

STARBUCKS & VERIZON

601-MS-12, STARKVILLE, MS



**4 MINUTE DRIVE FROM
MISSISSIPPI STATE (27K STUDENTS)**

MARKET  STREET
retail advisors



Contents

INVESTMENT OVERVIEW 3

Offering Summary 4

Financial Analysis 5

Tenant Overview 6

AERIAL IMAGES 8

LOCATION OVERVIEW 10

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Investment Highlights

- ✓ **\$237,082 year** (\$19,757/ month)
- ✓ Brand new **10 year** lease term, **opened** 2024
- ✓ 10% Rent Increase in year 5
- ✓ Multiple Renewal Options with 10% increase in each option period
- ✓ Located on MS Highway-12 with **27,000+ VPD**
- ✓ **Investment Grade Tenants** with brand name recognition
- ✓ Outparcel to the Triangle Crossing Center, with national tenants such as Five Below, PetSmart, Ulta, and Marshall's, which attracts **680K visitors annually** (Placer.ai)



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Offering Summary

Pricing Summary



\$3,793,312

OFFERING PRICE



\$237,082

NET OPERATING
INCOME



6.25%

CAPITALIZATION
RATE

Lease Details

10 Year

LEASE TERM

Apr. 2024

LEASE
COMMENCEMENT

Mar. 2034

LEASE EXPIRES

NN

TENANT
RESPONSIBILITIES

**10% Every 5
Years**
INCREASES

**3-4
5-Yr Options**
OPTION TERMS

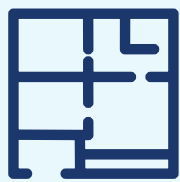


Starbucks

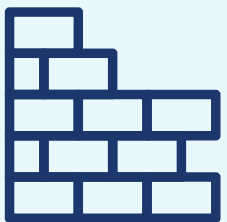


601 MS-12

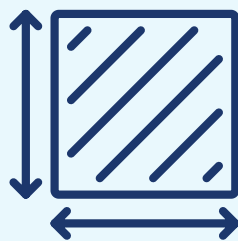
STARKVILLE, SM



5,560 SQUARE FEET



BUILT IN 2024



1.31 ACREAGE

Financial Analysis



Base Term

	YEAR 1-5	YEAR 6-10
FROM	Apr. 2024	Apr 2029
TO	Mar. 2029	Mar 2034
MONTHLY	\$9,445	\$10,389
YEARLY	\$113,335	\$124,668



Option Terms

	YEAR 11-15	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Apr. 2034	Apr. 2039	Apr. 2044	Apr. 2049
TO	Mar. 2039	Mar. 2044	Mar. 2049	Mar. 2054
MONTHLY	\$11,428	\$12,571	\$13,828	\$15,211
YEARLY	\$137,135	\$150,849	\$165,934	\$182,527



Base Term

	YEAR 1-5	YEAR 6-10
FROM	Apr. 2024	Apr 2029
TO	Mar. 2029	Mar 2034
MONTHLY	\$10,312	\$11,343
YEARLY	\$123,747	\$136,122



