

OFFERING MEMORANDUM

\$2,761,905

- 10 yr term Starbucks Corp Guaranteed
- Four 5-yr renewal options
- \$145,000 NOI
- 5.25% cap rate
- 34,051 sqft lot size
- 2,768 sqft building
- \$52.38/sqft base rent



ADDRESS	750 SOUTHGATE DR, Billings, MT 59101
PRICE	\$2,761,905
CAP RATE	5.25%
ANNUAL RENT	\$145,000.00
LOT SIZE	34,051 SQFT
BUILDING SIZE	2,768 SQFT
TENANT	STARBUCKS CORPORATION
TERM	10 YEARS, four 5-yr renewal options
RENT COMMENCEMENT	FEBRUARY 2024
RENT	\$52.38/sqft
PARKING	APPROXIMATELY 41 SPACES
YR BUILT/REMODELED	2014 / 2023

	Begin Date	End Date	Payment Amount
	2/14/2024	2/29/2024	\$ 6,356.16
	3/1/2024	2/28/2029	\$ 12,083.33
	3/1/2024	2/28/2034	\$ 13,291.60
Option 1	3/1/2034	2/28/2039	\$ 14,620.83
Option 2	3/1/2039	2/29/2044	\$ 16,082.92
Option 3	3/1/2044	2/28/2049	\$ 17,691.21
Option 4	3/1/2049	2/28/2054	\$ 19,460.33

New 10-yr term with Starbucks Corporation

As the largest, most renowned coffee company in the world, Starbucks has proven to be a top-tier Tenant. With their long-term lease, heavily invested remodel, and growing interest in Billings, this location fills a consumer need for the internationally recognized brand.

Fee Simple Ownership

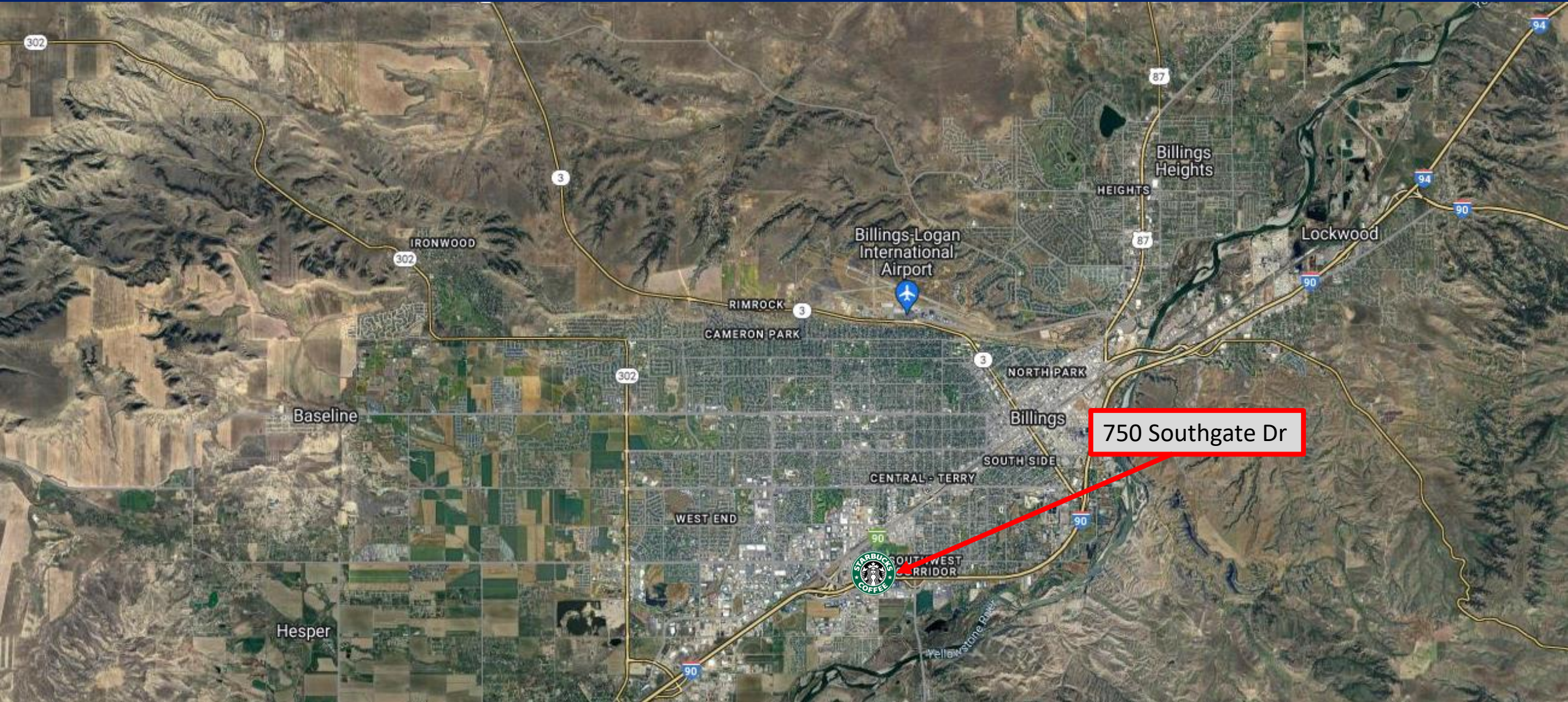
Tenant pays CAM, property taxes, and insurance. Minimal landlord responsibilities. This investment is ideal for a passive investor.

