- BRAND NEW 2022 CONSTRUCTION
- NEW 10-YEAR NET LEASE WITH NO KICK OUT
- 10% RENT INCREASES EVERY 5 YEARS
- ±2,585 SQUARE FOOT BUILDING WITH DRIVE-THRU

EXCLUSIVE OFFERING | $2,111,111

4.50% CAP RATE

STARBUCKS
SINGLE TENANT NET LEASE

*REPRESENTATIVE PHOTO

VIEW DRONE VIDEO

with Drive-Thru

TM

904 US 401 Bypass S
Laurinburg, NC 28352

New South Properties
OF THE CAROLINAS, LLC

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VIEW DRONE VIDEO

SECTION ONE
INVESTMENT SUMMARY

*REPRESENTATIVE PHOTO

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OFFERING SUMMARY

LOCATION
Located in Scotland County, North Carolina

TRAFFIC COUNTS
401 Highway 401 (14,500 VPD)
West Blvd (6,500 VPD)
INTERSTATE 74 Interstate 74 (22,500 VPD)

PARKING
There are approximately 25 parking spaces on the owned parcel.

ACCESS
INTERSTATE 74
There is one access point off West Blvd off of Highway 401. Another access point from a shared access drive with the nearby Lowes. Very close proximity to Interstate 74.

PARCEL & BUILDING SIZE
2,585± SF building on 0.615 acre site.

PARCEL & BUILDING SIZE
10+ Years Remaining on Lease With Starbucks, an Investment Grade Tenant (NASDAQ: SBUX) With a S&P Credit Rating Of A- and a Moody's Rating Of A2

YEAR BUILT
2022

ZONING
Commercial

4+ MILLION DRINKS SOLD DAILY!

TM

New South Properties
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STARBUCKS | LAURINBURG, NC

PRICING	
OFFERING PRICE	$2,111,111
CAP RATE (Year1):	4.5%

LEASE INFORMATION	
NOI (Year 1):	$95,000
LEASE TYPE	NET NET
OPENING DATE	Q1 2022
REMAINING TERM	10 Years
INCREASES	10% Every Five Years
OPTIONS	Four, Five-Year

PROPERTY INFORMATION	
OWNERSHIP	Fee Simple
TOTAL GLA	± 2,585 Square Feet
TOTAL LAND AREA	± 0.615 Acres (26,789 Square Feet)
PARKING	± 25 Spaces
ZONING	Commercial
TRAFFIC COUNTS	HWY 401 ± 14,500 Cars Per Day

INVESTMENT HIGHLIGHTS

10 Year of Term with 10% Rent Increases every 5 years

- The tenant has 10 years remains on in their initial term with 4 (5-year) option periods to extend.
- 10% rent increases every 5 years.

Net Lease | Fee Simple Ownership

- Tenant pays for CAM, insurance, and taxes
- Ideal, management-free investment for an out-of-state, passive investor

Local Demographics In 5-Mile Trade Area

- Over 20,097 residents and more than 11,298 employees support the trade area
- $40,221 Median Household Income

Located Along a Primary Thoroughfare | Interstate Play | Excellent Visibility And Access | Drive-Thru Equipped

- Conveniently located off Interstate 74 (22,500 VPD)
- Located on US 401 (14,500 VPD), a major route through the city of Laurinburg as well as onto Interstate 74 (22,500 VPD)
- Excellent frontage, visibility, and multiple access points
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thru lanes experience higher sales than those without

Close Proximity to Laurinburg, NC | NEW Chick-fil-A Opened | Nearby National/Credit Tenants

- **New Chick-Fil-A Open**
- **Growing development area with many new businesses and Jobs in 2021. (Cascades, Carmichael Farms)**
- Other nearby national/credit tenants include a Walmart, Taco Bell, Chick-fil-A, Lowes, Food Lion, Zaxby's, Planet Fitness

JUST OPENED!

