

STARBUCKS

WITHIN THE PREMIER SPORTS VACATION
DESTINATION IN THE U.S.



[RENDERING OF SUBJECT PROPERTY]

HIGH VISIBILITY LOCATION - 112,000 VEHICLES PER DAY
10-YEAR LEASE - RESORT DESTINATION
NEW HIGH-END DESIGN AND CONSTRUCTION WITH DRIVE-THRU

87 Old Allatoona Road, Emerson, GA 30137

click for Map

CAPITAL
PACIFIC ™
[www.CapitalPacific.com]



THE SUBJECT PROPERTY BENEFITS FROM TRAFFIC COUNTS OF OVER 112,000 VEHICLES PER DAY AND IS LOCATED WITHIN WHAT IS ON TRACK TO BE THE LARGEST SPORTS COMPLEX IN THE U.S.

THE 1,300 ACRE SITE IS FORECASTED TO HOST 2 MILLION VISITORS PER YEAR WITH 6 MILLION ANNUAL VISITORS TO THE GREATER LAKEPOINT AREA EXPECTED UPON FULL COMPLETION IN 2021.

PRICE: **\$2,057,143**
CAP: **5.25%**

RENTABLE SF 2,200 SF
CURRENT RENT \$49.09/SF

The high-end design conforms to Starbucks' latest prototype standards with an outdoor patio, fireplace, and drive-thru. Excellent signage and multiple access points help maximize customer traffic.

This is the only Starbucks in town with the closest Starbucks 6 miles away in Cartersville, GA. LakePoint Sporting Community has 3.5 miles of frontage along I-75 as well as two dedicated exits. There are also over 5 million square feet of amenities within the complex.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



[REPRESENTATIVE PHOTO]

LISTING TEAM CONTACT INFO

RICK SANNER

rsanner@capitalpacific.com | (415) 274-2709
CA BRE# 01792433

AARON SUSMAN

asusman@capitalpacific.com | (415) 481-0377
CA BRE# 01961568



Capital Pacific collaborates. [Click Here](#) to meet the rest of our San Francisco team.

Listed in conjunction with GA Licensed Broker: John Park, Berkshire Realty, LLC. (404) 504-6699 | john@berkshire-realty.com

CORE CHARACTERISTICS

This rare, new construction drive-thru Starbucks is surrounded by high performing retailers and located within the LakePoint Sports Complex, which is forecasted to attract 2 million visitors per year.

LEASE HIGHLIGHTS

- New 10-year lease in 2017.
- There are four (4) five (5) year renewal options with rental increases every five (5) years throughout the options.
- Tenant is responsible for taxes, utilities, and insurance.
- Landlord is responsible for roof and structure. There is a 15-year roof warranty.

HIGH-END CONSTRUCTION

The asset features Starbucks' new high-end design and construction. The subject property will have a drive-thru, outdoor seating, and fireplace.

CORPORATE CREDIT TENANT

Starbucks is the world's #1 specialty coffee retailer, and has an S&P credit rating of A-. Starbucks serves 85 million customers per week at more than 25,000 stores in seventy-five countries. For fiscal 2016, Starbucks grew consolidated revenue to a record \$21 billion, an eleven percent increase from fiscal 2015.

95,000+ RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME EXCEEDING \$75K WITHIN A 7-MILE RADIUS

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

LOCATED WITHIN THE EXPANSIVE LAKEPOINT SPORTS COMPLEX

The property is located within the 1,300 acre master planned LakePoint Sports Complex, which is on track to be one of the world's largest destinations for travel sports, with facilities for up to 40 different sports, 50 restaurants, and 20 hotels. By 2021, which is the projected completion date of the LakePoint Sports complex, 6 million visitors are expected to visit the LakePoint area per year. **Please visit pages 9 and 10 for more information.**

OUTSTANDING RETAIL MARKET

The subject property is surrounded by high performing retailers such as Chick-Fil-A, Wendy's, Krystal, Quik Trip, McDonald's, Subway and several hotels. It also has 14 acres of land owned by Bass Pro Shops, which includes a 55,000 SF Bass Pro Shop. Not only does the subject property serve LakePoint Sporting Community but it will also serves the over 6 million annual visitors that frequent Lake Allatoona and Red Top Mountain State Park.

