

CREDIT INVESTMENT OFFERING

- TEN (10) YEAR PRIMARY TERM
- CORPORATE NET LEASE
- 10% RENT INCREASE EVERY 5 YEARS
- ACROSS FROM WALMART & HIGH SCHOOL
- TEXAS IS AN INCOME-TAX FREE STATE
- S&P CREDIT RATING IS "BBB+"

For additional information, please contact:

Barry Silver
Email: Barry@TheSilver-Group.com
Office: (415) 461 - 0600
Mobile: (415) 518 - 8060

The Silver Group
www.TheSilver-Group.com

Purchase Price: \$2,775,000

Initial Cap Rate: 4.25%

Lease Terms:

- **Ten (10) Year Primary Term**
- **Corporate Net Lease**
- **Rent Increases 10% Every 5 Years**
- **Four x 5 year renewal options**
- **No Early Termination**

Annual Rent Schedule:

\$118,000 Years 1 - 5

\$129,800 Years 6 - 10 (+10%)

Option Rent Schedule:

\$142,780 Years 11 - 15 (+10%)

\$157,058 Years 16 - 20 (+10%)

\$172,764 Years 21 - 25 (+10%)

\$190,040 Years 26 - 30 (+10%)

Rent Commenced: March 4, 2022



The subject property is a newly constructed, single tenant **Starbucks Coffee** cafe in Beeville, Texas. The Property consists of a freestanding ± 1,950 sf retail building, with drive-through lane, on ± 0.53 acres of land at the corner of North Saint Mary's Street (aka Business 181) and FM 351. The ten year corporate lease commenced on March 4, 2022 and is supported by the world's largest coffee company with an investment grade credit rating of BBB+.

With new construction there will be minimal Landlord responsibilities for maintenance and repairs to the roof and structure during the primary term. Our site is at "main and main" across the street from the area's only **Walmart Supercenter, Tractor Supply** and **AC Jones High School**. Nearby retailers include **Sutherlands Home Improvement, McDonald's, Golden Chick, Burger King, Chili's, Dairy Queen, Pizza Hut, Sonic Drive-In, Whataburger, AT&T, T-Mobile, Circle K** and **Murphy USA**. Beeville is located midway between San Antonio and Corpus Christi at the intersection of Highways 181, 59 and 202. Beeville has a population of approximately 14,000 residents and is the county seat of Bee County. Coastal Bend College main campus is one half mile north of Starbucks. This is an opportunity to purchase a management free, single tenant investment property leased to the leading coffee cafe in the world.



Land Area:	± 0.53 Acre	± 23,087 SF
Building Area:	± 1,950 SF	w/ drive through



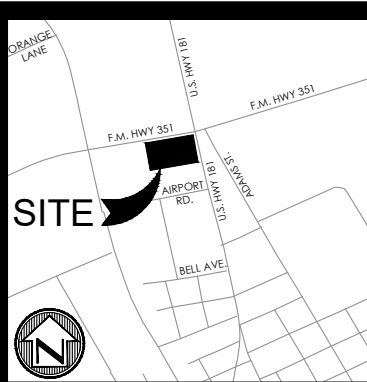
	<u>5 miles</u>	<u>10 miles</u>
Population:	21,960	28,870
Average HH Income:	\$66,826	\$62,993

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all prospective purchasers to conduct their own independent review of all due diligence materials.