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SECTION TWO
PROPERTY OVERVIEW

*REPRESENTATIVE PHOTO

New South Properties
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LOCATION OVERVIEW

PROPERTY

The subject site is ideally located along US 401 (14,500 VPD) near the exit of Interstate 74 (22,500 VPD), serving as a midway point between Charlotte and Wilmington. This Starbucks has excellent visibility and is positioned down the street from the exit of Interstate 74. It is also close to large national tenants such as Chick-fil-a and Lowes. This creates retail synergy and helps with daily traffic and increasing consumer draw to the trade area. The 5- mile trade area is supported by a local population of over 20,574 residents with an average household income of $47,367.

- Study: North Carolina is second best state for business
- Air Filter Manufacturer to Create 305 Jobs in North Carolina
- US Department of Commerce invests $2 million in Laurinburg business incubator
- Amazon announces $100 million distribution center for NC
- Apple announces first East Coast campus in NC
- Insurer Cetene plans 3,200 new jobs at new NC regional hub
- Scotland County Saw Mill to offer more products - expanding jobs
- New AT&T Call Center planned for Laurinburg
- Scotland County - Carmichael Farms Invests $25M
- Scotland County - Cascades Invests $58M

FORTUNE 500
RANKED #125
2021

TENANT

- In 2019, 64% of Americans aged 18 and over drank coffee every day. (NCA)
- The total asset value of Starbucks was USD 22 billion in 2019. (Statista)
- As of 2018, Starbucks was operating in 76 countries. (Seattle Business Magazine)
- Starbucks stores currently have an average of just over 750 customers per day. (Business Insider)

SURROUNDING RETAILERS

Chick-fil-A JUST OPENED!
Walmart
ZAXBY'S
FIREHOUSE SUBS UNDER CONSTRUCTION
LOWE'S
FOOD LION
planet fitness JUST OPENED!
Walgreens
WAFFLE HOUSE

