



7 BREW COFFEE

2980 SCOTTSVILLE RD, BOWLING GREEN, KY 42104

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INVESTMENT SUMMARY

List Price:	\$1,769,000
Current NOI:	\$115,000
Initial Cap Rate:	6.50%
Average NOI:	\$120,000
Average Cap Rate:	6.80%
Land Acreage:	1.54
Year Built	2022
Building Size:	510 SF
Lease Type:	Ground Lease
Lease Term Remaining:	13 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a 7 Brew Coffee Ground Lease Investment opportunity in Bowling Green, KY. There is currently an existing 10 year lease for 7-Brew. The Tenant has agreed to sign the first option early for a total of 13 years remaining on the lease. The lease also feature 10% rent increases every five years and Three - 5 year option periods with increases. This is an ideal opportunity for an investor to purchase income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance, and capital expenditures including roof, structure, and HVAC



PRICE \$1,769,000



CAP RATE 6.50%



LEASE TYPE Ground Lease



TERM REMAINING 13 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN Ground Leases with Zero Landlord Responsibility
- More than 43,000 People within a 3 Mile Radius
- Average Household Income > \$83,000 within One Mile Radius
- Median Home Value > \$230,000 within 3 Mile Radius
- 32,000 VPD on Scottsville Road
- Located across from Kroger and Sam's Club. Adjacent to Greenwood Mall
- Tenant Signed 5 Year Lease Extension Early -13 Years Remaining

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PROPERTY SUMMARY

Year Built:	2022
Year Renovated:	2022
Lot Size:	1.54 Acres
Building Size:	510 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	7 Brew Coffee
Lease Type:	Ground Lease
Primary Lease Term:	13 Years
Annual Rent:	\$115,000
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/17/2022
Lease Expiration Date:	10/31/2037
Lease Term Remaining:	13 Years - Tenant signed 5 year extension early
Rent Bumps:	10% Every 5 Years
Renewal Options:	Four (5) Year Options
Lease Guarantor:	Franchisee Larry Wilson
Lease Guarantor Strength:	Personal Guarantee
Tenant Website:	www.7brew.com





TENANT BACKGROUND

Founded in 2017 with an initial store in Rogers, AR, 7 Brew specializes in coffee, energy drinks, smoothies, sodas, and tea. Its menu contains seven original specialty coffee drinks, including the Blondie, Smooth 7, White Mac, and German Chocolate. 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

In 2021, 7 Brew initiated a franchise program after receiving a major investment from Drink House Holdings, led by Jimmy John's founder Jimmy John Liautraud and Lone Star Steakhouse founder, Jamie Coulter. 7 Brew has signed agreements with Franchisees nationwide and is planning a rapid expansion.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country. 7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OVERVIEW

Company: 7 Brew Coffee

Founded: 2016

Headquarters: Rogers, Arkansas

Number Of Locations: 75 Open

Website: www.7brew.com

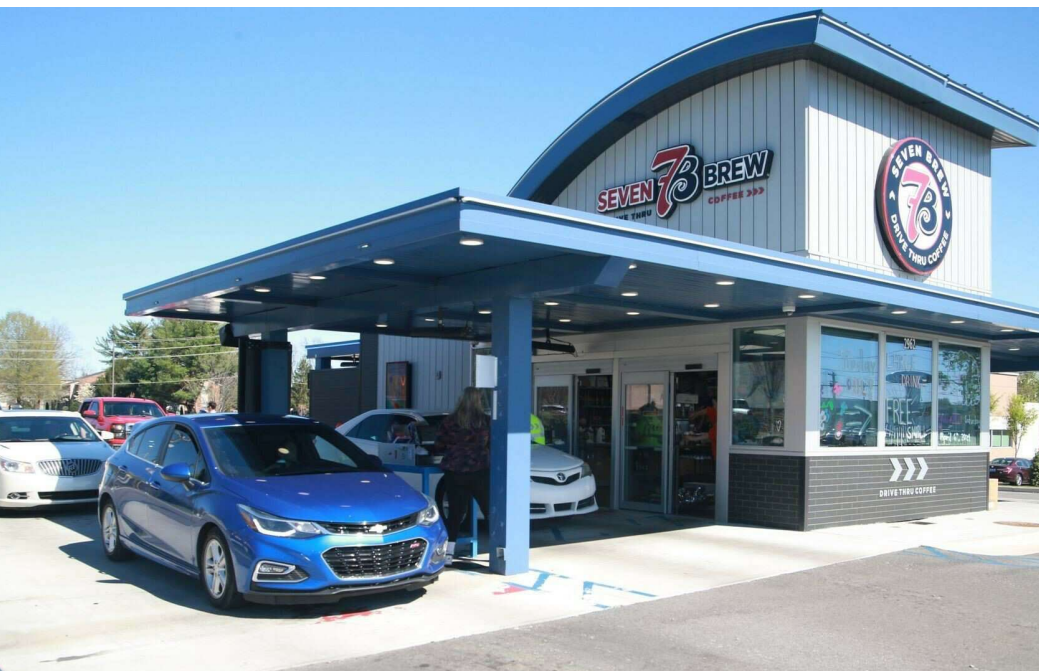
TENANT HIGHLIGHTS

- 75 Locations Nationwide
- Aggressive National Expansion Plan
- 3,000 Units Under Commitment
- Average Unit Volume (AUV) > \$2.3m
- AUV is Approximately 26% > Dutch Bros. 46% . Starbucks & 60% > Dunkin
- Average 7 Brew Sales PSF > \$4,600