Option Terms

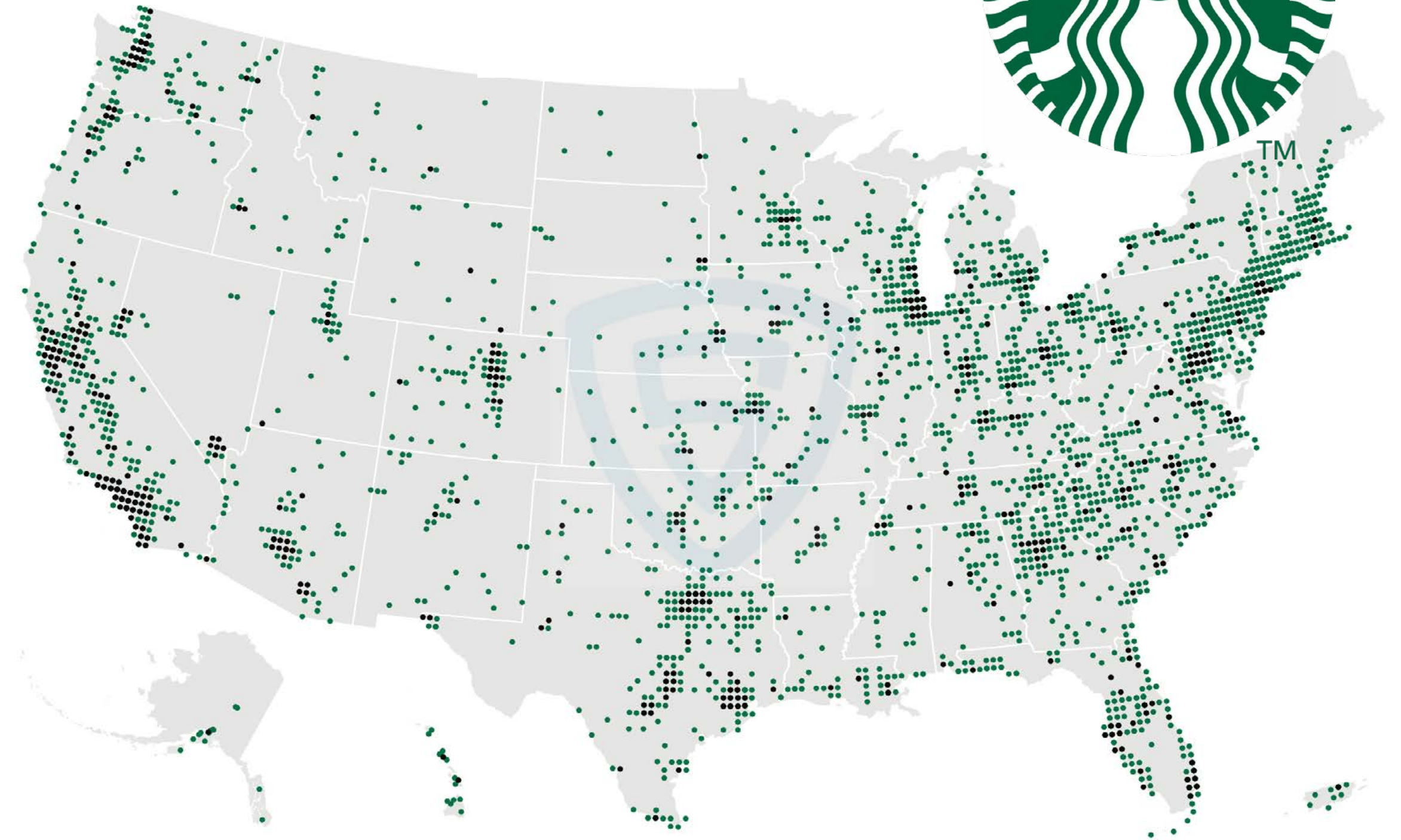
	YEAR 11-15	YEAR 16-20	YEAR 21-25
FROM	Apr. 2034	Apr. 2039	Apr. 2044
TO	Mar. 2039	Mar. 2044	Mar. 2049
MONTHLY	\$12,478	\$13,726	\$15,098
YEARLY	\$149,734	\$164,707	\$181,178



Tenant Overview

The **Starbucks** story began in 1971 on streets of the historic Pike Place Market in Seattle, Washington, founded by English teacher Jerry Baldwin, history teacher Zev Siegl, and writer Gordon Bowker. By 1987, expansion began. Starbucks would soon expand to Chicago and Vancouver, then over to California, Washington D.C. and New York. By 1996, they would open up their first store in Japan. Over the next couple of decades, it became the coffee empire of the world, serving millions of customers each week. With stores in every state, over 17,000 operating locations in the U.S., and approximately 40,000 locations worldwide, Starbucks has outperformed its competitors.

In the U.S. there are 10,158 company-operated stores and 6,777 licensed stores. The coffee chain is estimated to serve roughly 5 million customers each day worldwide, with an estimated 700 daily customers in each store. The average price of a cup of coffee in the U.S. across all restaurant categories is \$2.99, whereas at Starbucks customers will pay between \$1.95 and \$2.15 for a 12 oz. cup of brewed coffee.



