

7VENTURE - AFFILIATE OF K-MAC | NEW 20-YEAR GROUND LEASE | 2% ANNUAL INCREASES | INDIANAPOLIS



6411 E. 82nd St, Indianapolis, IN



Actual Site - Nov 2025



BRAD TEITELBAUM
 PRESIDENT
 Office: 312-285-2946
 Cell: 480-205-7637
 Email: brad@bellagiorep.com

CONNOR OKE
 SENIOR VICE PRESIDENT
 Office: 463-388-2950
 Cell: 765-293-2933
 Email: connor@bellagiorep.com

CONFIDENTIAL
 OFFERING MEMORANDUM



Actual Site - Nov 2025

CONTENTS

EXECUTIVE SUMMARY 3
Price/Ground Rent/CAP RATE/Lease Term
Summary and Highlights

AERIALS 5
Regional
Market
Midrange

DRONE AERIALS 8

LEASE ABSTRACT..... 11

RENT ROLL 12

TENANT OVERVIEW 13

AREA OVERVIEW 14
Narrative, Demographics
Area Map

DISCLAIMER..... 16

SUBJECT PROPERTY

EXECUTIVE SUMMARY

| | |
|--------------------|--|
| \$2,142,000 | \$128,520 |
| PRICE | GROUND RENT (AS OF 11/1/2026) |
| 6.00% | 20 Years with 2% Annual Increases |
| CAP RATE | LEASE TERM |

Bellagio Real Estate Partners, LLC is pleased to present the opportunity to acquire a brand-new construction single-tenant 7 Brew Coffee absolute NNN Ground Lease. The subject property is located at 6411 E. 82nd Street in Indianapolis, IN. This 510 square-foot building, situated on 0.69 acres and features a 20-year ground lease with 2% annual escalations including during the multiple lease renewal terms. The property is located on a very busy 82nd Street corridor (over 45,000 VDP along 82nd St) within the Castleton submarket of Indianapolis. It is also on the morning side of traffic, at a strategic signalized intersection just steps away from Interstate 69. There are also 9 hotels within ½ mile of the property as well as Community Hospital North, a major 361 bed hospital that sees over 2.1 million visitors a year. Just west of the subject property is Castleton Square Mall (over 560,000 SF) as well as Simon Fashion Mall (over 660,000 SF). Nearby key retailers include: Lowe's, Best Buy, Costco, Taco Bell, Raising Canes, City Barbeque, Olive Garden, McDonald's, Home Goods, PXG Golf and more.



EXECUTIVE SUMMARY

Investment Highlights

- Brand-new 20-year ground lease.
- Rare rent escalations of 2% annually.
- Strategic signaled corner along 82nd St (45,000 VPD).
- Located a mile from Community Hospital North which gets over 2.1 million visits annually.
- Lease guaranteed by growing franchisee with 60+ locations with plans to open 270 locations, an affiliate of K-Mac Enterprises (over 340 Taco Bells).
- Dense population of over 50,000 residents within 3-mile with avg HHI over \$95,000.
- Absolute NNN Ground lease – no landlord responsibilities.
- Financial Reporting as well as reporting of store sales available.
- Morning-side of traffic on way to I-69 entrance.
- Heart of thriving Castleton submarket, just 12 miles NW of downtown Indianapolis.
- 7 Brew Coffee, based in Arkansas, has over 500 locations nationally.



Nov 2025



Nov 2025

MARKET AERIAL



DRONE AERIAL



Actual Site - Nov 2025

DRONE AERIAL



Actual Site - Nov 2025

DRONE AERIAL



Actual Site - Nov 2025

LEASE ABSTRACT

| | |
|-----------------------------|---|
| Tenant | 7Venture Inc., a Delaware Corporation (DBA 7 Brew Drive-Thru Coffee) |
| Lease Type | Absolute NNN Ground Lease |
| Space Size | 510 Square Feet on 0.692 acres |
| Rent Commencement | October 28, 2025 |
| Lease Expiration | October 31, 2045 |
| Ground Rent | \$128,520 (As of 11/1/2026) |
| Renewal Options | 4, 5 year options |
| Rent Increases | 2% annually in current term and in option periods |
| Roof & Structure | Tenant Responsibility |
| Common Areas | Tenant Responsibility |
| Taxes | Tenant Responsibility |
| HVAC | Tenant Responsibility |
| Insurance | Tenant Responsibility |
| Utilities | Tenant Responsibility |
| ROFO / ROFR | 15-Day Right of First Offer, converts to a Right of First Refusal for offers that are not substantially similar (95% of the price) to the offering notice. |



