



FILE PHOTO

EXCLUSIVE OFFERING | \$2,282,000 – 5.15% CAP
STARBUCKS – CORPORATE NET LEASE



SARATOGA BOULEVARD & WEBER ROAD , CORPUS CHRISTI, TX

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Property. New 1,850+ SF building on ±0.47 acres.

Tenant. Starbucks Corporation | FY 2015 financials: \$19.2 billion in sales and \$3.6 billion in net income | Over 24,000 locations worldwide.

Lease structure. New 10-year, corporate net lease with 10% rent increases every 5 years in option periods.

Location. Starbucks is strategically located at the northeast intersection of Saratoga Blvd. (30,000 VPD) and Weber Rd. (30,000 VPD), less than 2-miles south of S. Padre Island Dr. "HWY 358" (121,00 VPD). The immediate trade area features above average household incomes, with an average of nearly \$73,000 within a 3-mile radius, and features high population demographics, with over 103,234 people residing within a 3-mile radius. Several national credit tenants in the immediate trade area include HEB, Sam's Club, Walgreen's, CVS, Best Buy, Ross, Home Depot, AutoZone, Goodyear, McDonald's, Jack in the Box, Whataburger, Papa Murphy's, Subway, Dickey's, Sonic, 7-Eleven, Valero, and countless others. The subject property is located approximately 9-miles south of downtown Corpus Christi.

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DISCLAIMER

Trivanta (“Agent”) has been engaged as an agent for the sale of the property located at the intersection of Saratoga Boulevard and Weber Road, Corpus Christi, TX by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

SARATOGA BOULEVARD & WEBER ROAD , CORPUS CHRISTI, TX

PRICE CAP RATE:	\$2,282,000 5.15%
NET OPERATING INCOME:	\$117,500
BUILDING AREA:	1,850± Square Feet
LAND AREA:	0.47± Acres
YEAR BUILT	2017
LANDLORD RESPONSIBILITY:	Roof & Structure
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	10 Years with (4), 5-year options to extend		
Projected Rent Commencement:	February 2017		
Projected Lease Expiration:	February 2027		
Lease Type:	Corporate Net Lease		
Rent Increases:	10% Every 5 Years In Primary Term & Options		
Annual Rent Yrs 1-5:	\$117,500	Option 2 Yrs 16-20:	\$156,393
Annual Rent Yrs 6-10:	\$129,250	Option 3 Yrs 21-25:	\$172,032
Option 1 Yrs 11-15:	\$142,175	Option 4 Yrs 26-30:	\$189,235

TENANT OVERVIEW

Starbucks Corporation, a Washington Corporation.

STARBUCKS | www.starbucks.com

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington, United States. Starbucks is the largest coffeehouse company in the world, with over 24,000 stores globally, including around 13,000 in the United States, followed by nearly 1,000 in Canada and more than 900 in Japan. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company's products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores.

Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

The Company sells whole bean and ground coffees, including the Starbucks and Seattle's Best Coffee brands, as well as a selection of premium Tazo teas, VIA and other related products, to institutional foodservice companies that service business and industry, education, healthcare, office coffee distributors, hotels, restaurants, airlines and other retailers.

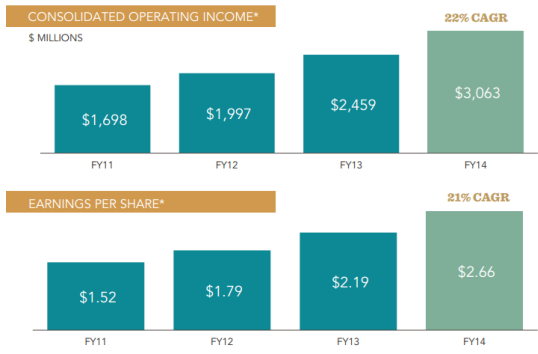
From Starbucks' founding in later forms as a local coffee bean roaster and retailer, the company has expanded rapidly. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-'90s, and overseas stores now constitute almost one third of Starbucks' stores. In fiscal 2015, the company reported revenues of \$19.2 billion and net income of \$3.6 billion



