

OFFERING MEMORANDUM

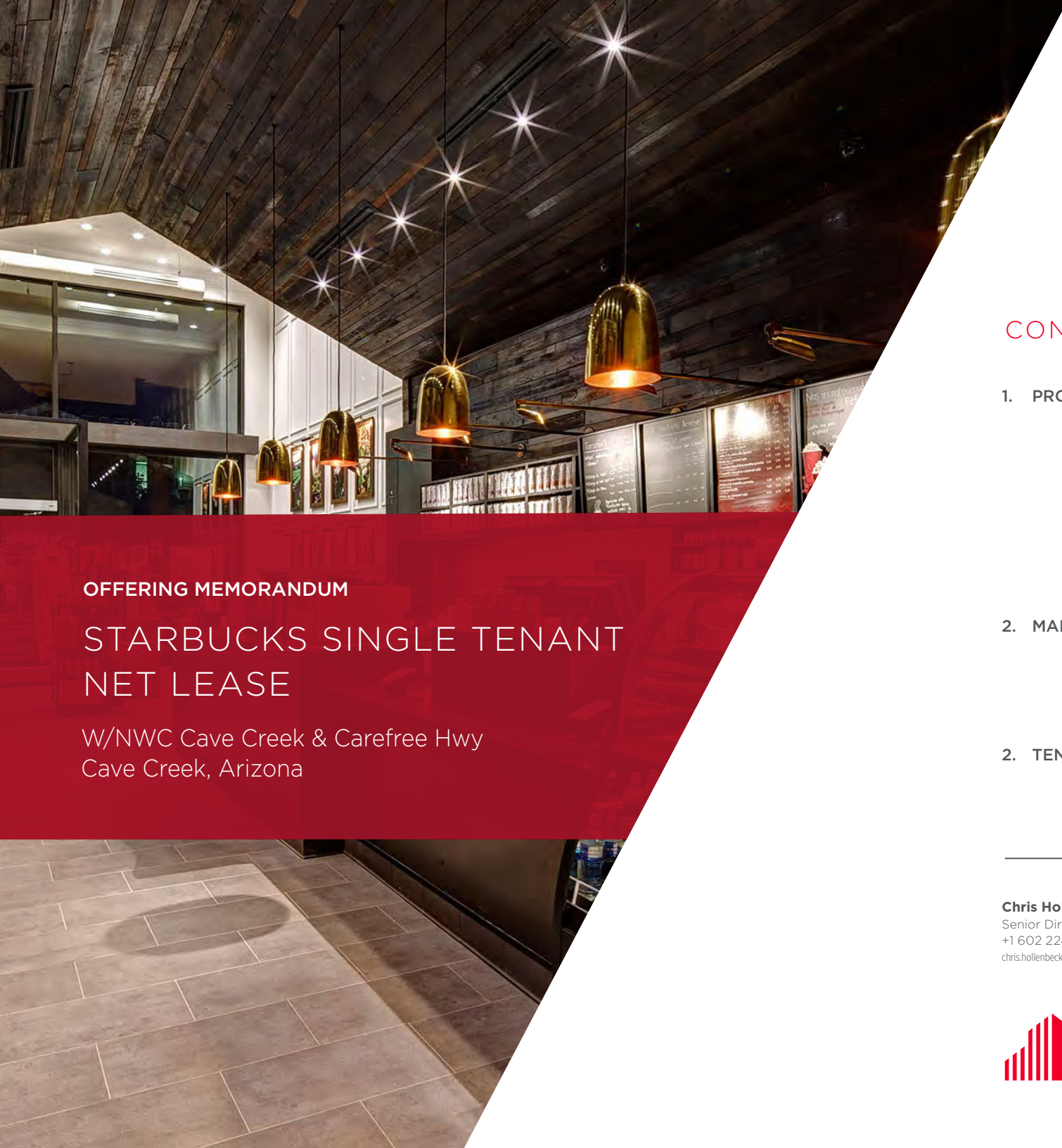
STARBUCKS

W/NWC Cave Creek & Carefree Hwy
Cave Creek, Arizona



NEW LONG-TERM
SINGLE TENANT
NET LEASE





OFFERING MEMORANDUM

**STARBUCKS SINGLE TENANT
NET LEASE**

W/NWC Cave Creek & Carefree Hwy
Cave Creek, Arizona

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2. TENANT OVERVIEW

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PROPERTY OVERVIEW

OFFERING OVERVIEW

INVESTMENT HIGHLIGHTS

SITE PLAN & ELEVATIONS

PROPERTY MAPS



OFFERING OVERVIEW

Lease Summary

Address:	5360 East Carefree Highway Cave Creek, Arizona
Tenant:	Starbucks Corporation
Rentable SF:	2,000 SF
Lease Type:	Net Lease
Primary Term:	10 years
Option Periods:	3 x 5 years at 10% of previous period
Estimated Rent Commencement:	December 1, 2016
Annual Rent Schedule:	Years 1-5: \$106,500 Annually Years 6-10: \$117,150 Annually Extension Terms: Years 11-15: \$128,865.50 Years 16-20 \$141,751.50 Years 21-25: \$155,926.65
Landlord Responsibilities:	Roof structure and parking, significant expense reimbursements by tenant
Prototype:	Freestanding Drive-Thru

