

INVESTMENT OFFERING



STARBUCKS
417 N Pine St
DeRidder, LA 70634



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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and Rod Noles ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,381,783
DOWN PAYMENT	100% / \$2,381,783
RENTABLE SQUARE FEET	2,500 SF
CAP RATE	6.25%
YEAR BUILT	2025
LOT SIZE	1.00 AC
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Starbucks
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsibility
ROOF WARRANTY	Yes, Long-Term Transferable Warranty
ORIGINAL LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	04/15/2025
LEASE EXPIRATION DATE	04/14/2035
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(6) 5-Year Options
EARLY TERMINATION RIGHTS	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$148,861.41	\$12,405.12
Years 6-10	\$163,747.55	\$13,645.63
Years 11-15 (Option 1)	\$180,122.31	\$15,010.19
Years 16-20 (Option 2)	\$198,134.54	\$16,511.21
Years 21-25 (Option 3)	\$217,947.99	\$18,162.33
Years 26-30 (Option 4)	\$239,742.79	\$19,978.57
Years 31-35 (Option 5)	\$263,717.07	\$21,976.42
Years 36-40 (Option 6)	\$290,088.78	\$24,174.06

BASE RENT		\$148,861.41
NET OPERATING INCOME		\$148,861.41
TOTAL RETURN YR-1	6.25%	\$148,861.41

TENANT OVERVIEW



STARBUCKS CORPORATION

Starbucks Corporation (NASDAQ: SBUX) is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain.

As of 2025, Starbucks operates 40,199 stores worldwide, with 21,775 located internationally and 18,424 in North America.

The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, caffè latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal or specific to the locality of the store. Depending on the country, most locations provide free Wi-Fi internet access.

Starbucks recorded its highest revenue in 2024, surpassing 36 billion U.S. dollars. Despite a decline to 19.16 billion in 2020, the company's revenue exceeded pre-pandemic levels by 2021.

The company is ranked 116th on the Fortune 500 and 330th on the Forbes Global 2000.



PROPERTY NAME	Starbucks
PROPERTY ADDRESS	417 N Pine St DeRidder, LA 7063
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	SBUX
BOARD	NASDAQ
OPTIONS TO RENEW	(6) 5-Year Options
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$148,861.41
NO. OF LOCATIONS	40,199
HEADQUARTERED	Seattle, WA
WEBSITE	www.starbucks.com
YEARS IN THE BUSINESS	Since 1971

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Starbucks drive-thru located in DeRidder, LA. The brand-new 10-year lease is corporately guaranteed by Starbucks and includes 10% rental increases every 5 years in the primary term and in the (6) 5-Year option periods.

This brand-new Starbucks is strategically situated in a vibrant, high-traffic area, offering excellent visibility and easy access along N Pine Street. The location benefits from daily traffic counts exceeding 22,000 vehicles per day (VPD), ensuring high exposure and a steady stream of customers. With its central placement, it is poised to attract both locals and commuters, making it an ideal spot for a bustling coffee shop. This investment offers a stable, long-term income stream backed by one of the most reputable global coffee brands.

The property is located in an affluent market with average household income exceeding \$92,000 within a 5-mile radius. The site is strategically located between McDonald's, Popeyes, and Taco Bell with many other national retailers in the immediate vicinity including Chase, Whataburger, Advance Auto Parts, Sherwin Williams, Wendy's, Walgreens, Tractor Supply, Dollar Tree, Walmart, Harbor Freight, Goodwill, Burger King, O'Reilly Auto Parts, and many more.