TRAFFIC COUNTS

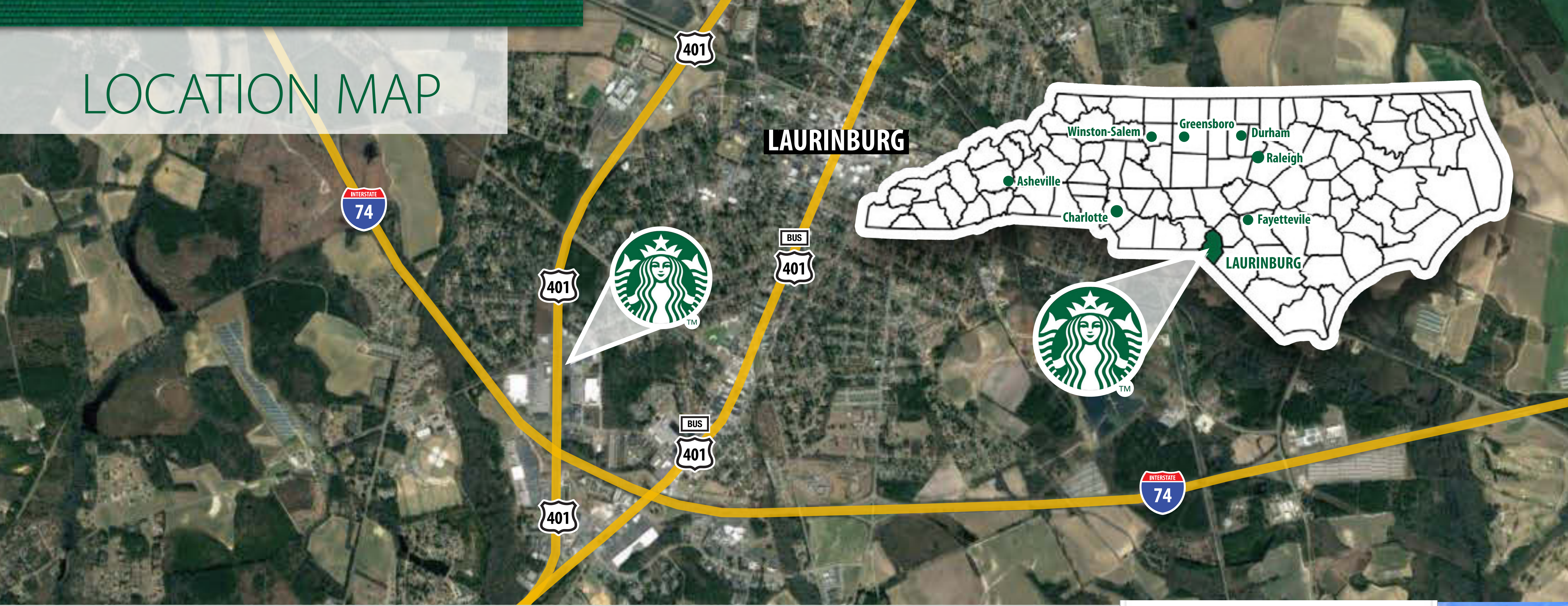
INTERSTATE 74
22,500 VPD

HWY 401
US 401
14,500 VPD

TENANT PROFILE

Website	www.starbucks.com
Company Type:	Public (NASDAQ: SBUX)
Market Cap:	$101.61 Billion
Number of Locations	30,000+ Worldwide (As of 2019)
Credit Rating	A- by S&P
Revenue	$24.72 Billion (2018)
Operating Income	$5.62 Billion (2018)

LOCATION MAP



LAURINBURG, NC

ABOUT THE CITY

Laurinburg is a city in and the county seat of Scotland County, North Carolina. The city is located in southern North Carolina near the South Carolina border, and is situated southwest of Fayetteville. Laurinburg is on US Highway 74, a major east-west four-lane highway, and is only minutes away from Interstate 95.

The city is known for its several historic sites which are listed on the National Register of Historic Places in Scotland County, North Carolina. Laurinburg is also home to St. Andrews University. The city offers a wide variety of activities including year- round outdoor recreation, a vibrant arts scene, progressive community services, and close proximity to beaches, the mountains, big city attractions, and college and professional sports.

ECONOMY

Laurinburg is conveniently located for business purposes for the expansion generated by Base Realignment and Closing (BRAC) and the impending growth of Fort Bragg, which is 43 miles away from Laurinburg. In 2005, the BRAC Commission recommended the closure of 33 military installations, which relocated up to 40,000 soldiers, government workers and their families assigned to Fort Bragg. The largest industries in the Laurinburg area are Manufacturing, Educational Services and Healthcare & Social Assistance. Recent efforts for economic development in Laurinburg include the completion of the new Diane Honeycutt Center for Richmond Community College and the creation of the “Small Business Innovation Center” by Scotland County Economic Development Corporation.