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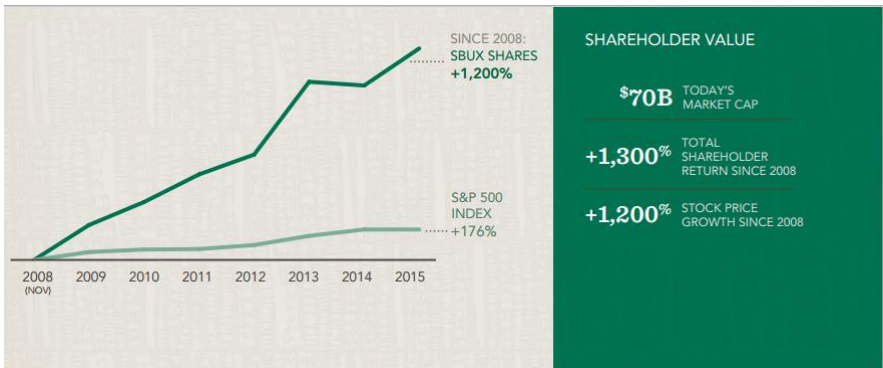


Strong financial performance

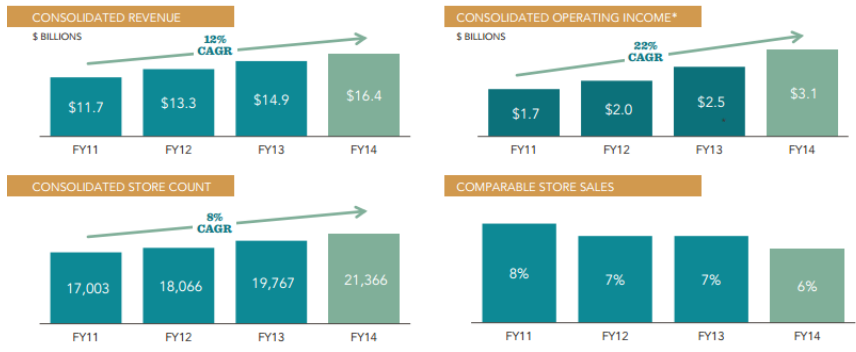


OVER THE PAST 4 YEARS:

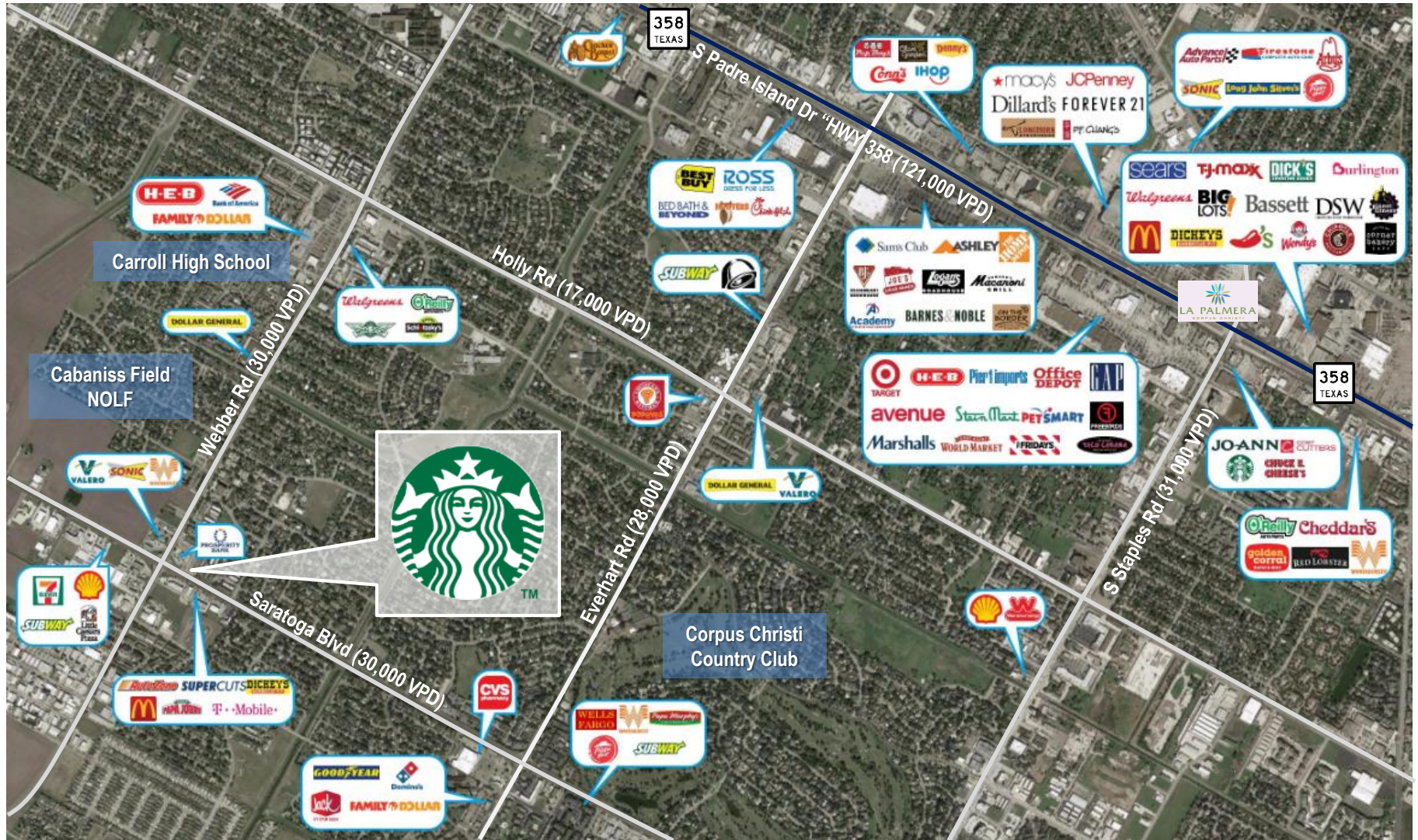
Cash returns ~2X
Dividend payout 2X
Operating Cash flows 2X