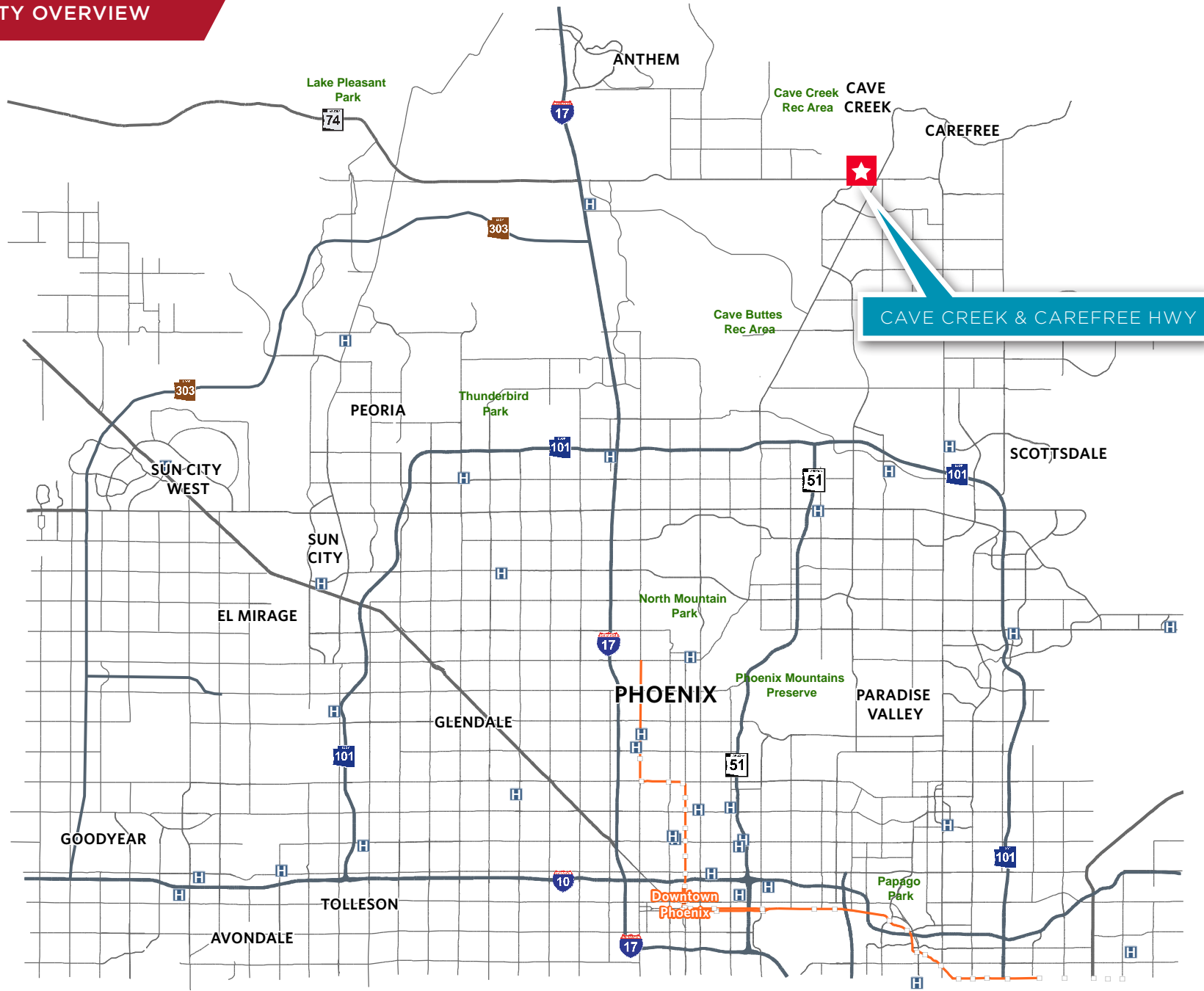
Offering Terms

Price:	\$2,242,105
Cap Rate:	4.75%

Investment Highlights

- Brand new ten year lease with Starbucks
- Corporate Guaranteed Lease with Starbucks. Starbucks has a Standard & Poor's rating of A-, more than 21,500 stores and \$182,000 employees in over 60 countries. Starbucks is publicly traded on the NASDAQ with \$15.66 billion in revenue.
- Rent increases every 5 years by 10%
- Located in a high-growth area of Maricopa County in the Town of Cave Creek
- Brand New Building
- Close proximity to many National Retailers including Fry's, Walmart, Lowe's, Home Depot, Chevron, CVS, McDonald's and others