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AERIAL RENDERING

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SITE PLAN

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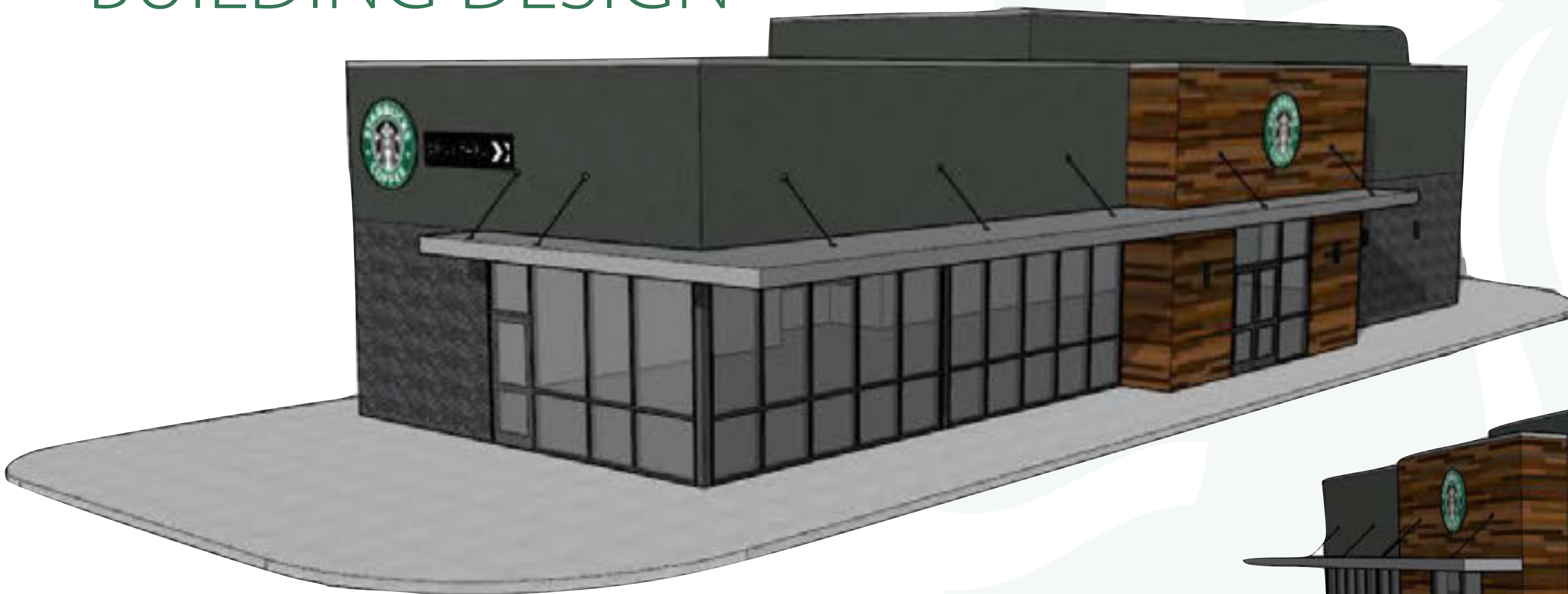
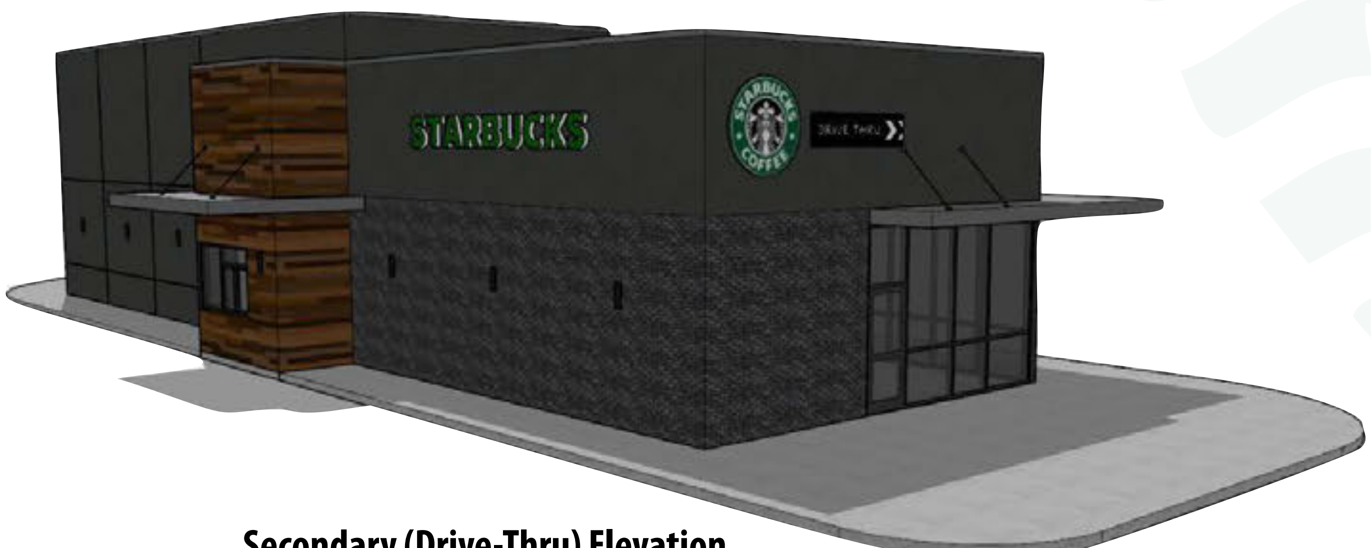
BUILDING DESIGN