Starbucks has delivered strong growth globally



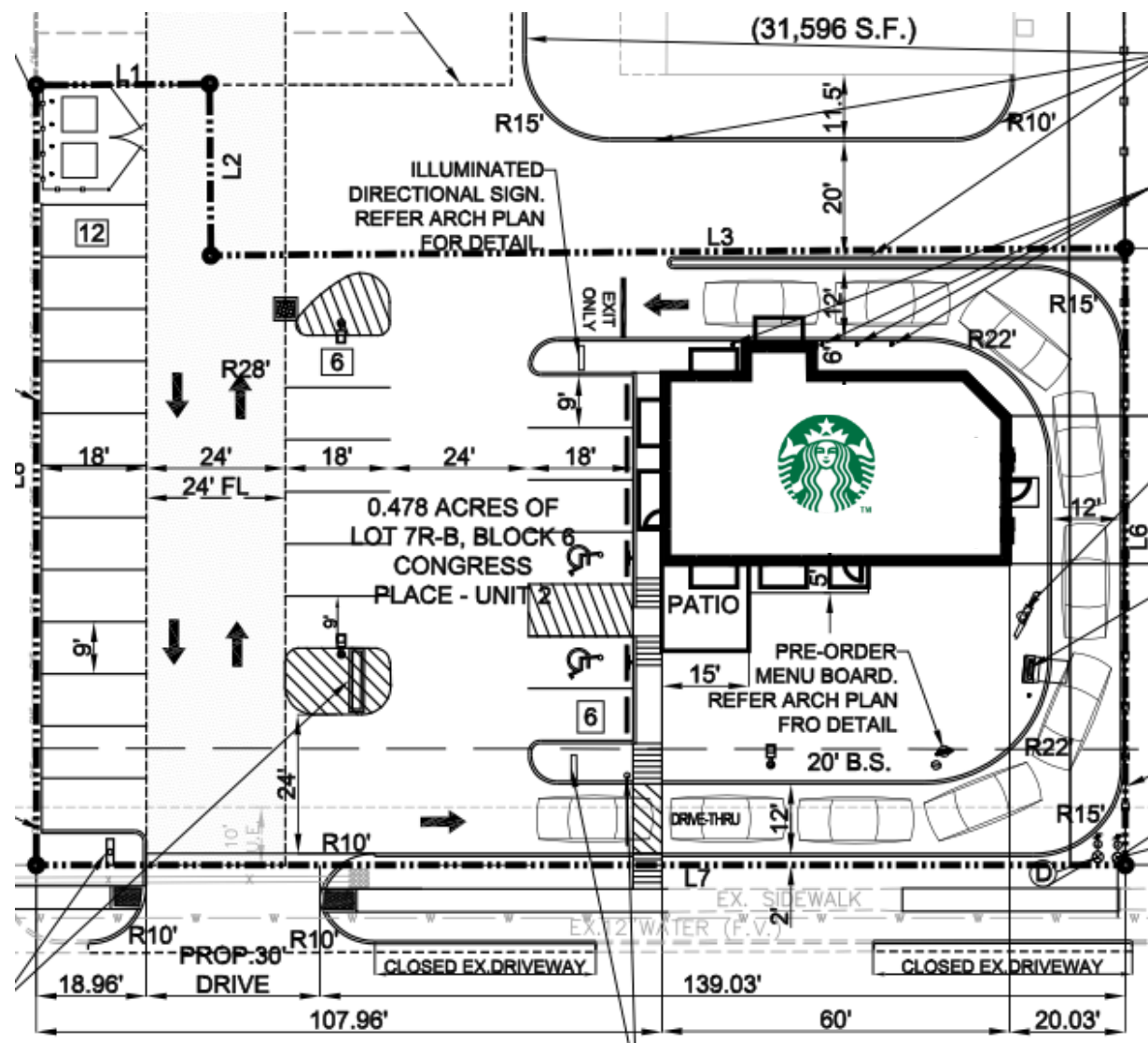
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IMMEDIATE TRADE AREA