Actual Site

Nov 2025



Representative Photo

RENT ROLL

| Tenant | Rent Commencement Date | Expiration Date | Square Footage | Renewal Options Remaining | Start Date | End Date | Monthly Rent | Annual Rent | % Change | Cap Rate |
|-----------|------------------------|-----------------|----------------|---------------------------|--------------|--------------|--------------|--------------|--------------|----------|
| 7 Brew | 10/28/2025 | 10/31/2045 | 510 SF | | 10/28/2025 | - 10/31/2026 | \$247.06 | \$10,500.00 | \$126,000.00 | |
| | | | | Four, 5-year Option | 11/1/2026 | - 10/31/2027 | \$252.00 | \$10,710.00 | \$128,520.00 | 2.00% |
| | | | | 2% Annual Increase | 11/1/2027 | - 10/31/2028 | \$257.04 | \$10,924.20 | \$131,090.40 | 2.00% |
| | | | | 11/1/2028 | - 10/31/2029 | \$262.18 | \$11,142.68 | \$133,712.21 | 2.00% | |
| | | | | 11/1/2029 | - 10/31/2030 | \$267.42 | \$11,365.54 | \$136,386.45 | 2.00% | |
| | | | | 11/1/2030 | - 10/31/2031 | \$272.77 | \$11,592.85 | \$139,114.18 | 2.00% | |
| | | | | 11/1/2031 | - 10/31/2032 | \$278.23 | \$11,824.71 | \$141,896.46 | 2.00% | |
| | | | | 11/1/2032 | - 10/31/2033 | \$283.79 | \$12,061.20 | \$144,734.39 | 2.00% | |
| | | | | 11/1/2033 | - 10/31/2034 | \$289.47 | \$12,302.42 | \$147,629.08 | 2.00% | |
| | | | | 11/1/2034 | - 10/31/2035 | \$295.26 | \$12,548.47 | \$150,581.66 | 2.00% | |
| | | | | 11/1/2035 | - 10/31/2036 | \$301.16 | \$12,799.44 | \$153,593.30 | 2.00% | |
| | | | | 11/1/2036 | - 10/31/2037 | \$307.19 | \$13,055.43 | \$156,665.16 | 2.00% | |
| | | | | 11/1/2037 | - 10/31/2038 | \$313.33 | \$13,316.54 | \$159,798.47 | 2.00% | |
| | | | | 11/1/2038 | - 10/31/2039 | \$319.60 | \$13,582.87 | \$162,994.44 | 2.00% | |
| | | | | 11/1/2039 | - 10/31/2040 | \$325.99 | \$13,854.53 | \$166,254.32 | 2.00% | |
| | | | | 11/1/2040 | - 10/31/2041 | \$332.51 | \$14,131.62 | \$169,579.41 | 2.00% | |
| | | | | 11/1/2041 | - 10/31/2042 | \$339.16 | \$14,414.25 | \$172,971.00 | 2.00% | |
| 11/1/2042 | - 10/31/2043 | \$345.94 | \$14,702.53 | \$176,430.42 | 2.00% | | | | | |
| 11/1/2043 | - 10/31/2044 | \$352.86 | \$14,996.59 | \$179,959.03 | 2.00% | | | | | |
| 11/1/2044 | - 10/31/2045 | \$359.92 | \$15,296.52 | \$183,558.21 | 2.00% | | | | | |

TENANT OVERVIEW



7Venture, Inc. is the real estate and development affiliate of K-Mac Enterprises, Inc., formed specifically to oversee the site acquisition, construction, and leasing of 7 Brew Coffee locations. One of the biggest restaurant franchise operators in the US, K-Mac Enterprises, was established in 1964. It oversees more than 350 quick-service restaurants operating under the Taco Bell, KFC, Whataburger, and 7 Brew Coffee brands. The business is renowned for its stable performance throughout its multi-state portfolio, strong financial base, and operational efficiency.

7 Brew Coffee, founded in 2017 in Rogers, Arkansas, is a rapidly growing drive-thru coffee concept known for its fast service, energetic brand culture, and diverse menu of premium coffees, energy drinks, and specialty beverages. With over 500 locations open or in development nationwide, 7 Brew continues to expand aggressively through partnerships with experienced operators like K-Mac, positioning itself as a leading competitor in the drive-thru beverage space alongside Dutch Bros and Starbucks.



