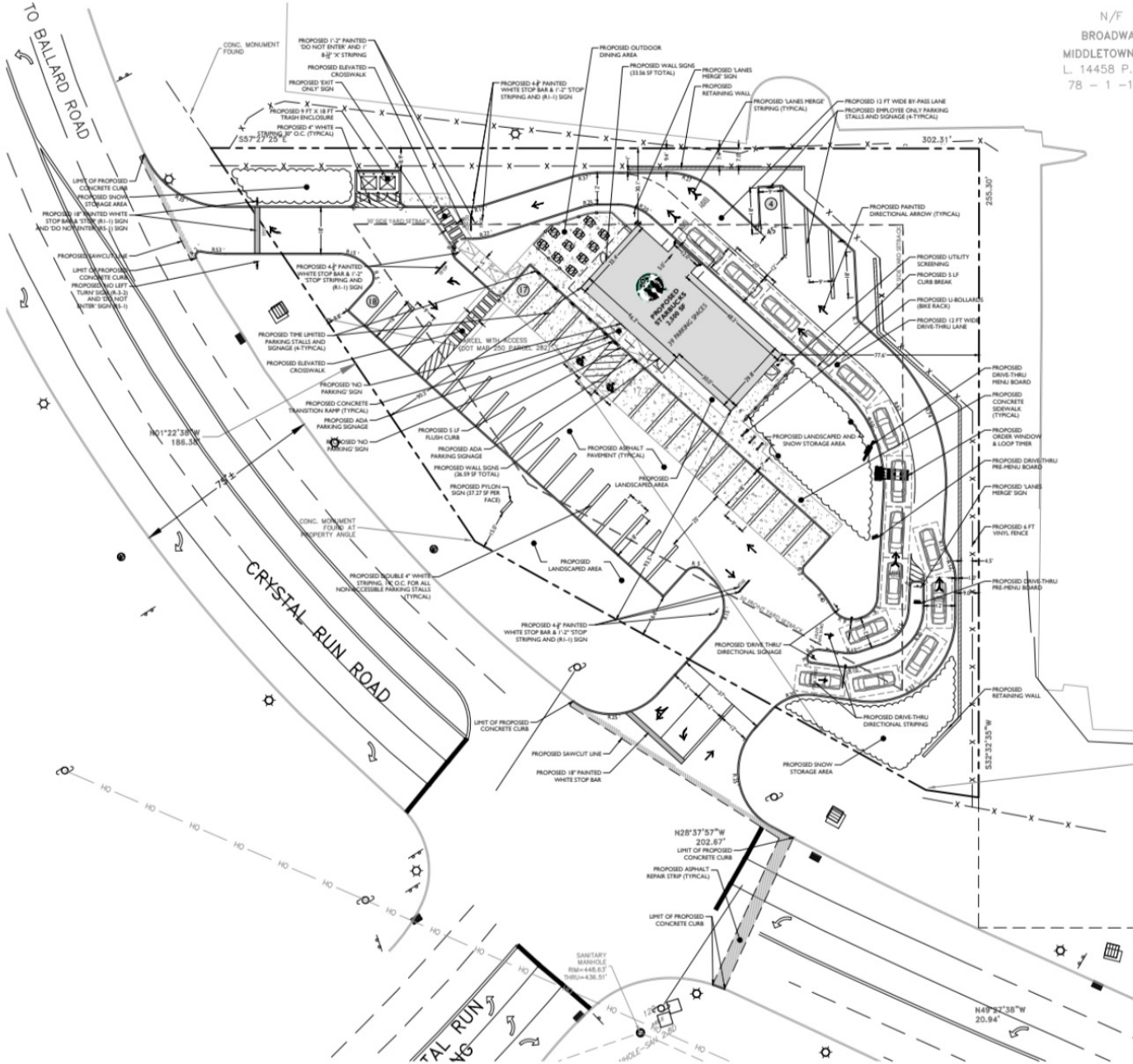
NET OPERATING INCOME	
Years 1-2	\$210,000
Year 3	\$210,000
Year 4	\$210,000
Year 5	\$210,000
Year 6	\$210,000
Year 7	\$210,000
Year 8	\$210,000
Year 9	\$210,000
Year 10	\$210,000
Year 11-15	\$231,000
Year 16-20	\$254,100
Year 21-25	\$279,510
Year 26-30	\$307,461

LOCATION AERIAL



SITE PLAN

N/F
BROADWAY
MIDDLETOWN
L. 14458 P.
78 - 1 -1



LAND USE AND ZONING			
SECTION 78, BLOCK 1, LOT 12.1			
OFFICE AND RESEARCH DISTRICT (OR)			
PROPOSED USE	OFFICE AND RESEARCH ESTABLISHMENT	SPECIAL PERMIT REQUIRED	
ZONING REQUIREMENT		REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 SF	49,447 SF	49,447 SF
MINIMUM LOT WIDTH	200 FT	292.9 FT	292.9 FT
MINIMUM LOT DEPTH	200 FT	251.5 FT	251.5 FT
MAXIMUM PERMISSIBLE COVERAGE	40%	-	33.3% (27,434 SF)
MAXIMUM BUILDING COVERAGE	40%	-	5.1% (2,366 SF)
MAXIMUM BUILDING HEIGHT	100 FT	-	1 STORY
MINIMUM FRONT YARD SETBACK	30 FT	-	76.3 FT
MINIMUM SIDE YARD SETBACK	30 FT	-	181 FT
MINIMUM REAR YARD SETBACK	30 FT	-	N/A