Starbucks is strategically located at the northeast intersection of Saratoga Blvd. (30,000 VPD) and Weber Rd. (30,000 VPD), less than 2-miles south of S. Padre Island Dr. "HWY 358" (121,00 VPD). Saratoga Blvd. and Webber Rd. are arterial roads that serve the region, while S. Padre Island Dr is major thoroughfare in the Corpus Christi region and surrounding gulf coast area. The immediate trade area benefits from the traffic generated along S. Padre Island Dr. and has directly contributed to the retail and residential growth in the surrounding area. The subject property is located approximately 9-miles south of downtown Corpus Christi.

The immediate trade area features above average household incomes, with an average of nearly \$73,000 within a 3-mile radius, and, features high population demographics, with over 103,234 people residing within a 3-mile radius. Several national credit tenants in the immediate trade area include HEB, Sam's Club, Walgreen's, CVS, Best Buy, Ross, Home Depot, AutoZone, Goodyear, McDonald's, Jack in the Box, Whataburger, Papa Murphy's, Subway, Dickey's, Sonic, 7-Eleven, Valero, and countless others.

Approximately 3.5-miles Northeast of the site is La Palmera Mall. La Palmera, the 1,000,000 SF+ super regional mall, and The Shops at La Palmera, a 230,000+ SF center, conveniently located across from La Palmera, offer more than 130 retail and restaurant options. This popular shopping destination features the national retailers and specialty shops including Dillard's, Macy's, JCPenney, American Eagle, Charming Charlie, Coach, Forever 21, Pandora, Papaya, New York & Company, Soma Intimates, Victoria's Secret and White House Black Market. Guests will find full service dining options such as P.F. Chang's, LongHorn Steakhouse, Chili's and Grimaldi's Pizzeria, as well as a variety of choices in the La Palmera Cafes food court.

CORPUS CHRISTI, TX

Corpus Christi is a coastal city in South Texas with a population of 307,953. The majority of the population is employed in the services, wholesale and retail trades, and Government sectors. Amenities such as the city's coastal location, low cost of doing business, and skilled labor force have provided a sound foundation for businesses that operate locally. Forbes ranked Corpus Christi 46th out of the 200 largest US metropolitan areas for low cost of doing business. Moody's Economy.com ranked Corpus Christi in the top 30% for low costs. Employment opportunities in petrochemicals, heavy fabrication, water transport, aerospace, and marine research are the main industries that employ white collar employees locally.