PROPERTY OVERVIEW





Walmart



CVS/pharmacy



Fry's Marketplace



OFFERING OVERVIEW

Sample Site Plan

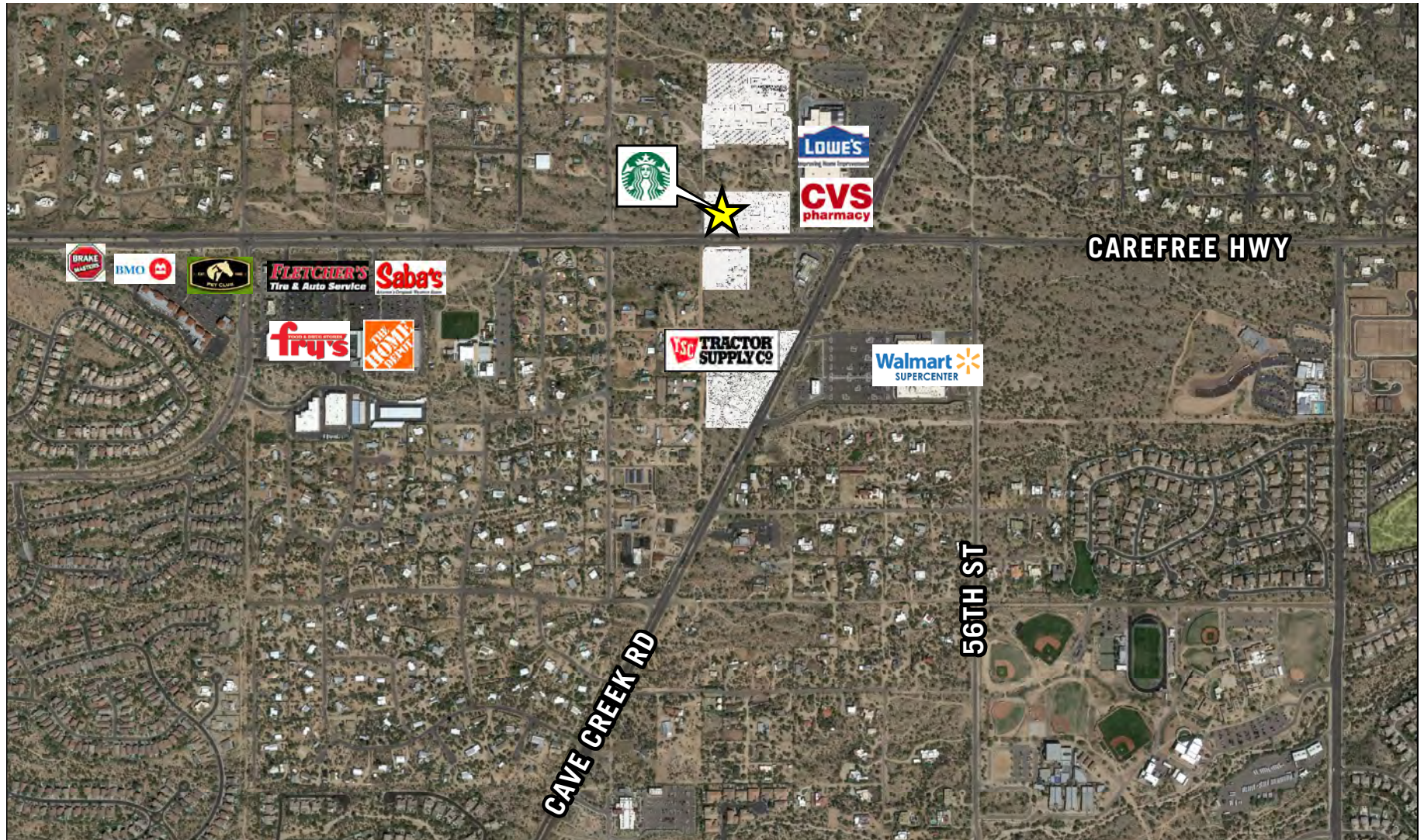


OFFERING OVERVIEW

Nearly Completed Construction



PROPERTY MAPS



PROPERTY MAPS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Population	2,043	21,525	43,336
AVG. HH Income	\$119,314	\$125,965	\$128,383
Number of Households	778	8,799	17,670
Median Age	49.4	50.5	50.4

TRAFFIC COUNTS

NORTH/SOUTH ON CAREFREE HIGHWAY	15,650 / 17,416
EAST/WEST ON CAVE CREEK ROAD	14,671 / 19,386

Google, 2015

AREA OVERVIEW

PHOENIX OVERVIEW

CAVE CREEK OVERVIEW



LOCATION SUMMARY - METRO PHOENIX

Arizona and Phoenix: Outstanding for Business

Arizona is one of the fastest growing states in the country. With a median age of 35.9 years old, the state is populated by a vibrant workforce attracted to quality jobs and quality of life. The state's population of 6.5 million people is expected to nearly double in the next two decades. CNBC ranks Arizona among the top 5 friendliest states for business and #1 for quality and availability of workforce. Arizona is home to 15 institutions of higher learning, including University of Arizona, Northern Arizona University and the Thunderbird School of Global Management. Phoenix is home to Arizona State University – not only the state's largest, but also the nation's largest university.

