



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

BRAND NEW 2025 CONSTRUCTION
10-YR LEASE - CORPORATE STARBUCKS
232 MIDWAY DR, DUBOIS PA 15801



CONFIDENTIALITY STATEMENT

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 the five 7-Eleven properties mentioned in this offering memorandum ("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 PennTex Ventures, LLC, the owner of the Properties ("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.

CONTENTS

I. EXECUTIVE SUMMARY

II. SITE PLAN

III. MARKET AERIAL

V. RENT SCHEDULE &
DEMOGRAPHICS

VI. TENANT PROFILE

VII. CONTACT



ACTUAL SITE PHOTO

STARBUCKS - 232 MIDWAY DR, DUBOIS PA 15801

EXECUTIVE SUMMARY

Highlights

PennTex Ventures is pleased to offer a new construction Starbucks in DuBois, PA. The new long-term lease has a primary term of 10 years with four 5-year option periods, 10% rent increases every 5 years, limited landlord responsibilities (roof & structure only), and is backed by an investment-grade credit tenant (S&P: BBB+).

The new construction 2,200 SF building with single-lane drive-thru access on a 1.43 acre parcel is located in an outparcel of The Commons Shopping Center, featuring national tenants such as Lowe's, TJ Maxx, Petco, Dunham's Sports, and more.

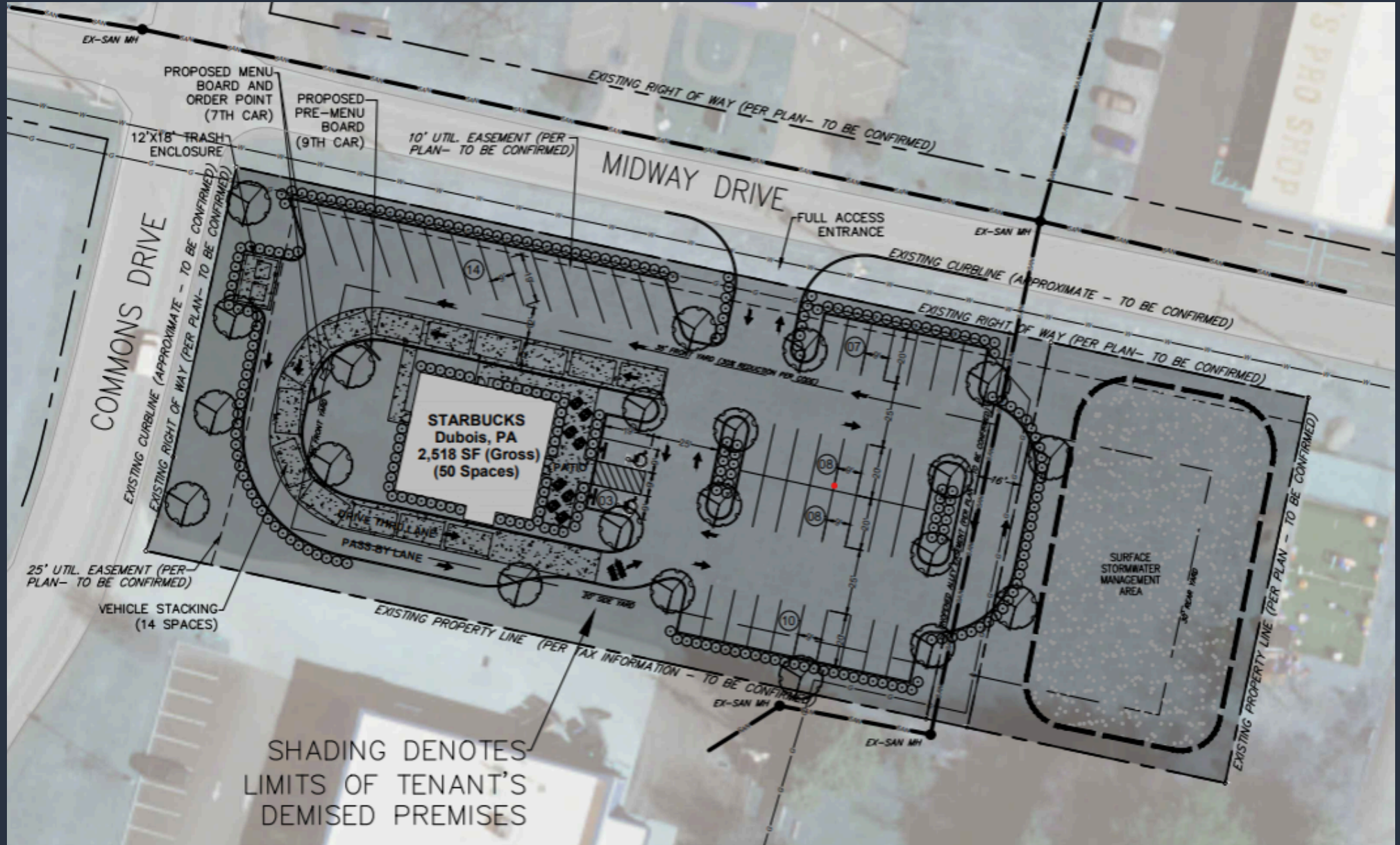
With limited landlord responsibilities under the lease structure, this asset represents a passive investment opportunity. Combined with Starbucks' strong brand recognition, loyal customer base, and the robust surrounding retail demand drivers, this property presents an attractive investment in a high-performing location.