Actual Site

Tenant Facts

| | |
|---|--|
| Tenant | 7 Brew Coffee |
| Company & Guarantor | 7Venture, Inc, an affiliate of K-Mac Enterprises |
| Number Locations | 7Venture, Inc (over 55+ locations). 7 Brew has over 500 locations across the country |
| Company Headquarters & Website | Springdale, Arkansas https://7brew.com |



Representative Photo

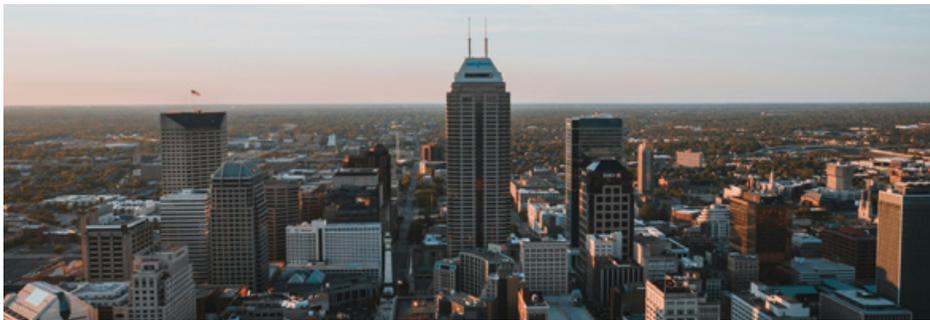
Nov 2025

AREA OVERVIEW

Indianapolis, IN

Located in northeast Indianapolis, the Castleton area is one of Central Indiana's most established commercial and retail destinations. Anchored by Castleton Square Mall and The Fashion Mall at Keystone, the corridor along East 82nd Street draws over 45,000 vehicles per day and offers immediate access to Interstate 69 and Interstate 465, connecting to Carmel, Fishers, and downtown Indianapolis. The submarket features a diverse range of national retailers including Costco, Lowe's, Best Buy, Olive Garden, Raising Canes, McDonald's, HomeGoods, City Barbeque, PXG Golf, and Taco Bell, along with nearly a dozen hotels and Community Hospital North. This strong mix of retail, healthcare, and hospitality drives consistent traffic and supports a robust local economy. The area benefits from proximity to major employment centers such as Roche Diagnostics and Keystone at the Crossing. With its high traffic counts, dense demographics, and stable economic base, Castleton remains one of Indianapolis' most desirable and resilient submarkets, offering long-term growth and sustained retail performance.

As the capital and largest city in Indiana, Indianapolis serves as the economic and cultural hub of the state, supported by a diverse economy anchored by healthcare, logistics, manufacturing, and technology. With a population exceeding 2.1 million and access to multiple interstate highways, the city continues to attract major employers and new development, reinforcing its reputation as one of the Midwest's most dynamic and stable markets.