Site Plan - Starbucks Coffee

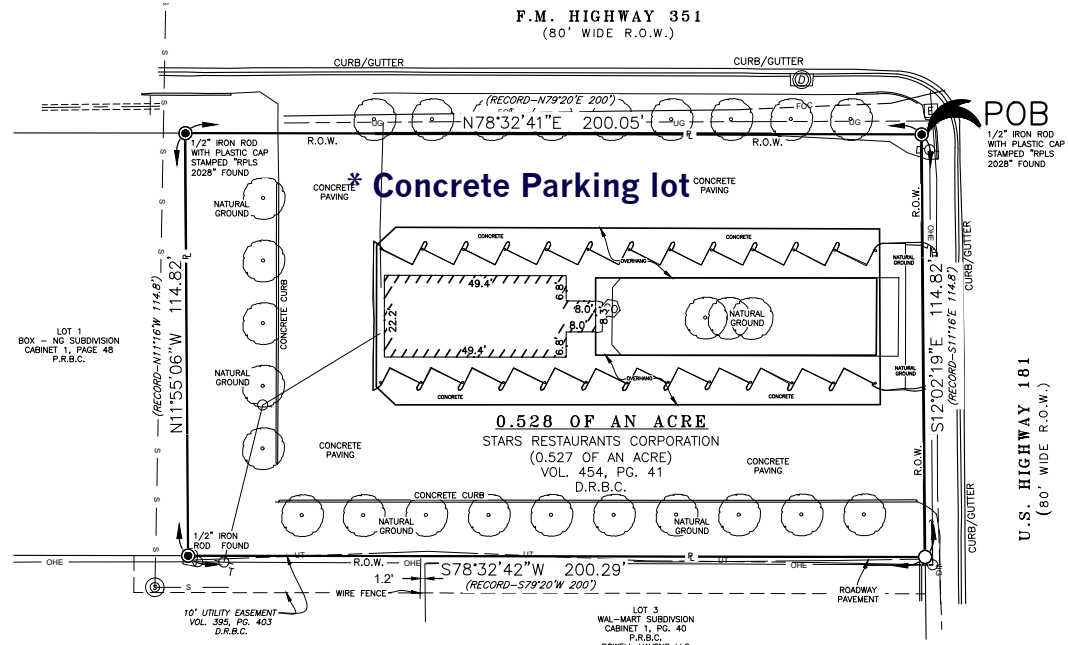
2403 North Saint Marys St., Beeville, Texas 78102



JOB #20126 OCTOBER 29, 2020

BOUNDARY AND IMPROVEMENT SURVEY

A 0.528 OF AN ACRE TRACT OF LAND LYING IN J. HEFFERMAN SURVEY, ABSTRACT NO. 31, BEE COUNTY, TEXAS, SAID 0.528 OF AN ACRE TRACT BEING THE SAME 0.527 OF AN ACRE TRACT OF LAND AS DESCRIBED IN AN ASSUMPTION WARRANTY DEED TO STARS RESTAURANTS CORPORATION, DATED JANUARY 1, 1989, AND RECORDED IN VOLUME 454, PAGE 41, OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS.

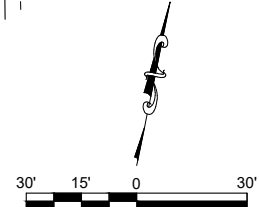
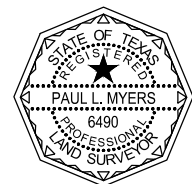


- LEGEND**
- FOUND MONUMENTATION
 - 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MMES RPLS 6490"
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - POB — POINT OF BEGINNING
 - — TRANSFORMER POLE
 - — POWER POLE
 - ⊖ — ELECTRICAL BOX
 - ⊕ — STORM MANHOLE
 - ⊖ — IRRIGATION VALVE
 - ⊖ — FIRE HYDRANT
 - ⊖ — WATER METER
 - ⊖ — SEWER CLEANOUT
 - D.R.B.C. — DEED RECORDS BEE COUNTY, TEXAS
 - P.R.B.C. — PLAT RECORDS BEE COUNTY, TEXAS
 - OHE— OVERHEAD ELECTRIC
 - UT— UTILITY TELEPHONE
 - S— STORM SEWER WATER LINE
 - UG— UNDERGROUND GAS
 - FOC— FIBER OPTIC CABLE

- SURVEYORS NOTES:**
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.
 2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT FROM ALAMO TITLE INSURANCE, OF NO ATCH-01 COM-ATCH20101644JP, EFFECTIVE DATE SEPTEMBER 8, 2020, ISSUED DATE SEPTEMBER 11, 2020.
 3. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. MMES DID NOT CONDUCT ANY SUBSURFACE UTILITY EXPLORATION (SUE).
 4. NO PORTION OF THE SUBJECT TRACT LIES WITH THE 100 YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP #4802500270C, DATED MAY 20, 2010. MEALS-MYERS ENGINEERING AND SURVEYING DID NOT CONDUCT A FLOOD STUDY.
 5. RECORD CALLS TAKEN FROM VOLUME 454, PAGE 41, OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS.
 6. DISTANCES SHOWN HEREON ARE SURFACE.
 7. FIELD WORK WAS CONDUCTED IN OCTOBER 2020.
 8. A FIELD NOTE DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN OCTOBER, 2020, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Paul L. Myers
PAUL L. MYERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



10906 LAUREATE DRIVE
STE 101
SAN ANTONIO, TX 78249
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TFPE #F-18576
TBPLS #10194291