The city also has a sizable pipeline of fresh skilled labor through Texas A&M University - Corpus Christi (16,000 Students). This campus is the fastest growing campus in the Texas A&M System. Major expansion plans underway that will accommodate its growing student body.

The Port of Corpus Christi, which is the 5th largest U.S. port and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. The Port was also ranked as the 47th largest in the world by cargo tonnage. The city is able to enhance the economic benefits from the ports through its classification as a Foreign Trade Zone (FTZ). Foreign Trade Zone 122. The FTZ was the first in the continental U.S. to have oil refinery subzones and is one of the largest FTZs in the nation, encompassing 24,000 acres.

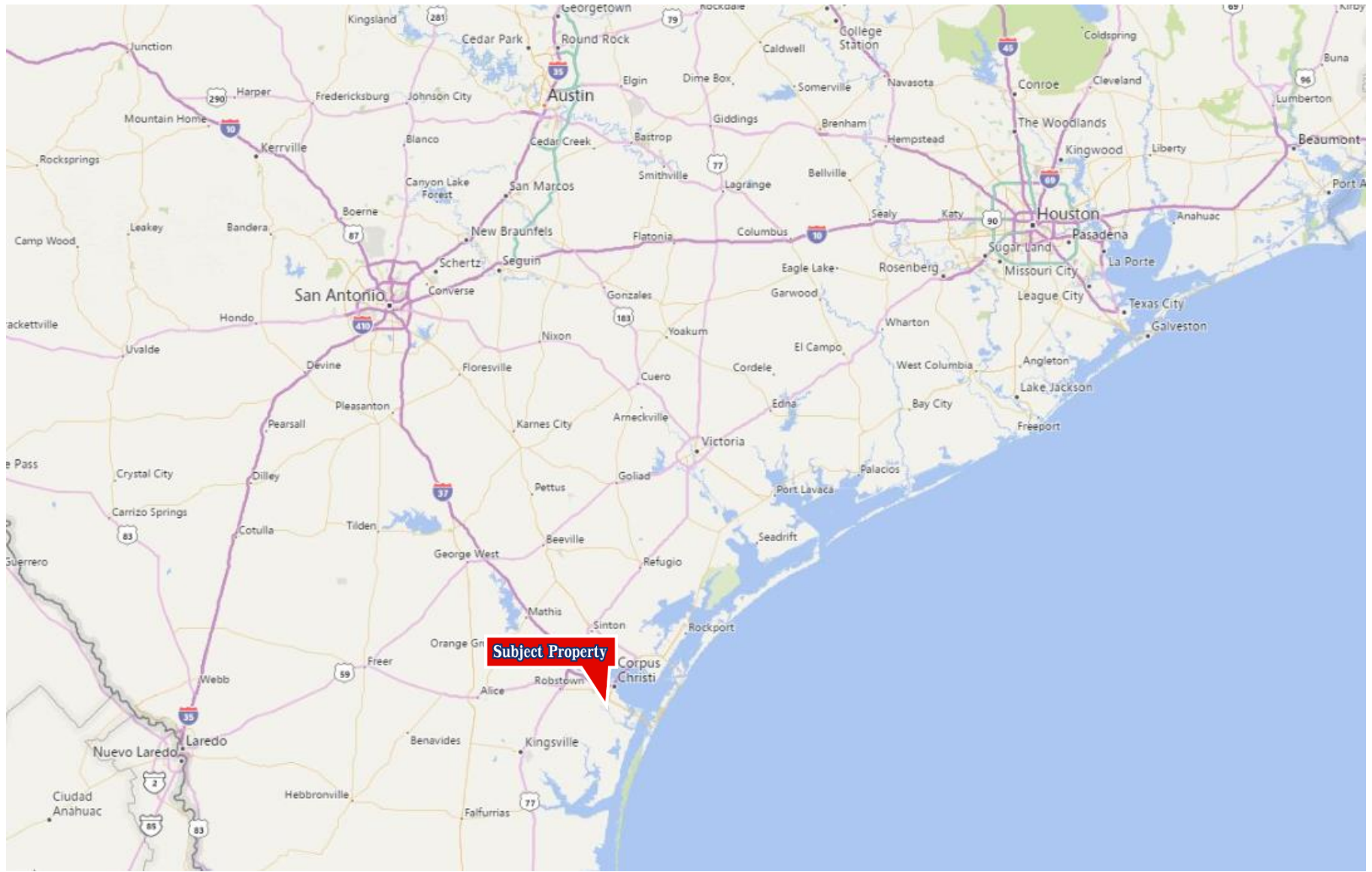
Corpus Christi is also home to 2 installations of the United States military: the Corpus Christi Army Depot, and Naval Air Station Corpus Christi. Combined, these installations provide 6,200 civilian jobs to the local economy, making them the single largest employer in the city. Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world. Corpus Christi is the original home of the headquarters of Whataburger, a fast food restaurant operator and franchiser with 650 stores in ten states and Mexico; however, the company relocated its headquarters to San Antonio in 2009. Other large employers include CHRISTUS Spohn Health System at 5,400 local employees, the Corpus Christi Independent School District with 5,178, H-E-B at 5,000, and Bay Ltd. at 2,100. Other companies based in Corpus Christi include Stripes Convenience Stores and AEP Texas.