PURCHASE PRICE	\$2,500,000
CAP RATE	6.0%
NOI	\$150,000
RENTAL RATE INCREASES	10% Every 5 years
TOTAL BLDG AREA	2,200 SF
TOTAL SITE AREA	1.43 acres
TENANT	Starbucks Corporation
LEASE TYPE	NN
RENT COMMENCEMENT	September 15, 2025
LANDLORD RESPONSIBILITIES	Roof and Structure
OPTIONS TO RENEW	Four (4) Five-Year Options

STARBUCKS - 232 MIDWAY DR, DUBOIS PA 15801

SITE PLAN



STARBUCKS - 232 MIDWAY DR, DUBOIS PA 15801

MARKET AERIAL



STARBUCKS - 232 MIDWAY DR, DUBOIS PA 15801

RENT SCHEDULE AND DEMOGRAPHICS

RENT SCHEDULE

TENANT	TERM	LEASE YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE @ ASK
STARBUCKS	INITIAL	Years 1 - 5	\$12,500	\$150,000	6.00%
		Years 6 - 10	\$13,750	\$165,000	6.60%
	OPTION 1	Years 11 - 15	\$15,125	\$181,500	7.26%
	OPTION 2	Years 16 - 20	\$16,638	\$199,650	7.99%
	OPTION 3	Years 21 - 25	\$18,301	\$219,615	8.78%
	OPTION 4	Years 26 - 30	\$20,131	\$241,577	9.66%

DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
2025 POPULATION	7,954	14,334	21,007
2025 TOTAL DAYTIME POPULATION	13,917	20,292	25,454
2025 HOUSEHOLDS	3,599	6,260	9,146
2025 MEDIAN HOUSEHOLD INCOME	\$81,040	\$86,961	\$91,908

STARBUCKS - 232 MIDWAY DR, DUBOIS PA 15801

TENANT PROFILE

Starbucks Corporation (NASDAQ: SBUX)

Starbucks is the world's leading specialty coffee retailer and one of the most recognizable consumer brands globally, with over 38,000 stores in more than 80 markets worldwide. Founded in 1971 and headquartered in Seattle, Washington, Starbucks has built a loyal customer base through its premium coffee, innovative product offerings, and strong digital ecosystem, including a highly successful mobile ordering and rewards program. The company is publicly traded on the NASDAQ under ticker symbol SBUX and is supported by an investment grade credit rating of BBB+ (S&P), underscoring its financial strength, consistent revenue growth, and global market leadership.

For investors, Starbucks represents an ideal net lease tenant due to its strong corporate guarantee, proven ability to generate consistent traffic, and resistance to economic downturns. Starbucks locations are strategically selected in high-visibility, high-traffic retail corridors, often serving as daily needs destinations that benefit from habitual customer visits. The company's long-term growth strategy, coupled with its stable credit profile, reduces risk for landlords. This net lease Starbucks property features a long primary lease term with extension options and limited landlord responsibilities, creating a stable, predictable income stream. With its entrenched brand equity, continued global expansion, and emphasis on digital engagement, Starbucks stands out as one of the most attractive and reliable tenants in the net lease investment market.





Brendan Eisenbrandt

Director of Sales

412.225.7518 (cell)

brendan.eisenbrandt@penntexventures.com

PennTex Ventures, LLC

400 Penn Center Blvd, Suite

1000 Pittsburgh, PA 15235

www.penntexventures.com

724.420.5367