EXCELLENT EXPOSURE

The site benefits from outstanding traffic counts of 112,000 vehicles per day. LakePoint Sporting Community has 3.5 miles of frontage along I-75 as well as two dedicated exists. There are unobstructed views from I-75 along the entire eastern boarder of the resort.



ZOOMED-IN AERIAL

BENEFITING FROM TRAFFIC COUNTS EXCEEDING 112,000+ VPD



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

ZOOMED-OUT AERIAL

ONLY STARBUCKS IN TOWN; CLOSEST STARBUCKS IS 6 MILES AWAY IN CARTERSVILLE



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INCOME & EXPENSE

PRICE	\$2,057,143	
Price Per Square Foot:		\$935.06
Capitalization Rate:		5.25%
Total Rentable Area (SF):		2,200
Lot Size (Acres):		0.69
STABILIZED INCOME	Per Square Foot	
Scheduled Rent	\$49.09	\$108,000
Effective Gross Income	\$49.09	\$108,000
LESS	Per Square Foot	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$108,000	

Landlord is responsible for roof and structure. There is a 15-year roof warranty.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
Tenant Name	Sq. Ft.	Term		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Yearly Rent/FT
Starbucks	2,200	10/15/17 ¹	2/28/28	\$108,000	\$9,000	\$108,000	\$4.09	\$49.09
	Option 1	3/1/28	2/28/33		\$9,900	\$118,800	\$4.50	\$54.00
	Option 2	3/1/33	2/28/38		\$10,890	\$130,680	\$4.95	\$59.40
	Option 3	3/1/38	2/28/43		\$11,979	\$143,748	\$5.45	\$65.34
	Option 4	3/1/43	2/28/48		\$13,177	\$158,122	\$5.99	\$71.87
Totals:	2,200			\$108,000	\$9,000	\$108,000	\$4.09	\$49.09

¹Tenant has the right to terminate the lease as early as the 60th month of the base term with 120 days notice.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



[REPRESENTATIVE PHOTO]

SITE PLAN

SITE PLAN KEY

PARCEL OUTLINE: 

RENTABLE AREA: 2,200 SF

INGRESS/EGRESS: 