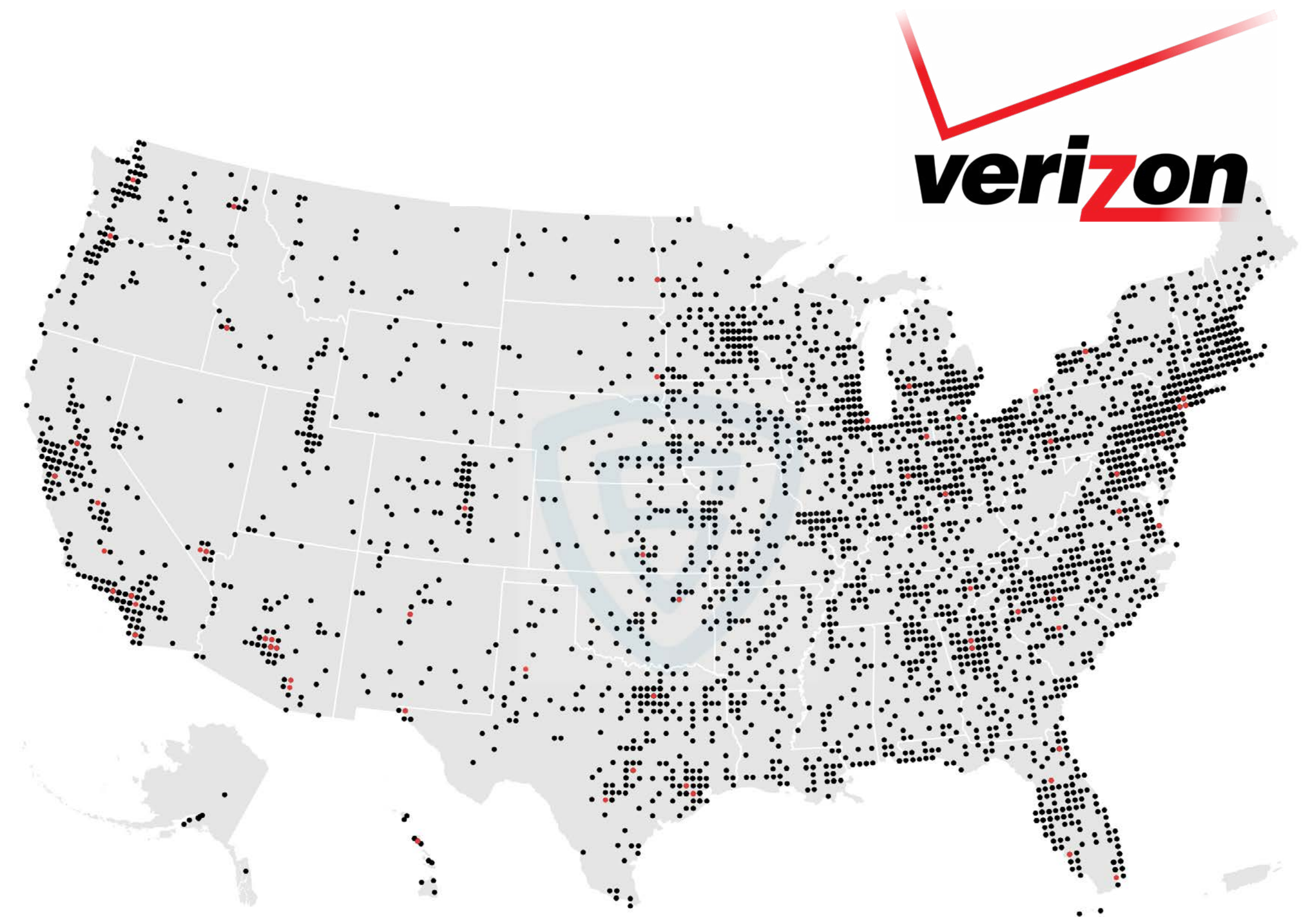
LOCATIONS ACROSS THE US

17,015

Tenant Overview

The **Verizon** story began in 2000 when Bell Atlantic and GTE merged to create what would become one of the world's largest telecommunications companies. Headquartered in New York City, Verizon quickly became a dominant force in wireless, broadband, and digital communications. The company's growth accelerated with the expansion of its wireless network, investment in fiber-optic infrastructure, and a focus on innovation in 5G technology.

