

An aerial photograph of a large industrial complex. The central focus is a massive, dark-roofed warehouse with a white facade featuring the Coca-Cola logo. To its right is another large, grey-roofed industrial building. In front of the main building is a large, paved parking lot filled with cars and several red Coca-Cola delivery trucks. The facility is surrounded by green grass and trees, with a road and more industrial buildings visible in the background under a clear sky.

Coca-Cola

7100-7101 Global Dr | Louisville, KY

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Highly Functional Facility With Excess Parking** – This **300,462 SF Coca-Cola Distribution facility** is equipped with 27 dock-high doors and situated on over **26.60 Acres of Land** (25.93% Coverage), **10.51 AC of which is designated to outdoor parking and storage**, making the subject property an iconic distribution hub for Coca-Cola operations.
- **Top City In The United States For Distribution Operations** – Louisville is one of the most strategically positioned logistics hubs in the country as the highway system provides **one-day access to over 2/3 of the United States population**. The Port of Louisville (less than 2 miles from the Coca-Cola facility) is currently ranked in the **U.S. top 10 for largest inland ports** and is strategically located at a crossroads of road, rail, river, and minutes from the international airport.
- **Perfectly-Positioned In Heart of Louisville Logistics** – This Coca-Cola facility is located in the epicenter of Louisville Distribution being +/- 1.5 miles from the Port of Louisville and +/- 8 miles from the Louisville Intl. Airport. The subject facility is also positioned in the heart of a strong industrial park surrounded by other national companies including **UPS Worldport, Amazon, FedEx, XPO Logistics, R+L Carriers, and more.**
- **Generational Investment Opportunity** – This Coca-Cola HUB facility allows an investor the opportunity to acquire a generational asset. Not only is this highly functional facility located in a strong industrial market, but it has significant upside with 1) the Fair Market Value Option, and 2) the additional 10.51 acre parcel of land.
- **Coca-Cola Consolidated (NASDAQ: COKE) Corporate Guarantee** – Coca-Cola Consolidated (**NASDAQ: COKE**) is the largest Coca-Cola bottler in the United States with a **market cap of \$4.72B** as they provide over 300 brands and flavors to 60+ million consumers.



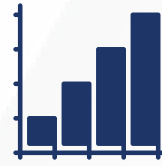
FINANCIAL OVERVIEW



7100-7101 Global Dr
Louisville, KY 40258



PRICE
\$27,082,000



CAP RATE
5.30%



PRICE/SF
\$90.13



PRICE/SF/LAND
\$23.37

LEASE SUMMARY

Lease Commencement	3/1/2015
Lease Expiration	12/31/2030
Lease Term Remaining	±8 Years
Options	(2) 5 Year Options @ Fair Market Value
Monthly Rent	\$119,616.43
Annual Rent	\$1,435,397.16
Average Annual Rent	\$1,465,743.84
Rent/SF	\$4.78
Rent/SF Land	\$1.24
Rental Increases	2% Periodically (See Table) FMV in Options
Lease Type	Industrial NNN
Tenant Responsibilities	OpEx - Taxes, Insurance, Maintenance, Etc.
Landlord Responsibilities	Roof, Structure, Underground Utilities

PROPERTY SUMMARY

Building Sq. Ft.	±300,462 SF
Acres	±26.60 AC
Lot Sq. Ft.	±1,158,609 SF
Building/Lot Coverage	25.93%
Year Built / Expanded	1995 / 2015

FINANCING

Please contact a Matthews™ Capital Markets Agent
for financing options:

Jim Brandon
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ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	RENT / SF LAND	CAP RATE	% INCREASE
10/1/2022 - 9/30/2023	\$1,435,397.16	\$119,616.43	\$4.78	\$1.24	5.30%	2.16%
10/1/2023 - 9/30/2024	\$1,435,397.16	\$119,616.43	\$4.78	\$1.24	5.30%	-
10/1/2024 - 9/30/2025	\$1,435,397.16	\$119,616.43	\$4.78	\$1.24	5.30%	-
10/1/2025 - 9/30/2026	\$1,465,743.84	\$122,145.32	\$4.88	\$1.27	5.41%	2.11%
10/1/2026 - 9/30/2027	\$1,465,743.84	\$122,145.32	\$4.88	\$1.27	5.41%	-
10/1/2027 - 9/30/2028	\$1,496,090.52	\$124,674.21	\$4.98	\$1.29	5.52%	2.07%
10/1/2028 - 9/30/2029	\$1,496,090.52	\$124,674.21	\$4.98	\$1.29	5.52%	-
10/1/2029 - 9/30/2030	\$1,496,090.52	\$124,674.21	\$4.98	\$1.29	5.52%	-

2, 5-Year Options @ Fair Market Value





RIVERPORT AUTHORITY LOUISVILLE



GREENBELT HWY
± 18,600 vpd

ATLAS

**SUBJECT
PROPERTY**

GLOBAL DR.