 U.S. Route  14,420 DAILY



NOT A PART

283 Old Allatoona Road SE

9,740 DAILY

YOGLI-MOGLI
FROZEN YOGURT
NOT A PART



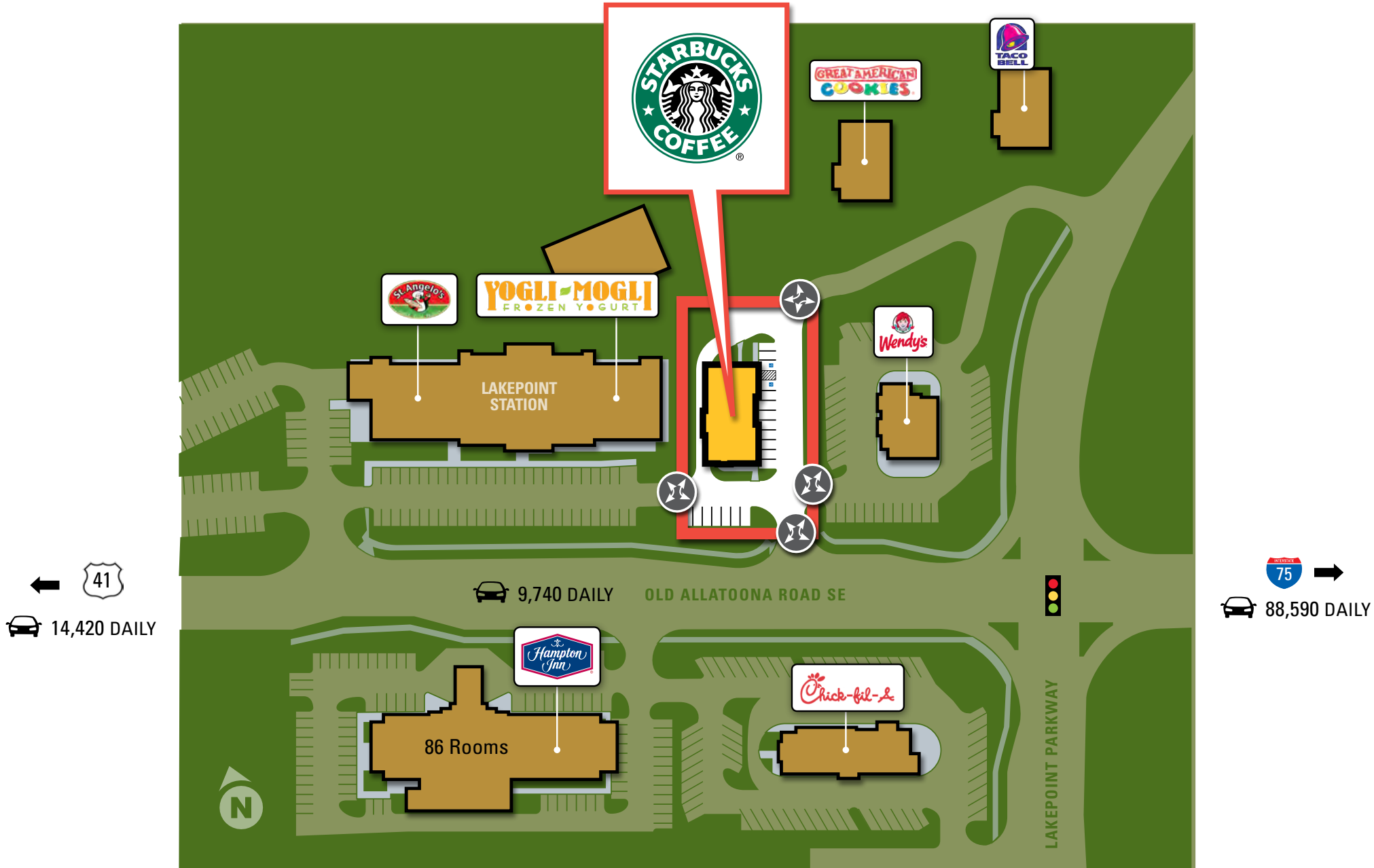
GREAT AMERICAN COOKIES
NOT A PART

Chick-fil-e
NOT A PART

TACO BELL
NOT A PART

Wendys
NOT A PART

EXPANDED SITE PLAN



ABOUT LAKEPOINT SPORTING COMMUNITY



LakePoint Sporting Community is conveniently located off Interstate 75 in Emerson, Georgia—just 35 miles north of Downtown Atlanta. Welcoming more than 2 million visitors since its inception, LakePoint is on track to be one of the world’s largest and most unique destinations, transforming travel sports tournaments into family vacations.

With more than 1,300 acres nestled in the foothills of the North Georgia Mountains and adjacent to beautiful Lake Allatoona and Red Top Mountain State Park, LakePoint will feature 9 state-of-the-art sports and resort entertainment venues, five million square feet of amenities including onsite hotels, restaurants, themed retail, bowling, ziplines, water parks, and much more.

LakePoint currently features state-of-the-art sports and resort entertainment venues: 8 baseball fields, 3 multi-purpose fields, 10 beach volleyball courts, 3 cable wakeboarding pools, and a 170,000 SF indoor facility with 12 basketball courts that convert to 24 volleyball courts. In addition to the sporting areas, LakePoint offers 3 on-site hotels, 6 dining options, and 2 entertainment venues.

WWW.LAKEPOINTSPTS.COM



1,300
ACRES



40
SPORTS



50
RESTAURANTS



20
HOTELS

6 MILLION ANNUAL AREA VISITORS
EXPECTED UPON COMPLETION

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



LOCATION OVERVIEW

SUBJECT PROPERTY

The subject property is located on Old Allatoona Road, which bisects the complex dividing it into the North Campus and South Campus. It is located next to the **LakePoint Station**, a Family Entertainment Center, which features mini-golf, a climbing wall theme park, and underground mining odyssey.

CAMPUS

LakePoint will feature 9 state-of-the-art sports and resort entertainment venues, five million square feet of amenities including onsite hotels, restaurants, themed retail, bowling, ziplines, water parks, and more.