CORPUS CHRISTI-KINGSVILLE COMBINED STATISTICAL AREA

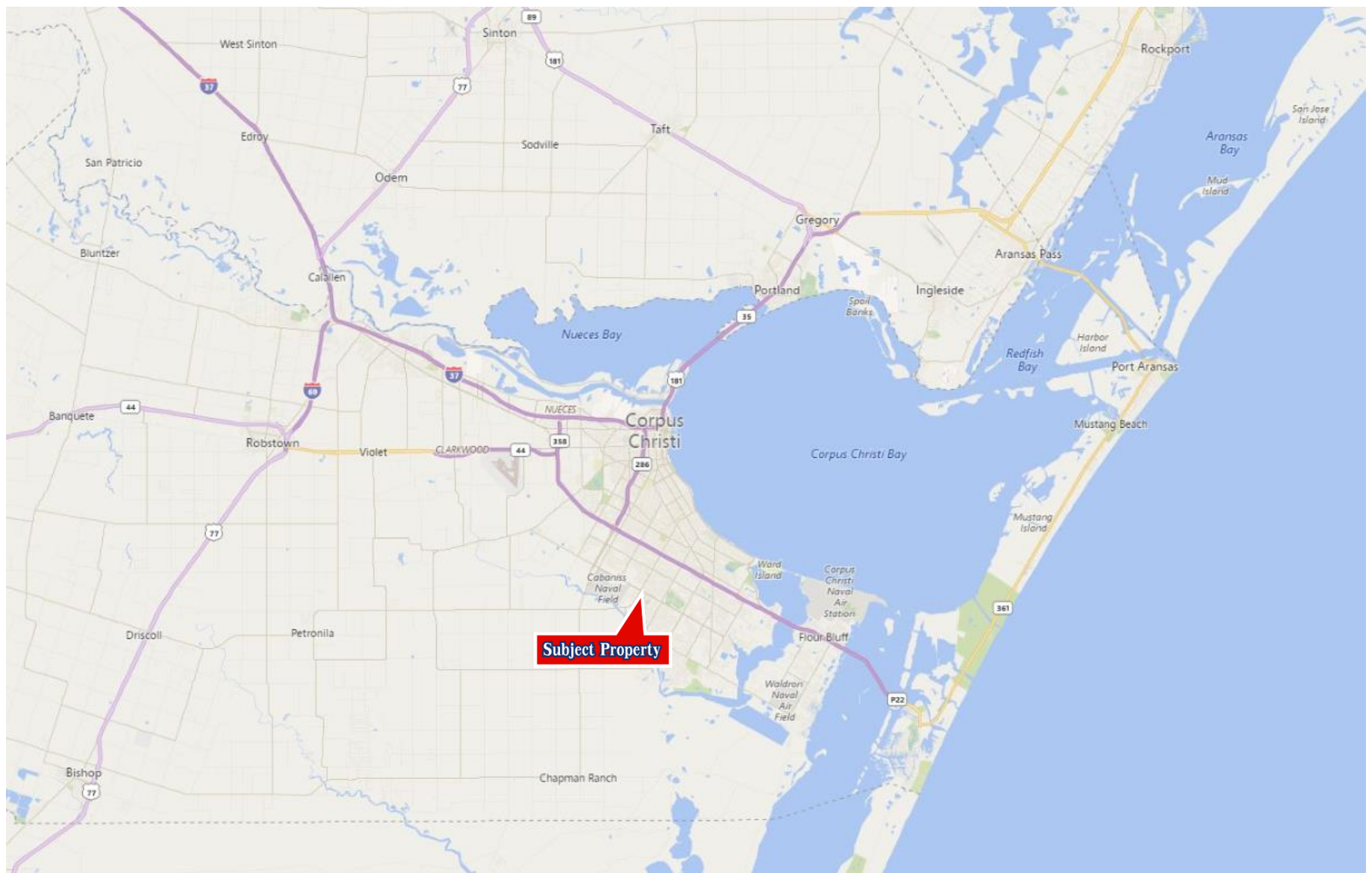
The Corpus Christi-Kingsville Combined Statistical Area (CSA) is made up of 5 counties in the Corpus Christi area and has a population of 514,111. Corpus Christi and the surrounding region are strategically located on the Gulf of Mexico and globally connected. Served by an excellent network of highways which includes Interstate 37 and US Highway 77, 3 class I railroads, and deepwater shipping, the area is a major international business center in the Americas. This location on the Gulf of Mexico has also made the area into a popular tourism destination, particularly Port Aransas which alone draws over 5 million visitors annually.