RIVERPORT AUTHORITY LOUISVILE



ENGINE PARTS
WAREHOUSE

dermalogica



DOLLAR
GENERAL



ELITE ELECTRICAL
CONTRACTORS



SUBJECT
PROPERTY



ATLAS

RIVER CITY
DISTRIBUTING INC.



GREENBELT HWY
± 18,600 vpd



DOWNTOWN LOUISVILLE
±10.5 MILES

UNIVERSITY OF LOUISVILLE
±8.5 MILES

RIVERPORT AUTHORITY
LOUISVILLE ±1.5 MILES

SUBJECT
PROPERTY

LOUISVILLE INTERNATIONAL
AIRPORT ±8 MILES

TENANT PROFILE

The Coca-Cola logo is displayed in its classic white script font against a red background.

TENANT
COCA COLA
CONSOLIDATED CO

STOCK TICKER
NASDAQ: COKE

HEADQUARTERS
CHARLOTTE, NC



COCA-COLA

The Coca-Cola Company, an American corporation founded in 1892 and today engaged primarily in the manufacture and sale of syrup and concentrate for Coca-Cola, a sweetened carbonated beverage that is a cultural institution in the United States and a global symbol of American tastes. The company also produces and sells other soft drinks and citrus beverages. With more than 2,800 products available in more than 200 countries, Coca-Cola is the largest beverage manufacturer and distributor in the United States.

Coca-Cola is recognized as one of the world's most valuable soft drink brands and is the third-largest brand in the world. Globally, Coca-Cola is estimated to service 1.9 billion drinks per day. Coca-Cola operates 13 production centers and more than 75 distribution and sale centers, and employs over 79,000 associates worldwide.

AREA OVERVIEW

LOUISVILLE, KY

With a metro population of over 1.3 million residents, Louisville is Kentucky's largest metropolitan area. The city is on the border of Kentucky and Indiana, which is separated by a portion of the Ohio River. Louisville is in Jefferson County, where neighborhoods are teeming with history and culture. Louisville has the largest collection of Victorian-style homes in the country. A variety of 19th-century homes can be spotted in the Louisville neighborhoods. Louisville has a booming art and food scene. It is a culinary destination as it is home to Restaurant Row and Fourth Street Live where delicious eateries and a fun nightlife awaits locals and visitors. A variety of museums are all just blocks away from each other for people looking to discover Louisville's history and admire classical and contemporary artworks from around the world. Various parks are located along the Ohio River where locals can escape the busy city and participate in outdoor activities. Louisville is also the home of the Kentucky Derby. Thousands of people from all over the world visit the Churchill Downs Racetrack to witness one of the most prestigious horse races in the world. Louisville is also a college town as it is the home to the University of Louisville which has 3 campuses spread out across the city. There are lots of cultural gems to discover in Louisville.

Due to the low cost of living and the high quality of life, more young professionals, families, and retirees are moving to Louisville to escape more populated and expensive states such as California and New York. Louisville is an amenity-rich location that is also close in proximity to major employers. It is an ideal location for people who are looking for an affordable and hip place to live.

POPULATION	3-MILE	5-MILE	10-MILE
2027 Estimation	43,230	93,998	277,040
2022 Population	43,901	95,309	280,433
2010 Population	41,866	91,865	274,947

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Estimation	17,502	38,246	114,384
2022 Population	17,356	37,876	113,236
2010 Population	16,403	36,278	111,057





Source: Business Traveler



OHIO RIVER

The Ohio River flows from Pennsylvania to Illinois. Part of the 981-mile-long river flows in between Kentucky and Indiana. Various parks and attractions in Louisville are located by the Ohio River:

LOUISVILLE CHAMPIONS PARK

The Louisville Champions Park is a 222-acre park that features 11 multi-use lawns where field sports, events, and outdoor concerts are held annually.

