



COLUMBIA
PROPERTY
INVESTORS LLC



STARBUCKS

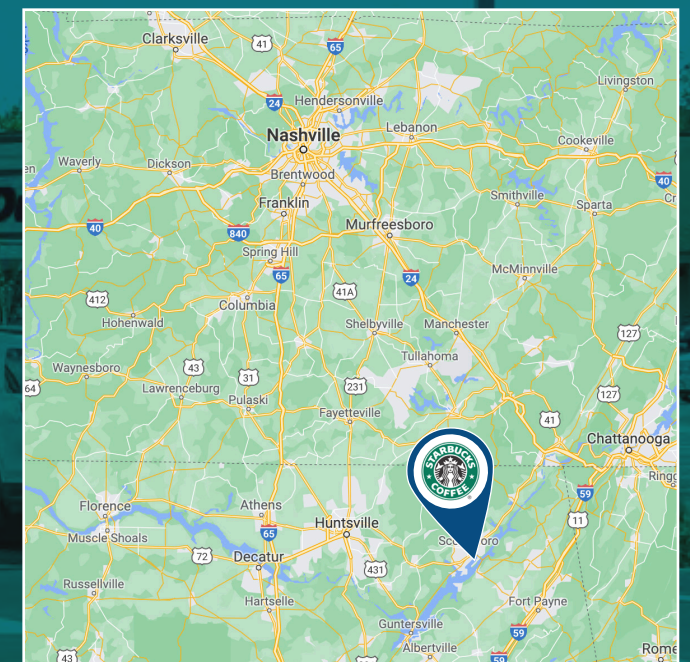


23029 JOHN T. REID PARKWAY
SCOTTSBORO, ALABAMA 35769



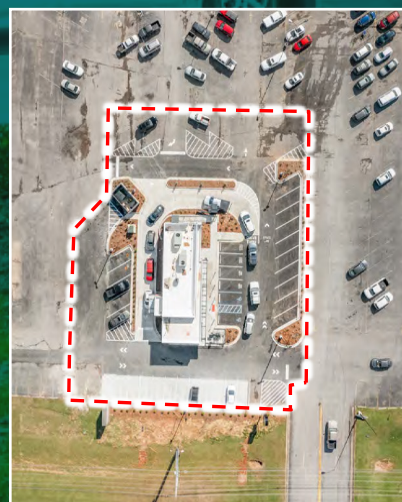
GENERAL INFORMATION

PROPERTY ADDRESS	23029 John T. Reid Parkway Scottsboro, Alabama 35769
TENANT	Starbucks (NYSE: SBUX)
GROSS LEASABLE AREA (GLA)	2,200± SF
LOT SIZE	0.60± AC
YEAR BUILT	2021
CURRENT ANNUAL RENT	\$110,000
LEASE COMMENCEMENT	x
LEASE EXPIRATION	x
OPTIONS	Four (4), five-year options
LEASE TYPE	NN
RENTAL INCREASES	10% every five years
DATE OF NEXT INCREASE	\$11,000 on x/x/20xx
S&P RATING	BBB+



RENT SCHEDULE

PERIOD	ANNUAL RENT	INCREASE
Years 1-5	\$110,000	-
Years 6-10	\$121,000	10%
OPTION 1	\$133,100	10%
OPTION 2	\$146,410	10%
OPTION 3	\$161,051	10%
OPTION 4	\$177,156	10%



 **30,266**

**VEHICLES PER DAY ON US HIGHWAY 72
EXCELLENT VISIBILITY**

DEMOGRAPHICS			
	1	3	5
POPULATION	3,120	11,813	13,928
AVERAGE HOUSEHOLD INCOME	\$90,401	\$73,977	\$70,673



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