Kingsville, which is located south of Corpus Christi also contributes significantly to the local economy, primarily through agriculture and education. One of the main drivers of the agricultural industry in Kingsville is the King Ranch. At 825,000 acres it is the 2nd largest contiguous ranch in the US. Kingsville is also home to Texas A&M University - Kingsville (8,067 Students).

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Saratoga Blvd & Weber Rd		1 mi radius	2 mi radius	3 mi radius
Corpus Christi, TX 78415				
POPULATION	2016 Estimated Population	14,361	54,223	103,234
	2021 Projected Population	14,929	56,369	107,590
	2010 Census Population	13,789	51,854	98,325
	2000 Census Population	13,354	49,577	88,968
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	0.5%	0.6%	1.0%
	HOUSEHOLDS	2016 Estimated Households	6,037	21,123
2021 Projected Households		6,427	22,537	42,092
2010 Census Households		5,701	19,846	36,754
2000 Census Households		5,404	18,377	32,147
Projected Annual Growth 2016 to 2021		1.3%	1.3%	1.4%
Historical Annual Growth 2000 to 2016		0.7%	0.9%	1.4%
AGE	2016 Est. Population Under 10 Years	12.8%	13.3%	14.0%
	2016 Est. Population 10 to 19 Years	12.7%	13.6%	14.0%
	2016 Est. Population 20 to 29 Years	17.3%	16.2%	15.5%
	2016 Est. Population 30 to 44 Years	19.4%	19.6%	20.1%
	2016 Est. Population 45 to 59 Years	18.3%	18.7%	18.0%
	2016 Est. Population 60 to 74 Years	14.7%	13.8%	13.2%
	2016 Est. Population 75 Years or Over	4.7%	4.8%	5.2%
	2016 Est. Median Age	34.8	34.5	34.0
MARITAL STATUS & GENDER	2016 Est. Male Population	48.3%	48.8%	48.5%
	2016 Est. Female Population	51.7%	51.2%	51.5%
	2016 Est. Never Married	31.9%	31.9%	32.9%
	2016 Est. Now Married	43.6%	44.4%	44.1%
	2016 Est. Separated or Divorced	19.6%	18.1%	17.4%
	2016 Est. Widowed	4.9%	5.6%	5.6%
INCOME	2016 Est. HH Income \$200,000 or More	2.9%	3.5%	3.7%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	5.0%	4.7%
	2016 Est. HH Income \$100,000 to \$149,999	15.0%	15.4%	13.7%
	2016 Est. HH Income \$75,000 to \$99,999	12.5%	13.8%	13.6%
	2016 Est. HH Income \$50,000 to \$74,999	18.7%	17.8%	18.0%
	2016 Est. HH Income \$35,000 to \$49,999	13.8%	14.3%	15.4%
	2016 Est. HH Income \$25,000 to \$34,999	11.7%	10.3%	10.9%
	2016 Est. HH Income \$15,000 to \$24,999	11.7%	9.8%	9.2%
	2016 Est. HH Income Under \$15,000	10.7%	10.2%	10.9%
	2016 Est. Average Household Income	\$66,931	\$74,903	\$72,029
2016 Est. Median Household Income	\$54,643	\$60,468	\$58,820	
2016 Est. Per Capita Income	\$28,138	\$29,198	\$27,491	
2016 Est. Total Businesses	402	1,836	4,397	
2016 Est. Total Employees	2,804	14,303	39,400	