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 248-12 C (2)	ACCESSIBLE PARKING REQUIRED: 25 TO 30 TOTAL SPACES = 3 SPACES REQUIRED	3 SPACES
§ 248-12 D (1)	MINIMUM PARKING SPACE SIZE: 9 FT X 18 FT	9 FT X 18 FT
§ 248-12 D (2)	MINIMUM REQUIRED DRIVEWAY WIDTH: 13 FEET ONE-WAY 24 FEET TWO-WAY	30 FT 37 FT
§ 248-12 D (4)	ACCESS DRIVEWAY WIDTH: 90 DEGREE PARKING = 25 FT 45 DEGREE PARKING = 13 FT	25 FT 13 FT
§ 248-12 F	REQUIRED PARKING: EATING AND DRINKING ESTABLISHMENT: 1 SPACE PER 50 SF OF G.A. (1 SPACES/50) = (2,367 SF) = 47 SPACES	47 SPACES (2)

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 248-11 N(1)(b)	WALL SIGNS: TOTAL SIGNABLE AREA: 1.54 PER LF OF WALL FRONTING A STREET FRONT FACADE = 79.33 LF ALLOWABLE SIGN AREA = 79.33 SF	FRONT (F4) = 26.59 SF SIDE (S4) = 33.84 SF TOTAL = 60.43 SF
§ 248-11 N(1)(c)	FREE-STANDING SIGNS: MAXIMUM HEIGHT = 25 FT MAXIMUM AREA (AGGREGATE) = 250 SF MAXIMUM AREA (INDIVIDUAL FACE) = 150 SF	HEIGHT = 10.8 FT AGG. AREA = 24.54 SF IND. FACE = 37.27 SF
§ 248-11 J(1)(b)	MINIMUM SETBACK = 15 FT	15.0 FT
§ 248-11 J(1)(c)	ATTACHED WALL SIGNS MAY ONLY BE DIRECTLY ILLUMINATED	CORPUS
§ 248-11 J(2)(g)	FREE-STANDING SIGNS MAY EITHER BE DIRECTLY OR INDIRECTLY ILLUMINATED	DIRECT ILLUMINATION



TENANT PROFILE



Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 35,711 locations globally. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts through its Global Coffee Alliance with Nestlé S.A. ("Nestlé"). In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names. Starbucks 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 United States. New store formats are suitable for customers who prefer to order ahead and pay through the Starbucks® Mobile App for pick-up. As of 2020, Forbes ranked Starbucks as the world's second-largest restaurant company and the world's 393rd-largest company overall, as well as ranking 37th on Forbes' World's Most Valuable Brands 2020.

Starbucks' consolidated revenues increased 11% to \$32.3 billion in fiscal 2022 compared to \$29.1 billion in fiscal 2021, primarily driven by strength in its U.S. business and growth in the international segment. North America's total net revenues for fiscal 2022 increased \$2.9 billion, or 14%, primarily due to a 12% increase in comparable store sales (\$2.2 billion) driven by a 7% increase in average ticket and a 5% increase in transaction. Also contributing to these increases were the performance of net new company-operated store openings over the past 12 months (\$628 million). Revenue from company-operated stores accounted for 82% of total net revenues during fiscal 2022. Revenue for the Channel Development segment increased \$250 million, or 16% when compared with fiscal 2021, driven by higher product sales and royalty revenue from the Global Coffee Alliance and growth in the global ready-to-drink business. In fiscal 2022, Starbucks announced its plan in the U.S. market to increase efficiency while elevating the partner and customer experience (the "Reinvention Plan"). The investments in partner wages and trainings will increase retention and productivity while the acceleration of purpose-built store concepts and innovations in technologies will provide additional convenience and connection with its customers. Starbucks is rated "BBB+" by Standard & Poor's and "Baa1" by Moody's.

For more information, please visit www.starbucks.com.

FOUNDED	HEADQUARTERS	# OF LOCATIONS	SALES
NASDAQ: "SBUX"	Seattle, WA	35,711+	\$32.3B





Middletown | New York

STARBUCKS | NN LEASE

56 Crystal Run Road, Middletown NY 10941

Presented By:

LAURENCE LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-8383

E: LL@LandmarkRECO.com

JORDAN LIEBOWITZ | SALES ASSOCIATE

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

KYLE STAR | SALES ASSOCIATE

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com



392 Main Street | Wyckoff, NJ | 07481