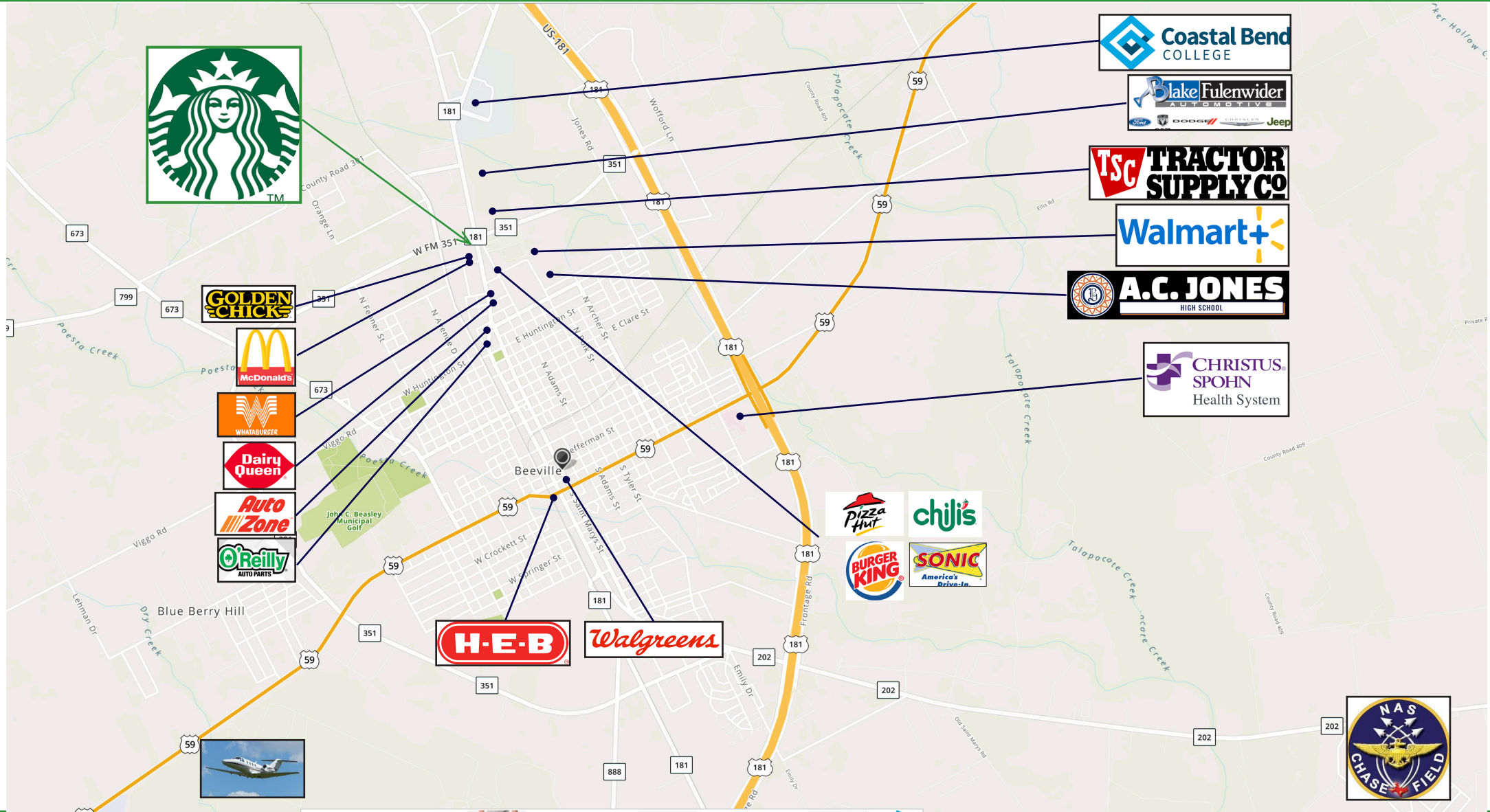
Drive Thru -

Starbucks Coffee

2403 North Saint Marys St., Beeville, Texas 78102

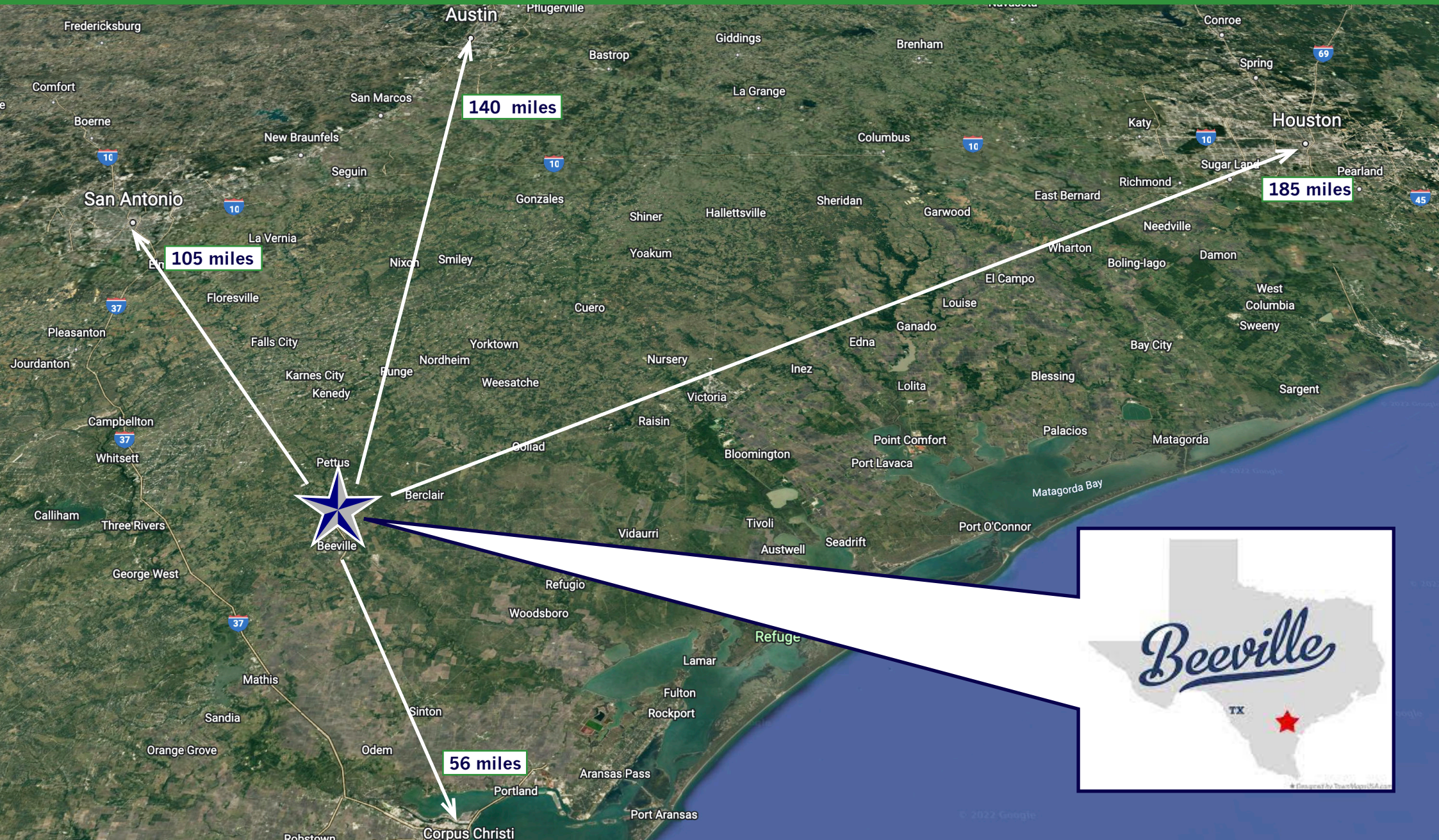






Distance Map -

Starbucks Coffee
2403 North Saint Marys St., Beeville, Texas 78102



ABOUT THE TENANT

Starbucks Coffee Company

2021 Global Sales: \$29 Billion

2021 Net Earnings \$4.2 Billion

33,000 Worldwide Locations

Global Comparable Sales Increased 20% in 2021

Publicly Traded on NASDAQ ("SBUX")




