

SINGLE TENANT NET LEASE | \$1,794,000



REPRESENTATIVE PHOTO

STARBUCKS - NEW CONSTRUCTION
ELIZABETHTOWN, KENTUCKY

EXECUTIVE SUMMARY

The Offering

Qualified investors are extended the opportunity to acquire a 100.0% fee simple interest in a NNN lease Starbucks currently under construction in Elizabethtown, Kentucky at Exit 94 of I-65; the N. Mulberry Street (Highway 62) interchange. Delivery is scheduled for December 2017. Starbucks' initial lease term is ten (10) years with no termination clauses and a rent escalation in year six.

The 0.68 +/- acre site is the most prominent of The Overlook at Buffalo Creek development providing maximum visibility to the interstate exchange and N. Mulberry Street, with easy access via the development's signalized entrance. I-65 carries over 48,000 VPD at the exit, with nearly 25,000 VPD along N. Mulberry Street in front of the site.

The Overlook at Buffalo Creek is a mixed-use redevelopment anchored by 2 newly constructed Holiday Inn Express & Suites, Taco Bell, Arby's, McDonald's, Culver's Restaurant, and seven (7) one (1) acre ± sites remaining for future development.

This trade area is largely known as a crossroads of Kentucky as I-65 in Elizabethtown intersects with the Western Kentucky Parkway (stretching 138 miles west to Eddyville, Kentucky) and the Bluegrass Parkway (105 miles east to Lexington, Kentucky). The city also serves the greater Fort Knox area, home to the United States Army Human Resources Department, the United States Army Cadet Command, and the United States Army Accessions Command.

Elizabethtown is a major Kentucky city and county-seat of Hardin County, which encompasses over 100,000 in population.

Investment Highlights

NNN Lease Structure

- 10 year initial term with limited landlord responsibilities and no termination clause

Excellent Corporate Guaranty

- The lease is fully guaranteed by Starbucks Corporation

High Interstate Visibility

- The site offers maximum visibility to I-65 which carries nearly 50,000 vehicles per day at the busy Exit 94 interchange

Vibrant Retail Trade Area

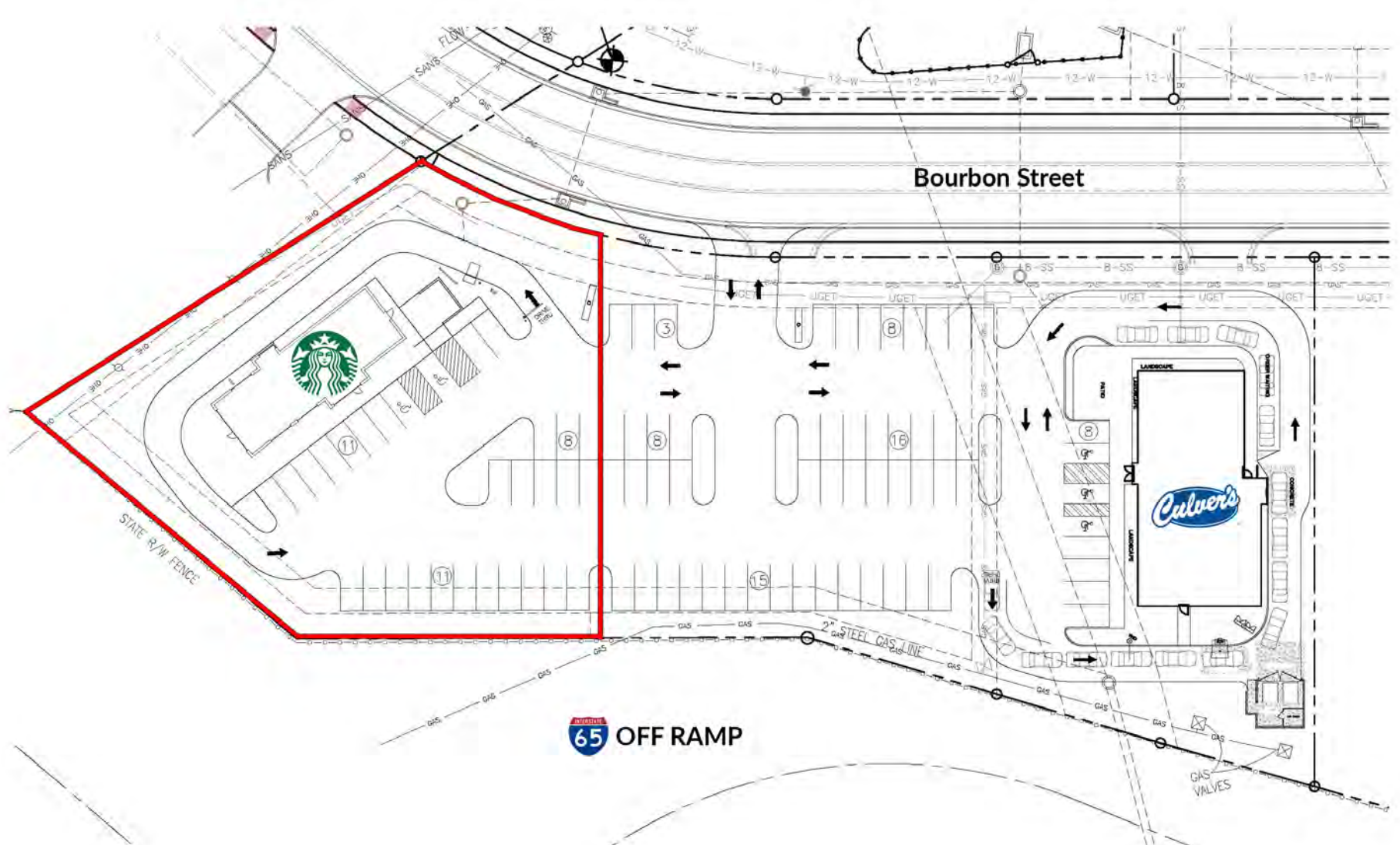
- A Kroger grocery and fuel, 8 hotels, and numerous quick service, fast casual, and sit down restaurants draw significant traffic to the trade area which is a major highway services exit along I-65 near the Western Kentucky Parkway and Bluegrass Parkway interchanges