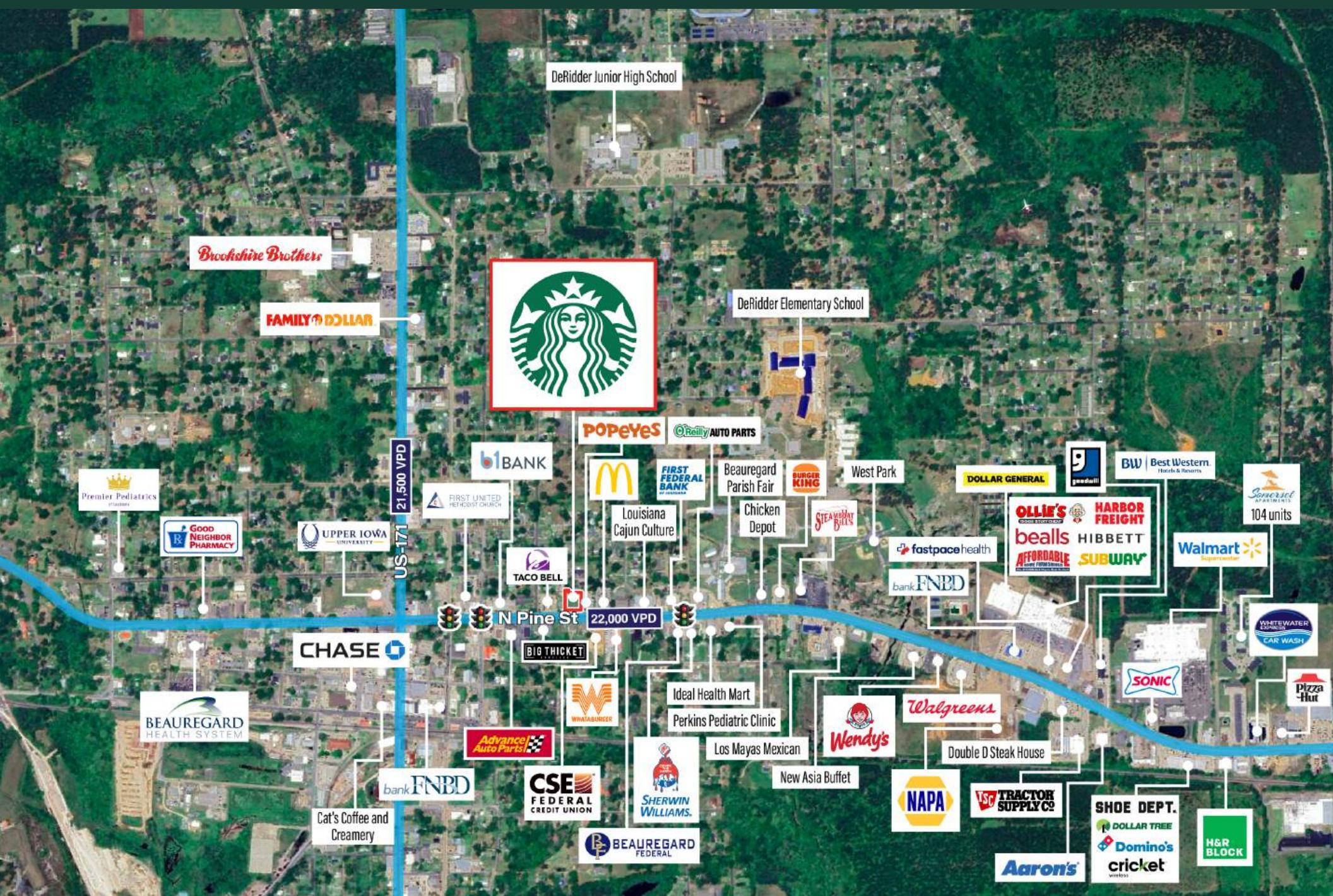


INVESTMENT HIGHLIGHTS

- New 2025 High-Quality Construction with Drive-Thru
- New 10-Year Lease Corporately Guaranteed by Starbucks (NASDAQ: SBUX)
- Traffic Counts Exceeding 22,000 Vehicles Per Day
- 10% Rental Increases Every 5 Years and in All (6) 5-Year Option
- Average Household Income Exceeds \$92,000 (5-Mile Radius)
- Strategically Located Between McDonald's, Popeyes, and Taco Bell



AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



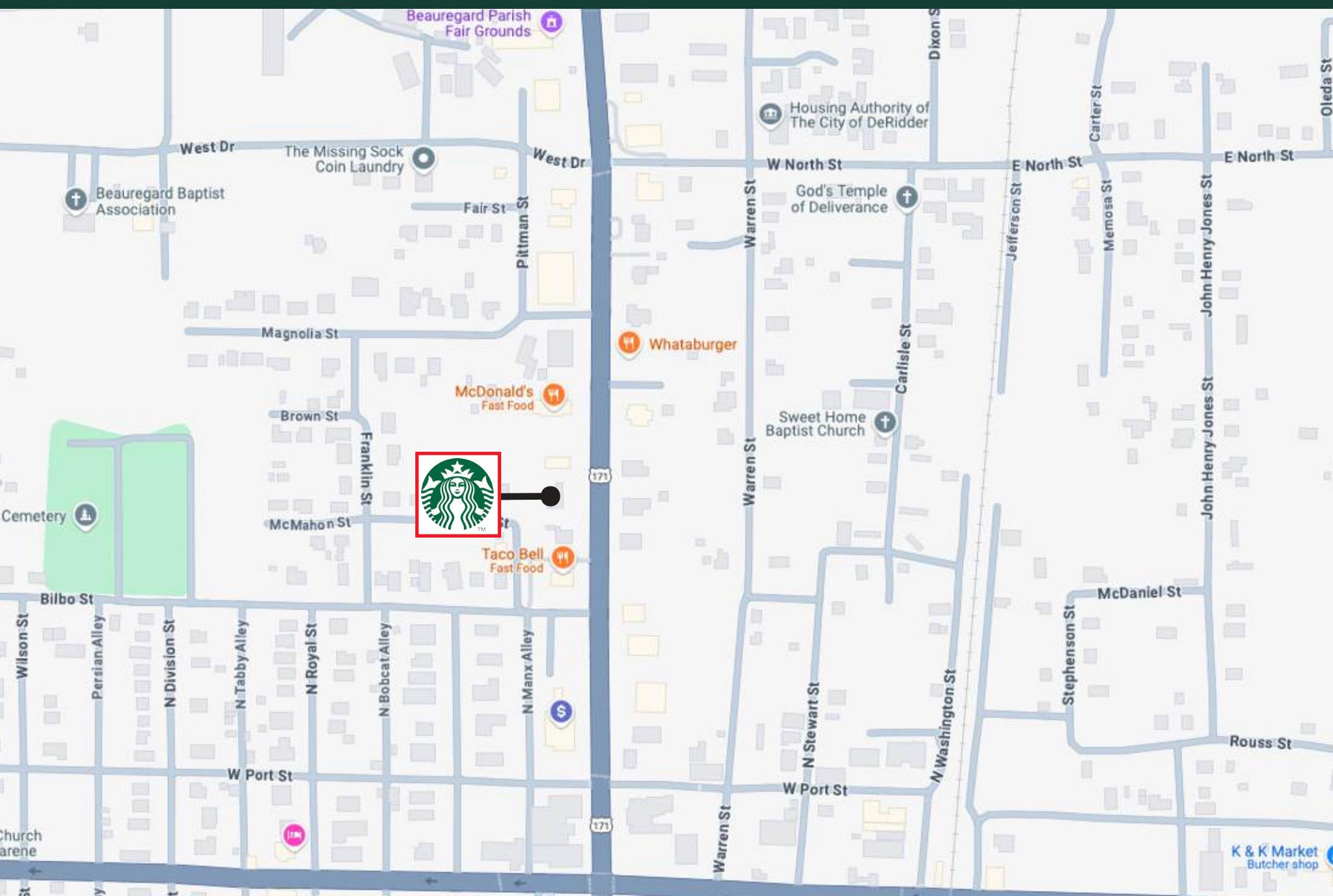
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

DERIDDER, LOUISIANA

DeRidder, located in Beauregard Parish in western Louisiana, United States, is known for its rich history and distinctive architecture. Its origins trace back to the 1890s, and the town was officially incorporated in 1903. DeRidder boasts a collection of historic buildings, including the Beauregard Parish Courthouse and the Beauregard Museum, which documents its history. A notable landmark is the Old Beauregard Parish Jail, commonly referred to as the "Hanging Jail." Built in 1914, this Gothic Revival structure is renowned for its unique architectural design and historical significance. Just 20 miles northeast of DeRidder, Fort Polk serves as a major U.S. Army installation and home to the Joint Readiness Training Center (JRTC). The base supports approximately 24,000 active-duty personnel, families, and civilian employees, contributing significantly to the local economy.

In 2024, DeRidder was ranked as the sixth safest city in Louisiana by Safewise, a home security company that analyzes national crime data and safety trends. The town offers various attractions, such as the Gothic Jail, the Beauregard Museum, and the War Memorial Civic Center. These sites provide residents and visitors with insights into DeRidder's cultural and historical heritage. The community is characterized by its commitment to preserving its historical roots while fostering a safe and welcoming environment for all. The town's natural beauty, with nearby parks and lakes, offers outdoor recreational opportunities for residents and tourists alike. Furthermore, the area's strong sense of community is reflected in its numerous local events, which help to create lasting bonds among residents and celebrate the town's unique character.



The Heart of Southwest Louisiana

Located in Beauregard Parish, DeRidder (pop. 10,000) blends historic charm with modern growth opportunities.



Strong Local Economy

With a diverse business base and steady growth, DeRidder offers great opportunities for businesses and residents alike.



Rich Heritage and Charm

Known for its historic downtown, festivals, and Southern hospitality, DeRidder is a vibrant place to live & work.

DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,453	11,850	16,926
Median Age	39.18	39.34	38.85
Owner Occupied Housing Units	829	3,257	4,751
Renter Occupied Housing Units	528	1,536	2,007

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	\$85,108	\$90,213	\$92,174
Households	1,357	4,792	6,758
Families	882	3,173	4,598
Average Household Size	2.37%	2.41%	2.46%

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____