Growing Area of Billings, MT

The property is situated off the South Billings Blvd interstate access. Nearby retailers, Amend park, access to south Billings, and proximity to downtown Billings make this area of town attractive. With heavy commuter traffic morning, midday and night, this growing sector has brought new development, residential growth, hoteliers, and restaurants to meet the increased demand.

Billings Trade Area

As the largest city in Montana, Billings is the thriving county seat of Yellowstone County with a population of over 115,000 residents. Located in southeast Montana, this city is known for its business-friendly environment, reasonable cost of living, and job opportunities, making it a welcoming place for both in-state and out-of-state residents. In 2021, The Wall Street Journal identified Billings as one of the hottest real estate markets in the country, and the city continued to experience rapid growth through 2022.



750 Southgate Dr



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NEARBY RETAILERS





Amend Park

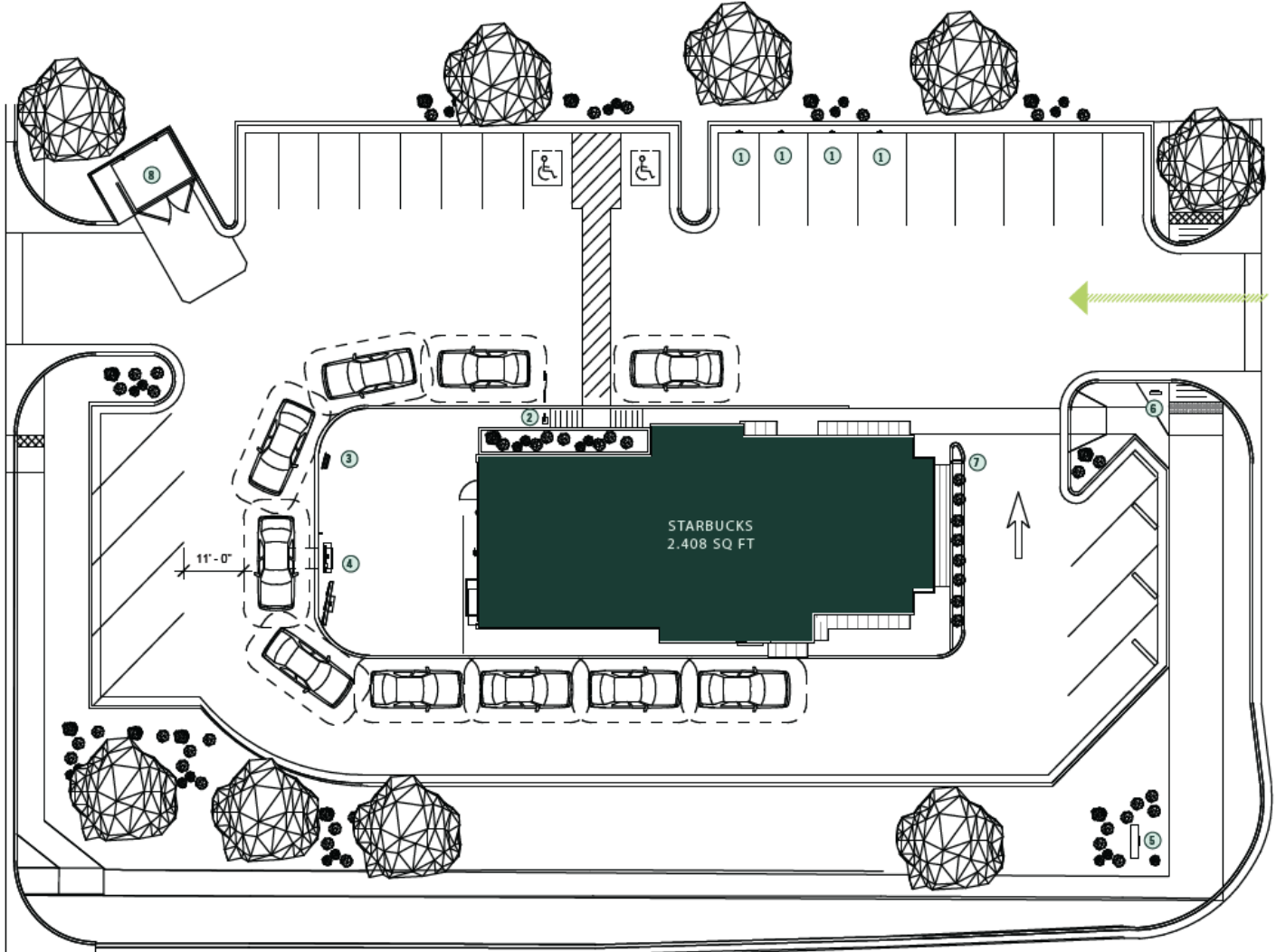
13k cpd

12k cpd

18k cpd

APPROXIMATE PROPERTY LINES





PROPERTY PHOTO



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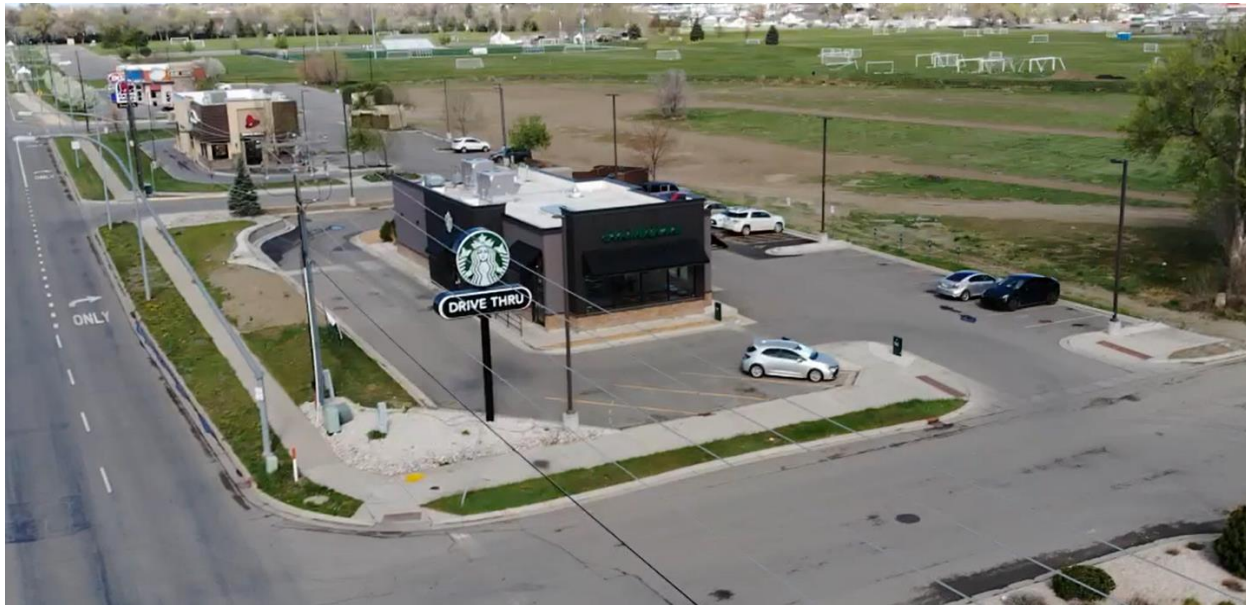
3135 Meadow View Dr Billings, MT 59102 406-656-2001 www.cbcmontana.com

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PROPERTY PHOTOS



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