Growing Kentucky Market

- Elizabethtown is a growing city located just 40 minutes south of Louisville along I-65 with an excellent workforce, large public school system, and diversified economy of healthcare, manufacturing, and service-related industries supporting the nearby Fort Knox Army Base

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.



SITE PLAN



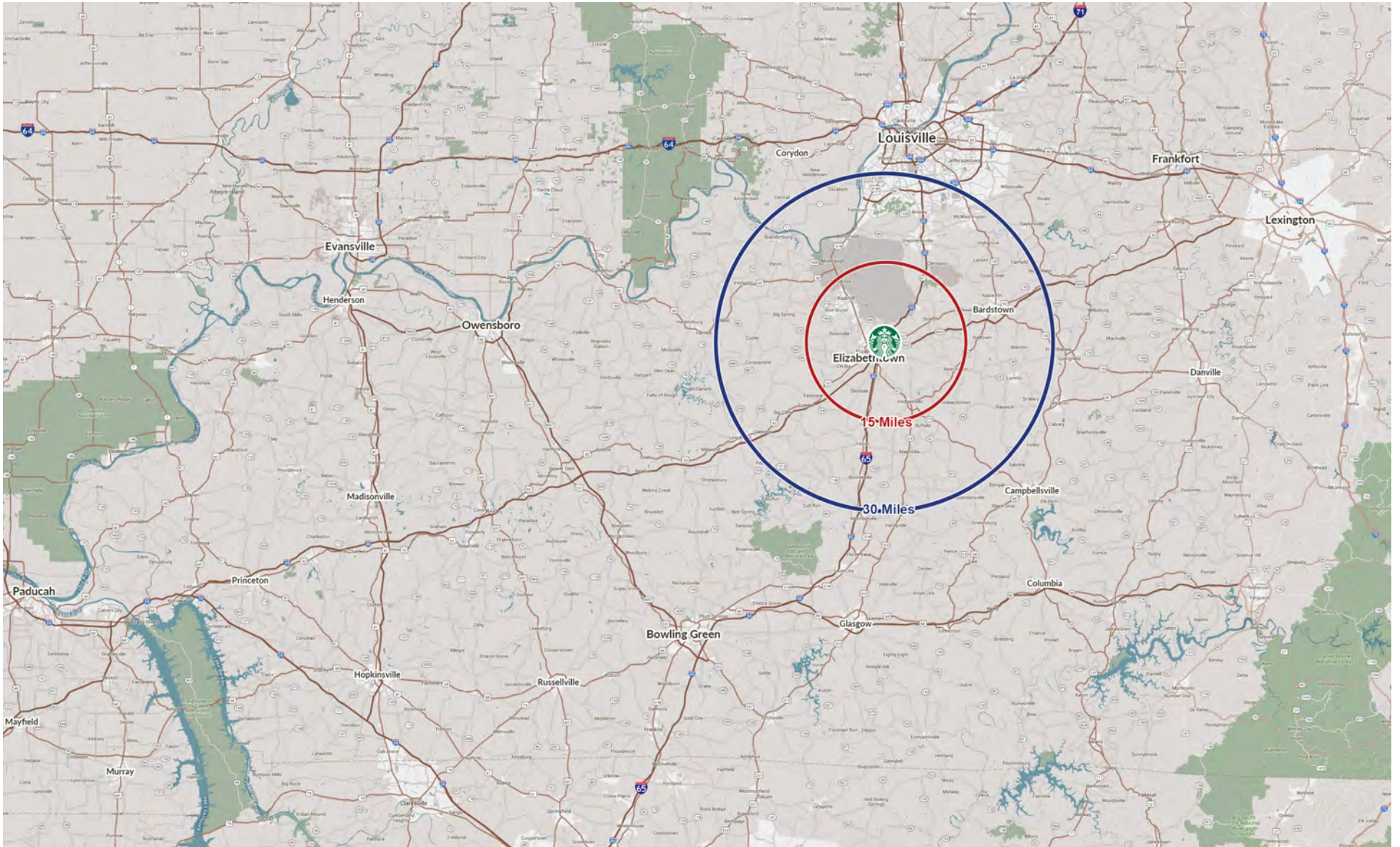
NORTH ELEVATION



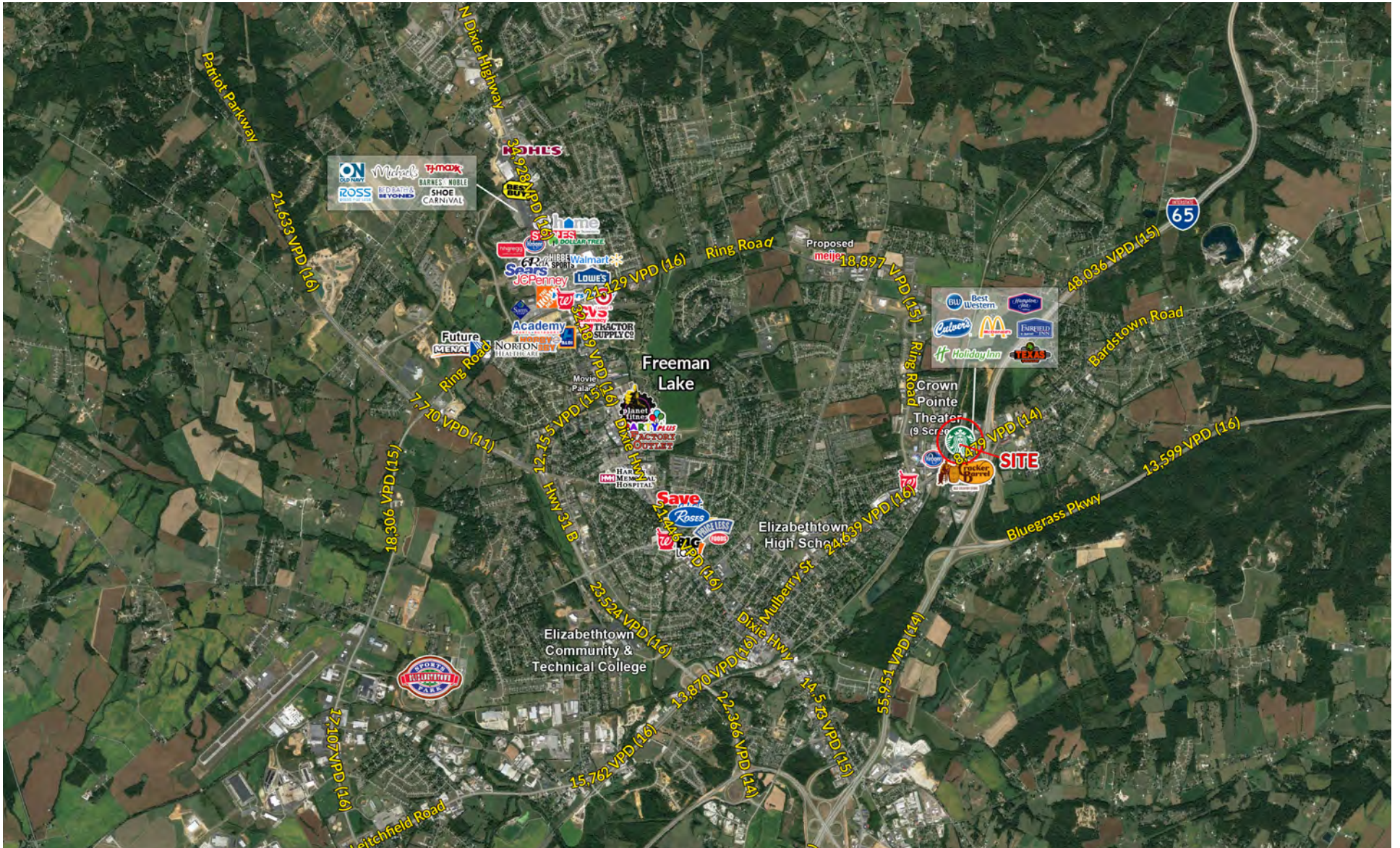


EAST AND WEST ELEVATIONS

STARBUCKS | ELIZABETHTOWN, KY
OFFERING MEMORANDUM



REGIONAL MAP



TRADE AREA
AERIAL



IMMEDIATE AREA |
AERIAL