Downtown Indianapolis

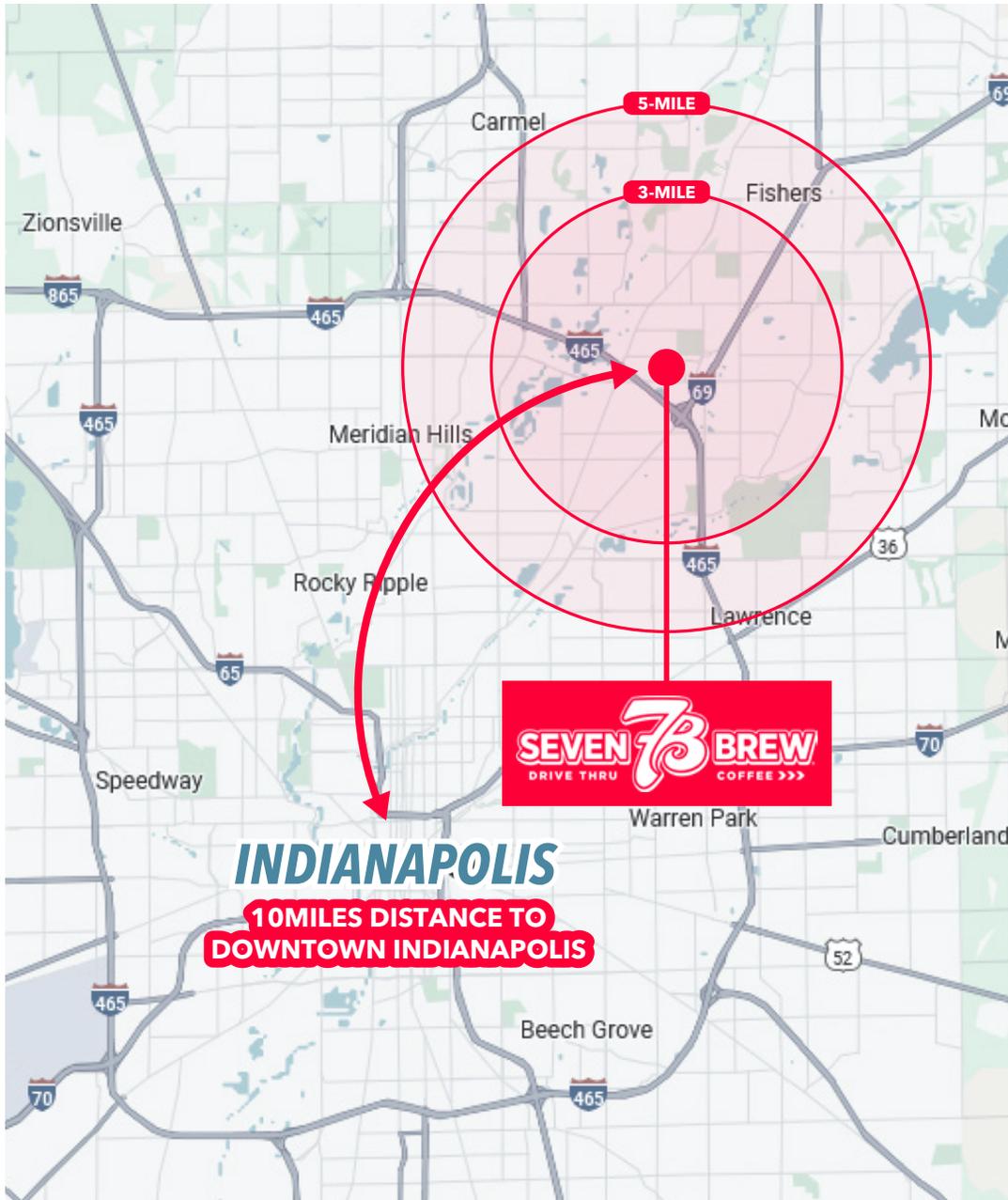


Indianapolis Museum of Art



Lucas Oil Stadium - Indianapolis, IN

AREA OVERVIEW



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|-----------|
| POPULATION | 4,978 | 50,530 | 168,184 |
| AVERAGE HH INCOME | \$66,887 | \$95,230 | \$104,322 |



DISCLAIMER

Bellagio Real Estate Partners, LLC (“Bellagio REP”) has been retained as the exclusive broker by the owner of record (the “Owner”) 6411 E. 82nd Street, Indianapolis, IN 46250 (the “Property”) in connection with its sale as described in this Offering Memorandum.

This Offering Memorandum is solely for the use of the person or entity whose name appears herein. You are not permitted to distribute, reproduce or divulge the contents of this Offering Memorandum, either in whole or in part, without the express written consent of Bellagio REP. By accepting this Offering Memorandum, the recipient agrees not to disclose the contents hereof to any third-party, except for the recipient’s professional advisors.

This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone’s use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

The contents of this Offering Memorandum should not be construed as investment, legal or tax advice. Each prospective purchaser is urged to seek independent investment, legal and tax advice concerning the consequences of purchasing the Property. No assurance can be given that existing law, general economy, competition, or other factors beyond the control of Bellagio REP and Owner will not be changed or interpreted adversely to the Property or a purchaser thereof.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. In making a purchase decision, a potential purchaser must rely on their own examination of the Property and the terms of purchase.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.



Actual Site



BRAD TEITELBAUM
 PRESIDENT
 Office: 312-285-2946
 Cell: 480-205-7637
 Email: brad@bellagiorep.com

CONNOR OKE
 SENIOR VICE PRESIDENT
 Office: 463-388-2950
 Cell: 765-293-2933
 Email: connor@bellagiorep.com

**CONFIDENTIAL
 OFFERING MEMORANDUM**