Saratoga Blvd & Weber Rd		1 mi radius	2 mi radius	3 mi radius
Corpus Christi, TX 78415				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	11,472	42,683	80,131
	2016 Est. Civilian Employed	66.7%	65.4%	64.0%
	2016 Est. Civilian Unemployed	3.3%	3.6%	3.6%
	2016 Est. in Armed Forces	0.2%	0.3%	0.5%
	2016 Est. not in Labor Force	29.8%	30.6%	31.9%
	2016 Labor Force Males	47.7%	48.2%	47.8%
	2016 Labor Force Females	52.3%	51.8%	52.2%
	OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,840	25,231
2010 Mgmt, Business, & Financial Operations		11.7%	11.6%	11.7%
2010 Professional, Related		21.1%	22.5%	21.1%
2010 Service		20.0%	19.3%	20.1%
2010 Sales, Office		29.3%	27.8%	27.0%
2010 Farming, Fishing, Forestry		0.6%	0.3%	0.3%
2010 Construction, Extraction, Maintenance		7.9%	9.7%	10.6%
2010 Production, Transport, Material Moving		9.3%	8.8%	9.4%
2010 White Collar Workers		62.1%	61.9%	59.8%
2010 Blue Collar Workers		37.9%	38.1%	40.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	80.2%	82.6%	82.4%
	2010 Drive to Work in Carpool	11.4%	10.9%	11.5%
	2010 Travel to Work by Public Transportation	2.1%	1.5%	1.2%
	2010 Drive to Work on Motorcycle	0.3%	0.5%	0.4%
	2010 Walk or Bicycle to Work	3.1%	1.5%	1.3%
	2010 Other Means	1.6%	1.3%	1.2%
	2010 Work at Home	1.4%	1.8%	2.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	38.0%	35.6%	35.9%
	2010 Travel to Work in 15 to 29 Minutes	48.7%	49.3%	48.2%
	2010 Travel to Work in 30 to 59 Minutes	11.9%	12.8%	13.2%
	2010 Travel to Work in 60 Minutes or More	1.3%	2.3%	2.6%
	2010 Average Travel Time to Work	16.5	16.8	16.7
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$321 M	\$1.21 B	\$2.19 B
	2016 Est. Apparel	\$11.1 M	\$42.2 M	\$76.5 M
	2016 Est. Contributions, Gifts	\$20.6 M	\$80.4 M	\$146 M
	2016 Est. Education, Reading	\$11.9 M	\$46.6 M	\$84.0 M
	2016 Est. Entertainment	\$17.9 M	\$67.6 M	\$122 M
	2016 Est. Food, Beverages, Tobacco	\$49.9 M	\$186 M	\$337 M
	2016 Est. Furnishings, Equipment	\$10.9 M	\$41.4 M	\$74.8 M
	2016 Est. Health Care, Insurance	\$28.6 M	\$106 M	\$192 M
	2016 Est. Household Operations, Shelter, Utilities	\$99.6 M	\$374 M	\$678 M
	2016 Est. Miscellaneous Expenses	\$4.82 M	\$17.9 M	\$32.4 M
	2016 Est. Personal Care	\$4.19 M	\$15.7 M	\$28.5 M
	2016 Est. Transportation	\$61.6 M	\$230 M	\$418 M



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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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>)