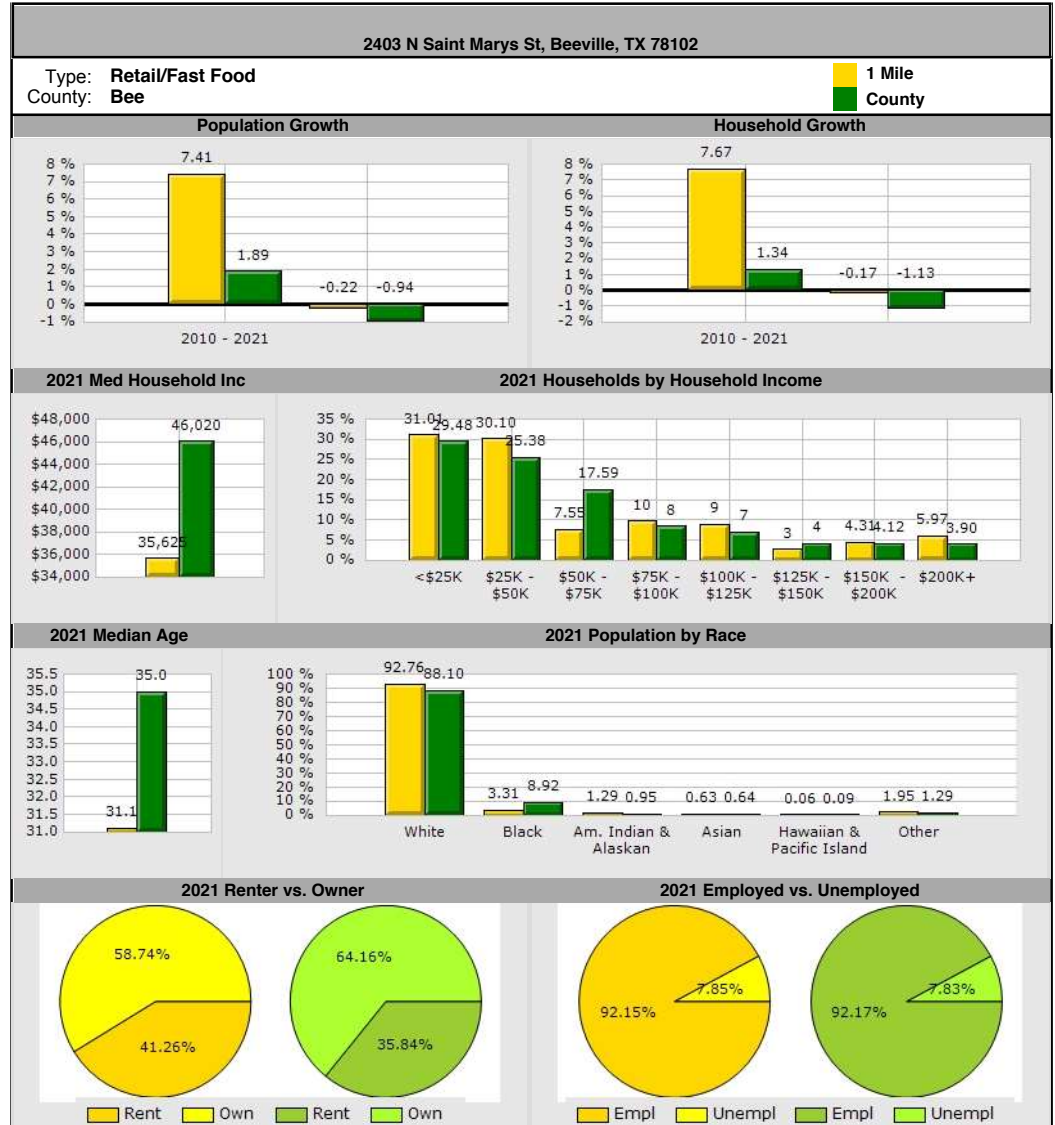
Starbucks is the premier global specialty coffee brand operating in 84 world markets. Since its founding in 1985, the Company has grown to **33,800 locations worldwide** with **2021 sales exceeding \$29 billion** and **operating income of \$4.8 billion**. The Company roasts high-quality whole bean coffees and sells them, along with fresh, rich brewed coffees, Italian Style espresso beverages, cold blended beverages, a variety of complimentary food items, a selection of premium teas, and beverage related accessories and equipment. The brand portfolio also includes Seattle's Best Coffee, Teavana, Ethos Water, Evolution Fresh, Starbucks Reserve and Princi. **Starbucks maintains an investment grade credit rating of BBB+ and trades on the NASDAQ under ticker symbol "SBUX"**. Starbucks' 2020 financial performance was impacted by the Covid 19 pandemic but by 2nd quarter of 2021, they reported double digit comparable store sales increases. Approximately 80 percent of Starbucks' 2021 U.S. transactions were drive-thru or mobile-order-and-pay pick up using the Starbucks App. Their dynamic strategy shows ability to flex with rapidly evolving customer preferences of social distancing using mobile ordering and contactless revenue generating methods. As a result, the total number of 90-day active members in Starbucks' Rewards Loyalty program increased 10% year-over-year.