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Scottsville Rd

32,000 VPD 

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SEVEN 7 BREW
DRIVE THRU COFFEE

Scottsville Rd

32,000 VPD

HOBBY LOBBY Kroger
PLATO'S CLOSET Great Clips SHOE CARNIVAL
EAGLE MR. BEAST BURGER FAZOLI'S QDOBA RUBY TUESDAY

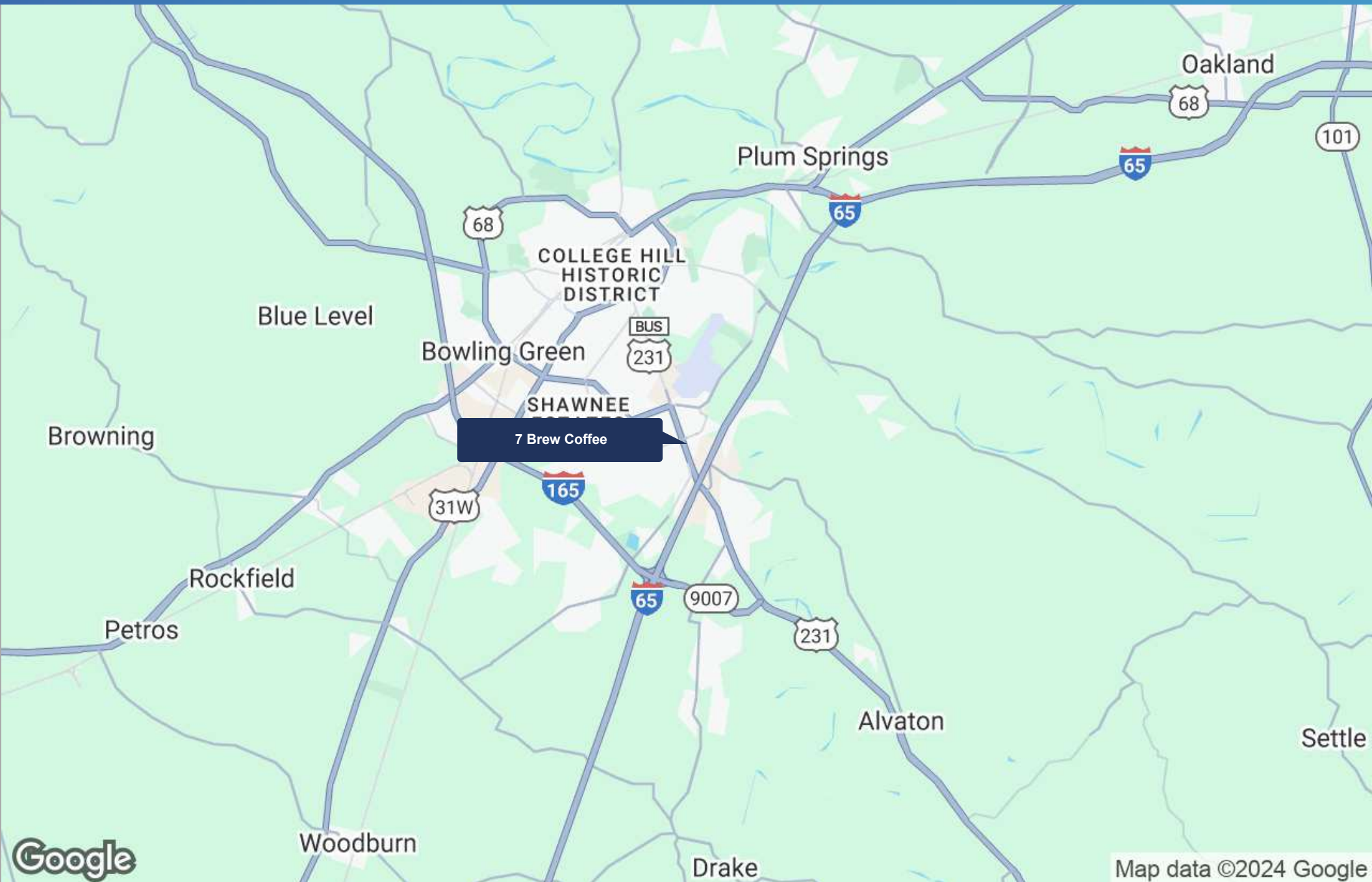
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2023	10,187	43,867	97,578
Total Population 2028	10,640	46,131	102,462
Annual Growth Rate 2010-2023	1.5%	2.1%	2.0%
Annual Growth Rate 2023-2028	0.9%	1.0%	1.0%
Median Age	33.7	35.1	32.9
# Of Persons Per HH	2.3	2.3	2.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,326	18,583	37,925
Average HH Income	\$80,787	\$80,262	\$71,876
Median House Value	\$195,593	\$230,430	\$213,953
Consumer Spending	\$120.2M	\$5483.M	\$1.1B

Explore the dynamic setting surrounding the property in Bowling Green, KY. Embrace the nearby attractions, such as the National Corvette Museum, renowned for its captivating automotive exhibits, and the picturesque Lost River Cave, offering serene underground boat tours. Delight in the array of dining options, retail outlets, and recreational facilities within easy reach. With its convenient access to Interstate 65 and close proximity to Western Kentucky University, the area provides a bustling and accessible environment for businesses. Experience the perfect combination of accessibility and vibrancy in this thriving commercial district.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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