Phoenix Anchors the State

Phoenix is also the 6th largest metro area in the United States. Its strategic Southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bioscience and sustainable technology companies. It is well known for its warm



MAJOR PHOENIX METRO EMPLOYERS

AEROSPACE AND AVIATION

Honeywell
Boeing
Cessna
General Dynamics
Hawker Beechcraft
Orbital Sciences Corporation

HIGH-TECH MANUFACTURING/ DISTRIBUTION

Intel
Avnet
Freescale Semiconductor
Microchip Technology
Iridium Communications
Insight Enterprises

DISTRIBUTION/LOGISTICS CENTERS

Amazon.com
Dick's Sporting Goods
Gap, Inc.
Target
Macy's
Walmart

FINANCIAL/BUSINESS/DATA SERVICES

JP Morgan Chase
Bank of America
American Express
eBay/PayPal
Vanguard Securities
Charles Schwab
Uber
Northern Trust
State Farm Regional
Headquarters

CORPORATE/REGIONAL HEADQUARTERS

Freeport McMoran Copper and Gold
Apollo Group/University of Phoenix
PetSmart
Dial Corporation/Henkel
Go Daddy

HEALTHCARE/BIOTECH/ RENEWABLE ENERGY

Mayo Clinic
United Healthcare
TGen
International Genomic Consortium
First Solar
Kyocera

LOCATION SUMMARY - METRO PHOENIX

climate, beautiful setting and great cultural and recreational amenities.