In the U.S., Verizon operates over 1,500 retail locations and maintains one of the largest and most reliable wireless networks in the country, serving over 90 million postpaid wireless customers. With approximately 143 million total wireless retail connections and over 20 million broadband connections, the company serves millions of Americans daily through its consumer, business, and media segments. The average monthly wireless bill for Verizon customers is around \$127 per line, positioning the company at the premium end of the telecom market. Verizon continues to outperform competitors through its focus on network reliability, customer service, and ongoing investments in next-generation infrastructure.



LOCATIONS ACROSS THE US

1,500



MDRS
MISSISSIPPI DEPARTMENT OF
REHABILITATION SERVICES

OKTIBBEHA COUNTY
CO-OP

DOLLAR TREE



TAKE 5



AutoZone

**Evergreen
Renewable
Solutions**

**BC BARNES
CROSSING**
STARKVILLE

AspenDental

MS-12 W. 21,000 VPD

**St. Franklin
Financial**
Serving Our Neighbors Since 1941



DOWNTOWN
STARKVILLE

Bargain Hunt
Badcock & more.

Holiday Inn
Burger King
Chick-fil-A
McDonald's
Wendy's
Express Oil Change
Domino's
Hardee's

MISSISSIPPI STATE
UNIVERSITY



Walgreens

SMOOTHIE
KING

KFC
TACO BELL
DOLLAR GENERAL
Days Inn
BY WYNDHAM
CHIPOTLE
SONIC
TAKE 5
Starbucks

SHS
STARKVILLE HIGH SCHOOL

ANDRITZ

Advance
Auto Parts
FIREHOUSE
SUBS
T-Mobile



MS-12 W: 27,000 VPD

verizon
Starbucks





Marshalls
ULTA
BEAUTY
Buff City
Soap
ALDI
FIVE BELOW
PET SMART
SportClips
HAIRCUTS
RACK
ROOM
SHOES
EL RODEO
BAR & GRILL


Investment Location




Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	25,747	29,622	36,190
April 1, 2010	28,552	33,109	41,224
April 1, 2020	30,484	38,018	45,246
January 1, 2024	30,066	37,567	44,761
January 1, 2029	30,703	38,380	45,755

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	935,671,934	1,116,650,218	1,342,395,818
Total Household Income	873,967,884	1,051,363,637	1,277,109,237
Median Household Income	39,594	39,423	43,217
Avg. Household Income	70,818	69,296	70,306
Per Capita Income	30,694	29,372	29,669

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	9,788	11,093	13,383
April 1, 2010	11,512	13,143	16,217
April 1, 2020	12,341	15,172	18,165
January 1, 2024	11,707	14,427	17,302
January 1, 2029	11,846	14,599	17,507

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2024	12,341	15,172	18,165
Family Households	5,387	6,567	8,496
Non-Family Households	6,954	8,605	9,669
Avg. Size of Household	2.07	2.14	2.18
Median Size of Household	34.8	33	34.8
Median Value Owner-Occupied	243,247	242,681	224,344
Median Rent Per Rent	727	723	718
Median Vehicles Per Household	2.1	2.2	2.3

Starkville, MS

#1

LARGEST
UNIVERSITY IN
MISSISSIPPI

#1

BEST VALUE
COLLEGE IN
MISSISSIPPI

MISSISSIPPI STATE UNIVERSITY MAKES
UP THE MAJORITY OF STARKVILLE'S
ECONOMIC BASE EMPLOYING

5,900



MISSISSIPPI STATE UNIVERSITY SUPPORTS
OVER 25,000 JOBS INDIRECTLY AND HAS
A \$1.8B ECONOMIC IMPACT

\$1.8B



OVER \$190 MILLION IN VISITOR
SPENDING ANNUALLY AND STEADY
GROWTH IN HOSPITALITY AND TOURISM

\$190M



Major Employers





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