Primary (Side) Elevation

REAR (Parking Lot) Elevation



Secondary (Drive-Thru) Elevation

Rear (Utility) Elevation

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VIEW DRONE VIDEO

SECTION THREE
MARKET & LOCATION OVERVIEW

*REPRESENTATIVE PHOTO

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BRAND PROFILE

STARBUCKS®

Company Mission Statement:

To inspire and nurture the human spirit — one person, one cup and one neighborhood at a time

$21.5B
U.S. Systemwide Sales in 2021

8,941 Company Stores
6,387 Licensed Stores
U.S. STORES

4+ BILLION
CUPS OF STARBUCKS COFFEE CONSUMED A YEAR

51 YEARS
of serving drinks & snacks to satisfied customers

Operating in more than 50 countries

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Today it operates more than 29,324 retail stores in 78 markets. Starbucks is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee-serving venues in the U.S by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000's, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, micro-ground instant coffee known as VIA, espresso, cafe latte, full and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine and appetizers. Starbucks-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.

TOP 2 QSR
One of the top-grossing fast food chains in America

More than 30 blends and single-origin premium arabica coffees.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 Estimated Population	3,590	14,671	20,097
2026 Projected Population	3,619	14,787	20,338
HOUSEHOLDS			
2021 Estimated Households	1,638	5,939	7,983
2026 Projected Households	1,596	5,780	7,799
HOUSEHOLD INCOME			
2021 Estimated Median Household Income	$35,105	$38,548	$40,221
BUSINESSES			
2021 Estimated Total Businesses	311	669	780
Total Employees	5,662	9,450	11,298

LAURINBURG
North Carolina

$ 2019 REVENUE: 26.5 BILLION USD

5 Mile Radius

$40,221	20,097	7,983	149,500	6.4%	15,837
MEDIAN HH INCOME	**POPULATION**	**HOUSEHOLDS**	**MEDIAN HOME PRICE**	**UNEMPLOYMENT RATE**	**LABOR FORCE** *Applied Geographic Solutions*

New South Properties OF THE CAROLINAS, LLC

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by New South Properties ("NSP"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of NSP.

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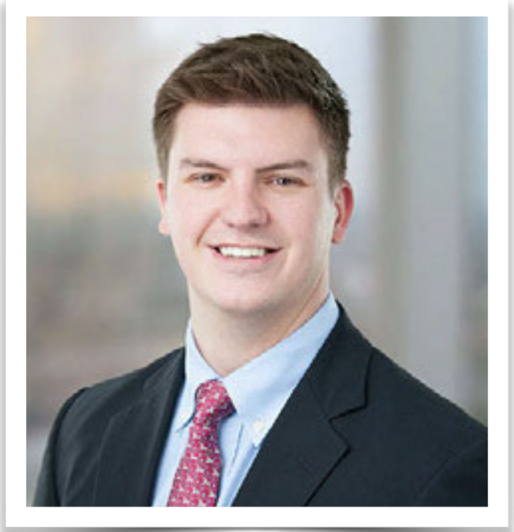

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