Since its first competition in 2014, LakePoint has been constantly developing to continue to evolve into the premier sports vacation destination. In two short years, LakePoint has built 5 elite sports venues, 3 on-site hotels, 3 restaurants, and LakePoint's first entertainment venue, LakePoint Station, as well as LakePoint Champions center, which encompasses over 170,000 SF of open court hardwood floor space.

COMING SOON

- **LakePoint Lagoon** water slide park with a Resort Hotel and Restaurant.
- **LakePoint Mountain** will include zip-lining, mountain coaster, hiking, biking, and other outdoor activities.
- **20+ hotels.**
- **Track and Field Complex.**
- LakePoint Golf featuring the Greg Norman **Champions Golf Academy** 12-hole 3 par course.
- **LakePoint Boomtown** will have themed restaurants, shopping, a 13-screen movie theater, and indoor go-kart racing.
- **LakePoint Aspire** will be a new mixed-use building, which will include office space, sports medical facilities, a media center, themed restaurants and retail.
- Kayaking and outdoor water adventure center at **LakePoint Rapids.**
- **LakePoint Landing** connecting to Allatoona Lake, the epicenter of triathlon and water sport competitions.



STARBUCKS OVERVIEW



ABOUT STARBUCKS

The world's #1 specialty coffee retailer, Starbucks has more than 24,000 coffee shops in about 70 countries. The outlets offer coffee drinks and food items, as well as roasted beans, coffee accessories, and teas. (NASDAQ: SBUX)

[WWW.STARBUCKS.COM]

TOTAL LOCATIONS
25,000+
TOTAL EMPLOYEES
254,000
2016 NET REVENUE
\$5.29 BILLION

A-
Investment Grade
Standard & Poor's

RANKINGS

- #3** - FORTUNE'S LIST OF WORLD'S MOST ADMIRABLE COMPANIES (2017)
- #42** - FORBES' LIST OF WORLD'S MOST INNOVATIVE COMPANIES (2017)
- #35** ON FORBES' LIST OF WORLD'S MOST VALUABLE BRANDS (2017)
- #130** ON FORBES' LIST OF AMERICA'S BEST EMPLOYERS (2017)
- #119** IN FINANCIAL TIMES GLOBAL 500 (2015)
- #146** IN FORTUNE 500 (2017)

13,327
TOTAL NUMBER
OF LOCATIONS IN
THE US

STARBUCKS WAS RANKED #3 ON FORTUNE MAGAZINE'S LIST OF WORLD'S MOST ADMIRABLE COMPANIES (2017).

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SURROUNDING RETAIL

THE SUBJECT PROPERTY IS SURROUNDED BY SEVERAL HIGH PERFORMING TENANTS AND BENEFITS FROM A COMBINED TRAFFIC COUNT OF 112,000 VPD.



DEMOGRAPHICS & MAP

ABOUT EMERSON, GA

Located 38 miles north of Atlanta along I-75, Emerson, GA, is fast becoming the nation's premier destination for sports families. With LakePoint Sports Community nearing completion and easy access to Allatoona Lake, Red Top Mountain State Park, and the north Georgia mountains, the city offers a wide range of activities.

Red Top Mountain State Park, a short 2 mile drive from the LakePoint Sports complex, is one of the Georgia's most popular state parks. It's location on the shores of Allatoona Lake provide ample water activities in addition to hiking, mountain biking, and camping. Every year millions of people visit Lake Allatoona, which covers 12,000 acres and 270 miles of shoreline. Not only does the subject property serve LakePoint Sporting Community but it will also serve the over 6 million annual visitors that frequent Lake Allatoona and Red Top Mountain State Park.

Nearby Cartersville is home to numerous historical sites and museums, including the Booth Western Art Museum, the second largest art museum in Georgia, and a Smithsonian Institute Affiliate.