The real estate market in the greater Phoenix area is deep and diverse, with more than 289 million square feet of industrial space among all submarkets and nearly 97 million square feet of office space.

Rapidly Improving Regional Economy

Phoenix has resumed its pre-recession pattern of high growth:

- Recent employment growth was 2.3%, ranking 8th in the nation behind only technology and energy dominated markets
- Housing and construction industries are significantly improving, with housing permits in 2014 and 2015 expected to increase 200% - 300% from market lows
- Home price increases are leading the nation
- 4,200 apartment units are under construction with 20,000 more planned

Phoenix's historically strong housing, construction and real estate industries are just beginning to improve. These industries are now poised for a strong rebound, adding strong potential for Phoenix to regain its position as one of the leading growth markets in the nation.

Phoenix has a Vibrant, Diversified Economy

Phoenix has a highly diversified base of industries, led by aerospace, high-tech manufacturing, distribution/ logistics, financial services and corporate/regional headquarters. Phoenix has recently seen many companies move or expand from California, including eBay/PayPal, Amazon.com, Dunn Edwards, Power One, and American Presidential Lines. Phoenix also is ranked among the top in the country for

its solar/renewal energy sector, and has a rapidly growing healthcare/biomedical industry.

- *Inc. Magazine* named Phoenix one of the top 20 cities in the country for start-up companies; Phoenix ranks third in the country for entrepreneurs per 1,000 people
- Phoenix is top 10 for financial services employment
- Major data processing, credit card and customer service companies are attracted by Greater Phoenix's telecommunications infrastructure, predictable climate, and low catastrophic risk - no earthquakes, tornados, coastal flooding, or hurricanes
- Arizona has some of the world's largest solar generation projects



LOCATION SUMMARY - CAVE CREEK

Cave Creek, Arizona that has preserved its wild west character so well after more than 100 years especially when its located so close to rapidly growing cities like Scottsdale and Phoenix. But Cave Creek, established as a gold mining town and stopping point for the U.S. Cavalry in the mid 1870s, is not like most other towns.

Located high above Phoenix in the foothills of Black Mountain, Skull Mesa and Elephant Butte, the Town of Cave Creek is located in the northern part of the Valley, northeast of Phoenix and northwest of Scottsdale. It is just west of Carefree, which is often considered a sister community. Cave Creek has accomplished the nearly impossible task of maintaining its old west character and charm in an era of exponential growth within the metropolitan Phoenix area.

While Scottsdale has now become most deservedly known for its world class resorts, spas, and golf, and Phoenix for the Suns, Coyotes, Cardinals and Diamondbacks, and Tempe for ASU, Tempe Town Lake, and great Block Parties, their smaller friendly neighbor to the North, Cave Creek, has become one of the most recognized Western towns in the U.S. featuring many horse properties, saloons and rodeo events.

There's no shortage of shops in Cave Creek, from western jewelry, one-of-a-kind pottery, cowboy furniture, a cow head, a pair of boots, and antiques to a lamp with horns. Throw in some championship golf, several unique southwest jewelry shops and numerous other specialty stores and you have a must visit location just minutes but a time warp away from nearby Phoenix and