WATERFRONT PARK

The Waterfront Park is an 85-acre urban park that holds several events such as the Forecastle Festival, Fourth of July at the Waterfront Park, and WFPK Waterfront Wednesdays. Visitors can get a breathtaking view of the Big Four Bridge that connects Louisville, Kentucky to Jeffersonville, Indiana at the park. Over 2.2 million people visit the park each year for the annual events or just to get away from the hustle and bustle of the city.

BELLE OF LOUISVILLE

Visitors are also able to cruise on the Ohio River using the Belle of Louisville. The Belle of Louisville is over 100 years old, making it the oldest operating Mississippi-style steamboat in Louisville.

TRANSPORTATION

LOUISVILLE MUHAMMAD ALI INTERNATIONAL AIRPORT

The Louisville Muhammad Ali International Airport is a civil-military airport that is home to 6 major airlines that take passengers to several destinations nationwide such as Miami, Las Vegas, and Dallas. Although it does not have regularly scheduled international flights, it is a port of entry for international cargo flights.

4TH

**BUSIEST CARGO AIRPORT
IN THE WORLD**

- AIRPORT COUNCILS INTERNATIONAL, 2020

ECONOMY

Louisville has a promising economy with health care and tourism as its major sectors. The city has a gross domestic product of \$73.8 billion and is home to 4 Fortune 1000 company headquarters. These companies are Humana, Yum Brands, Brown-Forman, and Texas Roadhouse. Over the next decade, Louisville will see a 38.3% job growth.

Louisville has a thriving health services industry. Fortune 500 healthcare insurance companies such as Humana Inc. and Kindred Healthcare are headquartered in Louisville. Norton Healthcare is also headquartered in Louisville. These three healthcare companies are the nation's leading health insurance firms. Louisville has been central to advancements in heart surgery, hand surgery, and cancer treatments.

Louisville is also the worldwide air hub for UPS. The company accounts for over 20% of total employment in Louisville. Due to Louisville's central location in the United States, UPS can access two-thirds of America's cities within 24 hours by truck and three-fourths within a two-hour flight.

EMPLOYER	EMPLOYEES
United Parcel Service, Inc.	24,110
Jefferson County Public Schools	14,484
Norton Healthcare, Inc	14,403
Ford Motor Company	13,020
UofL Health Inc	12,568
Humana Inc	12,568
Baptist Healthcare System Inc	9,666
Walmart	7,500
The Kroger Company	7,421
GE Appliances	7,100

Source: Louisville, KY Government

#1

ECONOMIC DEVELOPMENT IN
OHIO RIVER CORRIDOR

- SITE SELECTION, 2020

#4

BEST CITIES FOR
REMOTE WORKERS

- MOVE BUDDHA, 2021



UNIVERSITY OF LOUISVILLE

Established in 1798, the University of Louisville is a public research university with 3 campuses spread out in Jefferson County. The Belknap Campus, which is the main campus, is made up of 287 acres where 8 of the university's schools are located. The Health Sciences Center is home to the University of Louisville Hospital, the School of Medicine, the School of Nursing, the School of Public Health and Information Services, and the School of Dentistry. The Shelby Hurst Campus is made up of 230 acres where business and technology offices such as the Center for Predictive Medicine and the Information Technology Resources Center for the US Department of Homeland Security are located.

The University of Louisville has more than 200 degree programs across all 12 schools, thus the university attracts a variety of students. Currently, over 20,000 students are enrolled at the university as of Fall 2020.



LOUISVILLE CARDINALS

The University of Louisville is known for its Louisville Cardinals athletics. The Louisville Cardinals participate in 9 men's sports and 12 women's sports. In 2019, the football team won the Music City Bowl against the Mississippi State Bulldogs. The field hockey team currently ranks fifth in the nation and won the university's first NCAA Tournament game during the 2019-2020 school year. The volleyball team advanced to the final 8 teams of the NCAA championship, which was the university's highest finish in school history, during the 2019-2020 school year.

UNIVERSITY OF LOUISVILLE HOSPITAL

The University of Louisville Hospital is located in downtown Louisville. It is a teaching hospital that performs general medical and surgical procedures. The hospital is known for its cancer, trauma, and stroke center that all contain innovative technology.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Coca Cola** located at **7100-7101 Global Dr, Louisville, KY 40258** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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Louisville, KY

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