ABOUT BEEVILLE, TEXAS



In 1835, Irish settlers founded, what is known as Beeville in Bee County. Located in the Coastal Bend, Beeville is the gateway to the Gulf Coast and South Texas Brasada, Spanish for Brush County. For the person with cultural interests, Texas Monthly named Beeville as one of the four best small towns in Texas for art. The Barnhart Beeville Art Museum is the primary reason. Beeville is a friendly and progressive community, with a tremendous education system, including one of the region's strongest community colleges, Coastal Bend College. As of 2021, the population in Bee County was 32,860, with a population in the county seat, the City of Beeville, of 13,500. This community is positioned for growth sitting just 55 miles North of Corpus Christi, 55 miles Southwest of Victoria and 100 miles South of San Antonio. Bee County is well positioned to support those growing metropolitan areas, and benefit from their growth, as well. Beeville is the economic and healthcare hub of Bee County and the surrounding communities of Blue Berry Hill, Mineral, Normanna, Pawnee, Pettus, Skidmore, Tuleta, Tulsita and Tynan. Bee County covers an area of the Eagle Ford Shale gas play. Numerous Oil and Gas extraction and pipeline companies have a presence in Bee County including ConocoPhillips, Legend Natural Resources, Pioneer Natural Resources, Talisman Energy and Nustar Logistics, Centerpoint Energy, Louis Dreyfus Pipeline, Kinder Morgan & Koch Midstream.

2403 N Saint Marys St, Beeville, TX 78102			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Fast Food	% Leased: 100%		
GLA: 1,950 SF	Rent/SF/Yr: -		
Year Built: 2022			
Radius	1 Mile	5 Mile	10 Mile
Population			
2026 Projection	3,167	21,820	28,721
2021 Estimate	3,174	21,962	28,871
2010 Census	2,955	21,095	27,719
Growth 2021 - 2026	-0.22%	-0.65%	-0.52%
Growth 2010 - 2021	7.41%	4.11%	4.16%
2021 Population by Hispanic Origin	2,054	14,174	17,283
2021 Population	3,174	21,962	28,871
White	2,945 92.79%	18,376 89.14%	25,192 87.26%
Black	104 3.28%	1,639 7.46%	2,842 9.84%
Am. Indian & Alaskan	41 1.29%	230 1.05%	258 0.89%
Asian	20 0.63%	170 0.77%	197 0.68%
Hawaiian & Pacific Island	3 0.09%	26 0.12%	27 0.09%
Other	62 1.95%	318 1.45%	355 1.23%
U.S. Armed Forces	0	0	0
Households			
2026 Projection	1,205	6,881	7,814
2021 Estimate	1,207	6,931	7,864
2010 Census	1,121	6,668	7,539
Growth 2021 - 2026	-0.17%	-0.72%	-0.64%
Growth 2010 - 2021	7.67%	3.94%	4.31%
Owner Occupied	709 58.74%	4,039 58.27%	4,805 61.10%
Renter Occupied	498 41.26%	2,892 41.73%	3,059 38.90%
2021 Households by HH Income	1,206	6,931	7,862
Income: <\$25,000	374 31.01%	2,210 31.89%	2,381 30.28%
Income: \$25,000 - \$50,000	363 30.10%	1,757 25.35%	2,029 25.81%
Income: \$50,000 - \$75,000	91 7.55%	1,176 16.97%	1,369 17.41%
Income: \$75,000 - \$100,000	116 9.62%	513 7.40%	604 7.68%
Income: \$100,000 - \$125,000	106 8.79%	525 7.57%	582 7.40%
Income: \$125,000 - \$150,000	32 2.65%	251 3.62%	302 3.84%
Income: \$150,000 - \$200,000	52 4.31%	272 3.92%	305 3.88%
Income: \$200,000+	72 5.97%	227 3.28%	290 3.69%
2021 Avg Household Income	\$66,826	\$61,070	\$62,993
2021 Med Household Income	\$38,023	\$43,807	\$45,220



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)