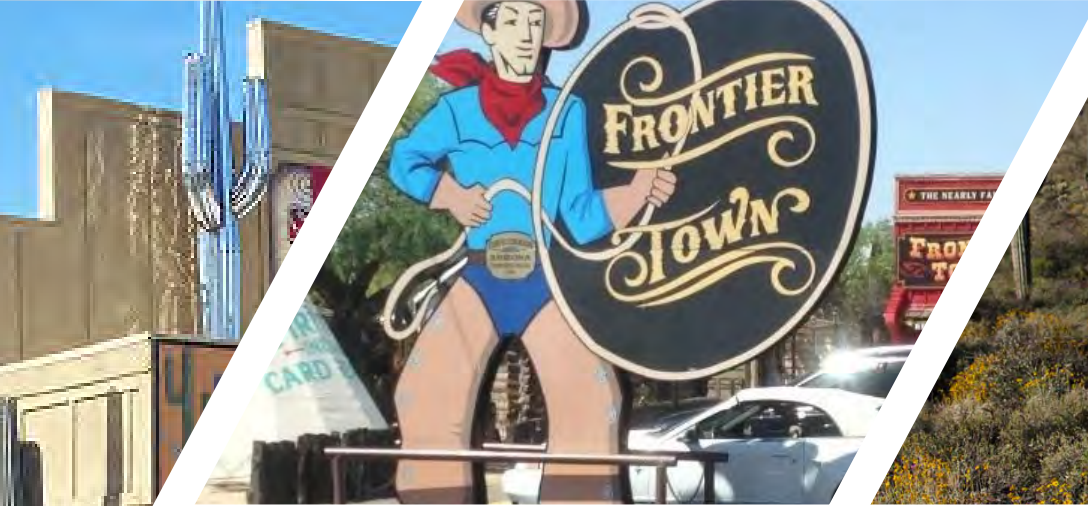
Scottsdale, Arizona. The crowds are diverse with visitors and residents alike enjoying all that is unique in Cave Creek. There are also many notable eateries in Cave Creek.

Cave Creek is one of the smaller incorporated communities in Maricopa County, covering about 31 square miles with a population of about 5,631. The median age of a Cave Creek resident is about 52 years old, and more than 79% of people in Cave Creek have had at least some college education. There are about 2,433 households and the median household income of a Cave Creek, Arizona is about \$133,238.

WHY CAVE CREEK

- Eclectic mix of the old West, the natural beauty of the Sonoran Desert and artistic ambiance
- Restaurants, golfing, hiking, and high end retail
- Close enough to urban amenities yet far from the urban hustle and bustle
- Small enough to be responsive to the needs of business
- Quality business development

AREA OVERVIEW



CAVE CREEK In Cave Creek you'll find the Wild West still alive in Frontier Town and in the authentic rough and tumble saloons from the 1930's, such as Harold's, where you are likely to see motorcycles parked next to the horse someone rode in on. More than 30 restaurants from fine dining to cowboy cookouts find a peaceful coexistence there. The restaurants line Cave Creek's main road along with fun western stores, art galleries and specialty shops like those in the new Stagecoach Village shopping and dining district. Hiking, biking and horseback riding through natural Sonoran Desert terrain are also inviting Cave Creek activities. The lovely Rancho Manana resort, with its acclaimed golf course, spa, and restaurant, top off Cave Creek's amenities.

HOTELS

Company Name	Hotel Rooms
Boulders Resort & Spa-Curio	200
Carefree Resort & Conference	85
Four Seasons Scottsdale at Troon	210
Holiday Inn Express	160
J W Marriott-Phoenix Desert	400
Marriott-Canyon Villas	290
Residence Inn-Phoenix Desert	210

GOLF COURSES

Pinnacle Peak Country Club	Troon Golf Course
Desert Highlands Golf Course	Troon North Golf Course
Tatum Ranch Golf Course	Whisper Rock Golf Club
The Boulders Golf Course	The Golf Club Of Scottsdale
Desert Forest Golf Course	The Mirabel Club
Desert Mountain Golf Course	Desert Mountain Outlaw Golf Course
Paradise Peak West Golf Course	Desert Mountain Apache Golf Course
Wildfire Golf Course	Desert Mountain Cochise Golf Course
Club Terravita Golf Course	Desert Mountain Geronimo Golf Course
Estancia Golf Club	Desert Mountain Chiricahua Golf Course
Legend Trail Golf Course	Anthem Country Club
Rancho Manana Golf Course	Ironwood Golf Club At Anthem
Dove Valley Ranch Golf Course	