POPULATION



	2010	2017	2021
3-Mile	7,570	7,704	10,415
5-Mile	28,735	29,791	35,634
7-Mile	89,031	95,732	108,357

2017 HOUSEHOLD INCOMES



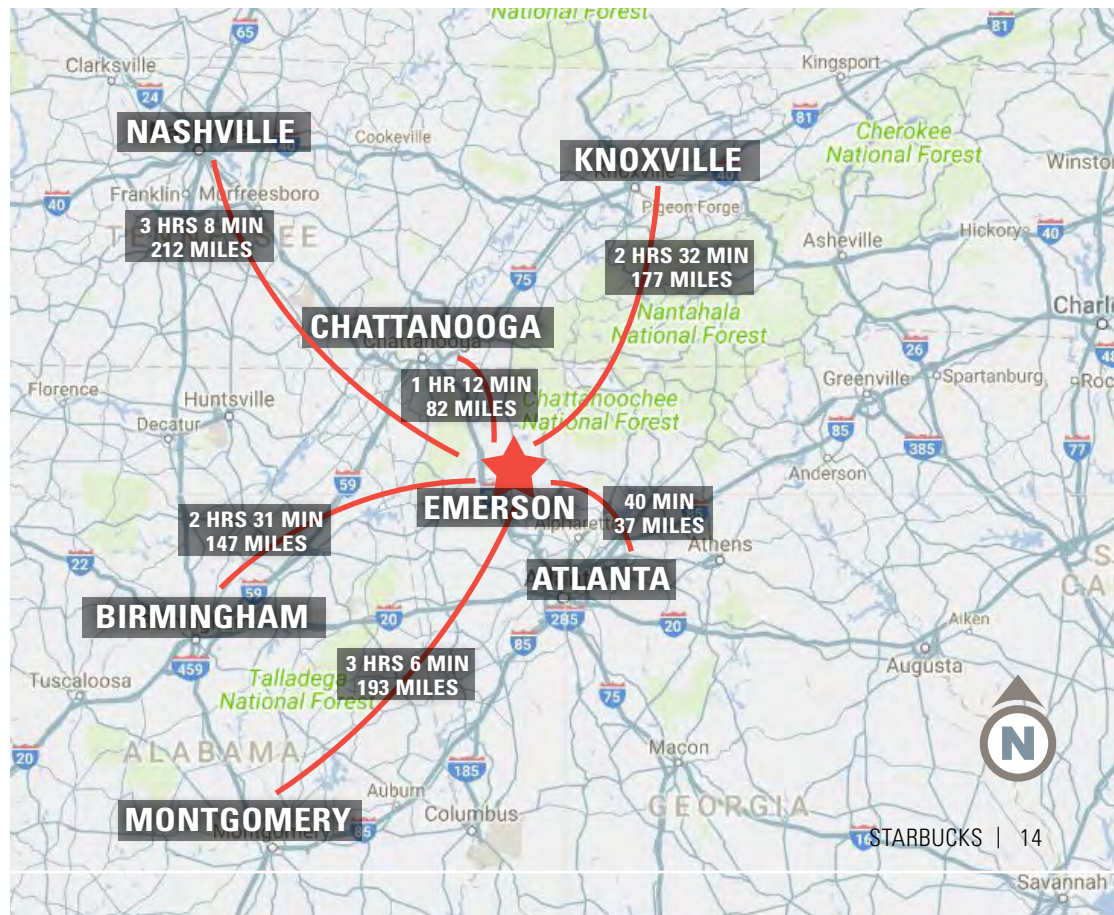
	3-Mile	5-Mile	7-Mile
Average	\$60,165	\$75,728	\$75,661
Median	\$42,178	\$57,874	\$59,718

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

STARBUCKS LOCATION



REGIONAL MAP



A unique HUMAN
RESULTS-DRIVEN
client experience

THE CAPITAL PACIFIC EXPERIENCE - OUR DAILY COMMITMENT TO OUR CLIENTS **CPI**

www.CapitalPacific.com



[REPRESENTATIVE PHOTO]

RICK SANNER

rsanner@capitalpacific.com | (415) 274-2709
CA BRE# 01792433

AARON SUSMAN

asusman@capitalpacific.com | (415) 481-0377
CA BRE# 01961568

Listed in conjunction with GA Licensed Broker:
John Park, Berkshire Realty, LLC.
(404) 504-6699 | john@berkshire-realty.com



Capital Pacific collaborates. [Click Here](#) to meet the rest of our San Francisco team.

CHRIS KOSTANECKI

CHRIS PETERS

DAVE LUCAS

ZANDY SMITH

ZEB RIPPLE

JOHN ANDREINI

JOE CACCAMO

JACK NAVARRA