



STARBUCKS | NN LEASE

195 Mill Road, Westhampton Beach NY 11978

Presented By:

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INVESTMENT OVERVIEW

Westhampton Beach is an incorporated village in the Town of Southampton, in Suffolk County on the South Shore of Long Island and is consider the entrance to the tawny Hamptons market. The Hamptons market is located on the south fork of Long Island and is home to some of the wealthiest zip codes with the highest home values in the country.

The investment opportunity is located on the traffic circle of Westhampton which connects a five corner intersection of Mill Road, Oak Street, Brook Road, School Street and Potunk Lane, and serves as the entrance to this well-heeled downtown shopping district. The site is within walking distance of luxury residences, Westhampton Beach High School and the vibrant downtown shopping area.



PRICING OVERVIEW

\$5,294,118.00	4.25% Cap Rate
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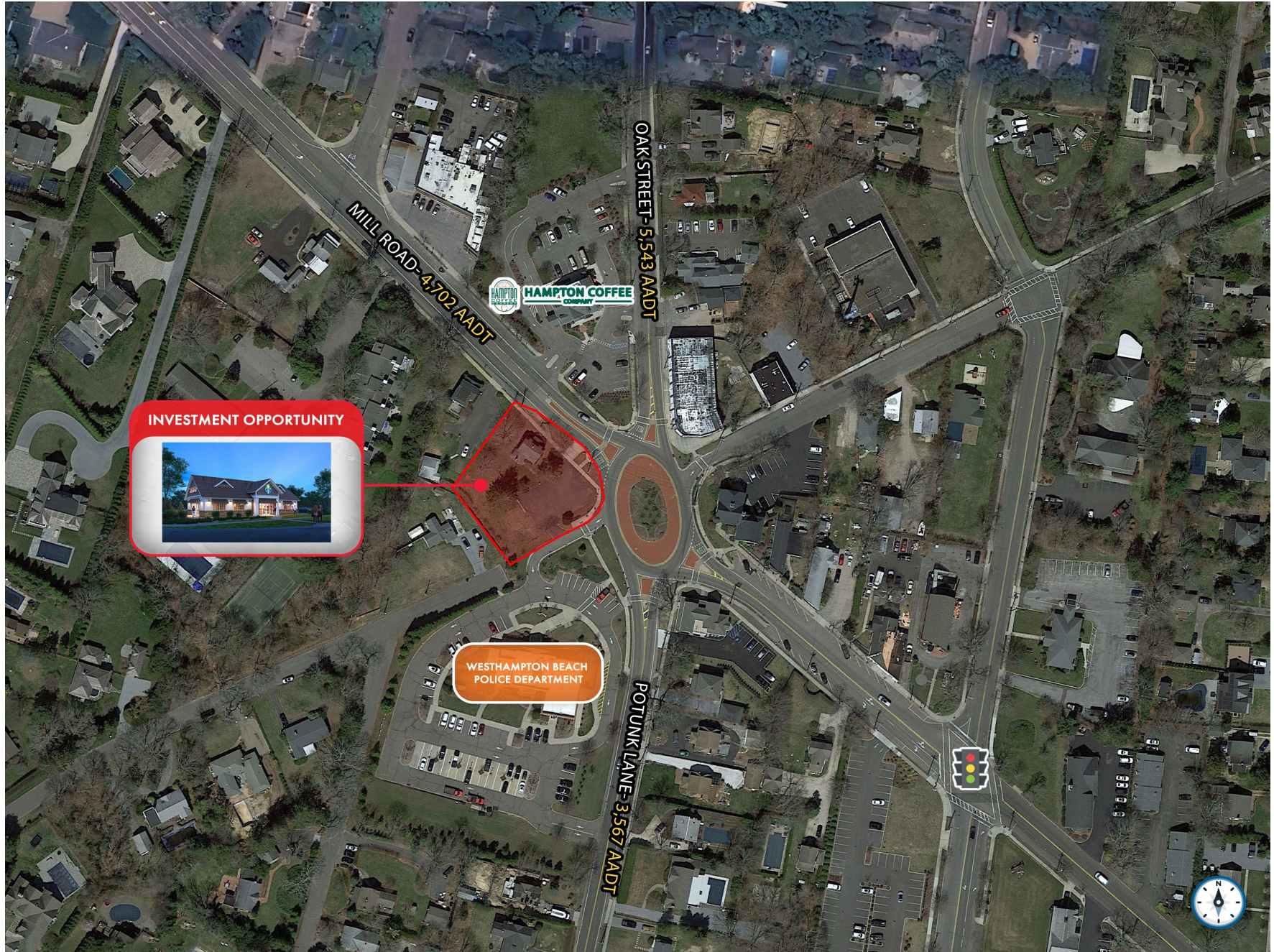
DEAL POINTS

Tenant	Starbucks
Property Address	195 Mill Road Westhampton Beach, NY
Parcel ID	0905-008-00-02-00-023-000
Lot Size	.37 Acres
Building Size	2,300 SF
Leasing Commencement	September 1st, 2024
Initial Term Expiration	August 31st, 2034
Lease Term	Ten Year Term
Options	4 (5) Year Options
Net Operating Income (NOI)	\$225,000
Increases	10% increases every 5 years
Guarantor	Starbucks Coffee Company
Landlord Responsibilities	NN; Landlord responsible for Roof, Structure and building systems
Ownership Type	Fee Simple

LOCATION AERIAL 1



LOCATION AERIAL 2



UNDER CONSTRUCTION PHOTO: 10/16/24



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





Westhampton | New York

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