OUTDOOR RECREATION

Gateway Desert Awareness Park	Cave Creek Trail Rides
Spur Cross Ranch Conservation Area	Flat Tire Bike Shop
Cave Creek Regional Park	Spur Cross Cycles
Desert Foothills Land Trust	MTM Ranch
Black Mountain Conservancy	Extreme Arizona Adventure Company
Spur Cross Stables	Rancho Manana Golf Club

DINING & NIGHTLIFE

Harold's Cave Creek Corral	The Horny Toad Restaurant
Buffalo Chip Saloon and Steakhouse	Hogs N' Horses
Big Earls Greasy Eats	Janey's Coffee Co. & Bodega
Bryan's Black Mountain BBQ	Oak's Diner and Flapjacks
Cartwright's Sonoran Ranch House	Le Sans Souci
Cave Creek Smokehouse & Pour House Patio	Tonto Bar and Grill
Cave Creek Tap Haus	Oregano's
El Encanto	The Village Coffee & Crêperie
Heart & Soul Cafe	Wagon Wheel

SHOPPING

El Pedregal Shops & Dining at The Boulders	Bella Cane Boutique
Elegant Affairs	Arizona Territorial Antiques
Desert Treasures	Town Dump
Cave Creek Olive Oil	Flat Tire Bike Shop
Cave Creek Candles & Gifts	Cave Creek Cigars
Carefree Outdoor Living	Roastery Of Cave Creek
Buddy Stubbs Cave Creek Harley Davidson	Cave Creek Cowboy Co
Big Bronco - Western Furniture	Flat Tire Bike Shop

GALLERIES

Blue Coyote Gallery	Wildfire Gallery
Rare Earth Gallery	Steven DeWitt Perrin Gallery
Saddle Up Gallery	The Sculpture Studio
Wild Holly Gallery	Mary Bruns Fine Art
Sergio Ladron De Guevara Fine Art	Magic Bird Festivals
Blue Sage Gallery	Trail of Painted Ponies



TENANT OVERVIEW

STARBUCKS OVERVIEW

PROPERTY SITE PLAN



TENANT OVERVIEW

Lessee:	Starbucks
Nasdaq Stock Symbol:	SBUX
Standard & Poor's Credit Rating:	A- Investment Grade
Fortune 500 Ranking:	208
Revenue (FY 2013):	\$15.66 Billion
Total Employees:	±182,000
Total Number of Locations:	±21,500
Founded:	1971
Website:	starbucks.com

Starbucks Overview

The Starbucks story began in 1971. Back then they were a roaster and retailer of whole bean and ground coffee, tea and spices with a single store in Seattle's Pike Place Market. Today, they are privileged to connect with millions of customers every day with exceptional products in over 21,500 retail stores in 60 countries. Starbucks is named after the first mate in Herman Melville's Moby Dick. Their logo is also inspired by the sea - featuring a twin-tailed siren from Greek mythology. Their stores are a neighborhood gathering place for meeting friends and family. Starbucks customers enjoy quality service, an inviting atmosphere and an exceptional cup of coffee.

Starbucks locations serve hot and cold beverages, whole-bean coffee, microground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell pre-packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and appetizers after 4pm. 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 Corporation's common stock is listed on NASDAQ, under the trading symbol SBUX. Starbucks is the largest and most successful coffee retailer in the world.





**STARBUCKS MISSION
TO INSPIRE AND NURTURE
THE HUMAN SPIRIT - ONE
PERSON, ONE CUP AND ONE
NEIGHBORHOOD AT A TIME.**

The Starbucks logo is faintly visible in the background, centered on the left side of the page. It features the Siren mermaid and the word "STARBUCKS" in a circular arrangement.

Disclaimer

This projection is based on assumptions reflecting a certain set of conditions. However, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, actual results achieved may vary from our estimates, and the variation may be material. Cushman & Wakefield extends no guarantees and makes no warranties, expressed or implied, with respect to this projection. In that regard, neither Cushman & Wakefield nor any affiliate, employee, officer, director, shareholder, or agent thereof, shall have any liability whatsoever arising from this projection or the actual results achieved.

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