

SCOOTER'S COFFEE

901 W Platt St, Maquoketa, IA 52060

ABSOLUTE NNN - 15 YEAR LEASE | 27+ UNIT FRANCHISE GUARANTEE | LOW RENT-TO-SALES



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EXECUTIVE SUMMARY

PRICE
\$829,268

CAP
6.15%

NOI
\$51,000

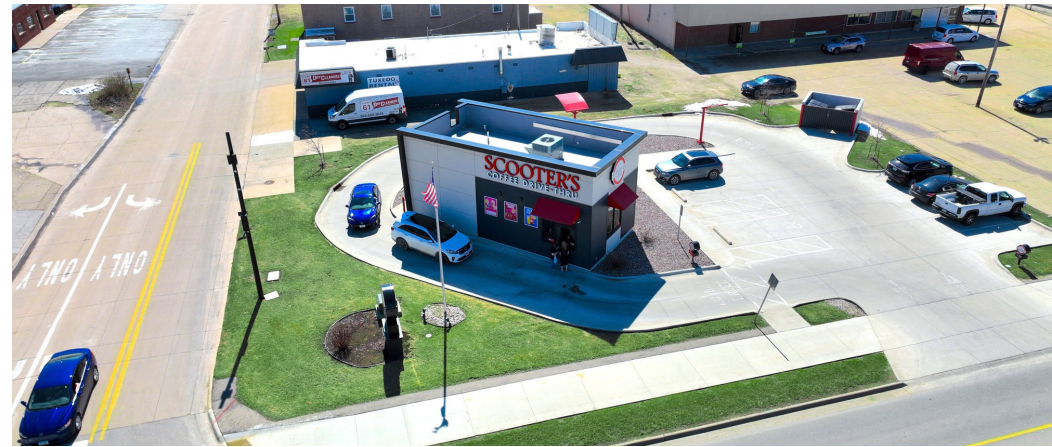
PROPERTY INFORMATION

Guarantor	Franchise
Term Remaining	15 Years
Lease Type	Absolute NNN
Rental Increases	10% Every 5 Years
Renewal Options	Four, 5-Year Options
Year Built	2022
Net Rentable Area	646 SF
Lot Size	0.32 Acres
Property Taxes & Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Landlord Responsibilities	None
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **LONG TERM & BRAND-NEW LEASE** – Newly executed 15-year lease just commenced, providing a long term and stable investment for a new investor.
- **LOW RENT-TO-SALES RATIO** – The store operates at a healthy, below-market rent-to-sales ratio, supporting long-term sustainability and strong unit-level economics (contact agent for details).
- **ABSOLUTE NNN LEASE** – Absolute NNN lease requires no landlord responsibilities and management headaches, ideal for an out-of-area investor.
- **RENTAL INCREASES** – There are 10% rental increases every 5 years and during the option periods, providing an investor a hedge against inflation.
- **FRANCHISE GUARANTEE** – The lease is backed by a franchise guarantee from a 27+ unit operator and the two time Scooter's Franchise of The Year award recipient.
- **LOW PRICE POINT** – Priced below \$900,000, this offering presents an exceptional opportunity for first-time investors to acquire an entry-level, single-tenant NNN asset and gain exposure to stable, passive income.
- **MARKET DOMINANT COFFEE CHAIN** – Scooter's Coffee has been in business for more than 25 years, operates 900+ locations across 30+ states, and has aggressive expansion plans for the next several years.
- **HIGH TRAFFIC AREA** – The subject property has excellent visibility along W Platt St, a major thoroughfare in the city of Maquoketa, which sees approximately 10,000 vehicles on a daily basis.
- **PANDEMIC PROOF BUSINESS** – Drive Thru Coffee – Scooter's Coffee is a coffee chain concept that is a majority drive thru, which has driven the success of the brand through COVID.



FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM	RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
Scooter's Coffee	646	15 Years	Years 1-5		\$4,250	\$6.58	\$51,000	\$78.95
			Years 6-10	10% Increase	\$4,675	\$7.24	\$56,100	\$86.84
			Years 11-15	10% Increase	\$5,142	\$7.96	\$61,710	\$95.53
			Option 1	10% Increase	\$5,656	\$8.76	\$67,881	\$105.08
			Option 2	10% Increase	\$6,222	\$9.63	\$74,669	\$115.59
			Option 3	10% Increase	\$6,844	\$10.60	\$82,136	\$127.15
			Option 4	10% Increase	\$7,529	\$11.66	\$90,350	\$139.86

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES	GUARANTEE
5/7/2026	5/31/2041	Four, 5-Year Options	10% Every 5 Years	None	Absolute NNN	Franchise



TENANT SUMMARY

Sales Growth: 5.22% *Year-over-year Same Store Sales Growth (2023-2024)*

Unit Volume: \$879,725 *Drive-Thru Kiosk Average Unit Volume*

EBITDA: \$130,295 *Average*

Don and Linda Eckles were living in California when they stumbled upon a man building a drive-thru coffee hut. It was the late 1990s, and specialty coffee was a hot commodity. Coffeehouses were popping up everywhere, however they were places to sit and sip, not somewhere you'd stop if you were in a hurry. The Eckles asked themselves, "What if you combined coffeehouse quality with drive-thru convenience?" And just like that, the Scooter's Coffee dream was born.

Don and Linda opened their first Scooter's Coffee location in Bellevue, Nebraska, with a simple formula in mind: find a great location and stay committed to high-quality drinks, speed of service and a BIG smile. Customers loved it. Soon, Scooter's Coffee locations were opening all around the Omaha area and by 2001, Don and Linda chose franchising to meet the growing demand for Scooter's Coffee. Scooter's Coffee is now approaching 850+ locations spread throughout the United States. The simple formula just goes to show that when you combine a great idea with an unwavering commitment to quality, great things can happen.

Drive-thru coffee kiosks have been popping up all around the country. Nationwide trends indicate that consumers want easy access to specialty coffee and quality service. Approaching 900+ locations in the U.S., Scooter's Coffee provides customers with responsibly sourced coffee served up by an amazing team of people, all from a convenient 670+ square foot drive-thru kiosk.



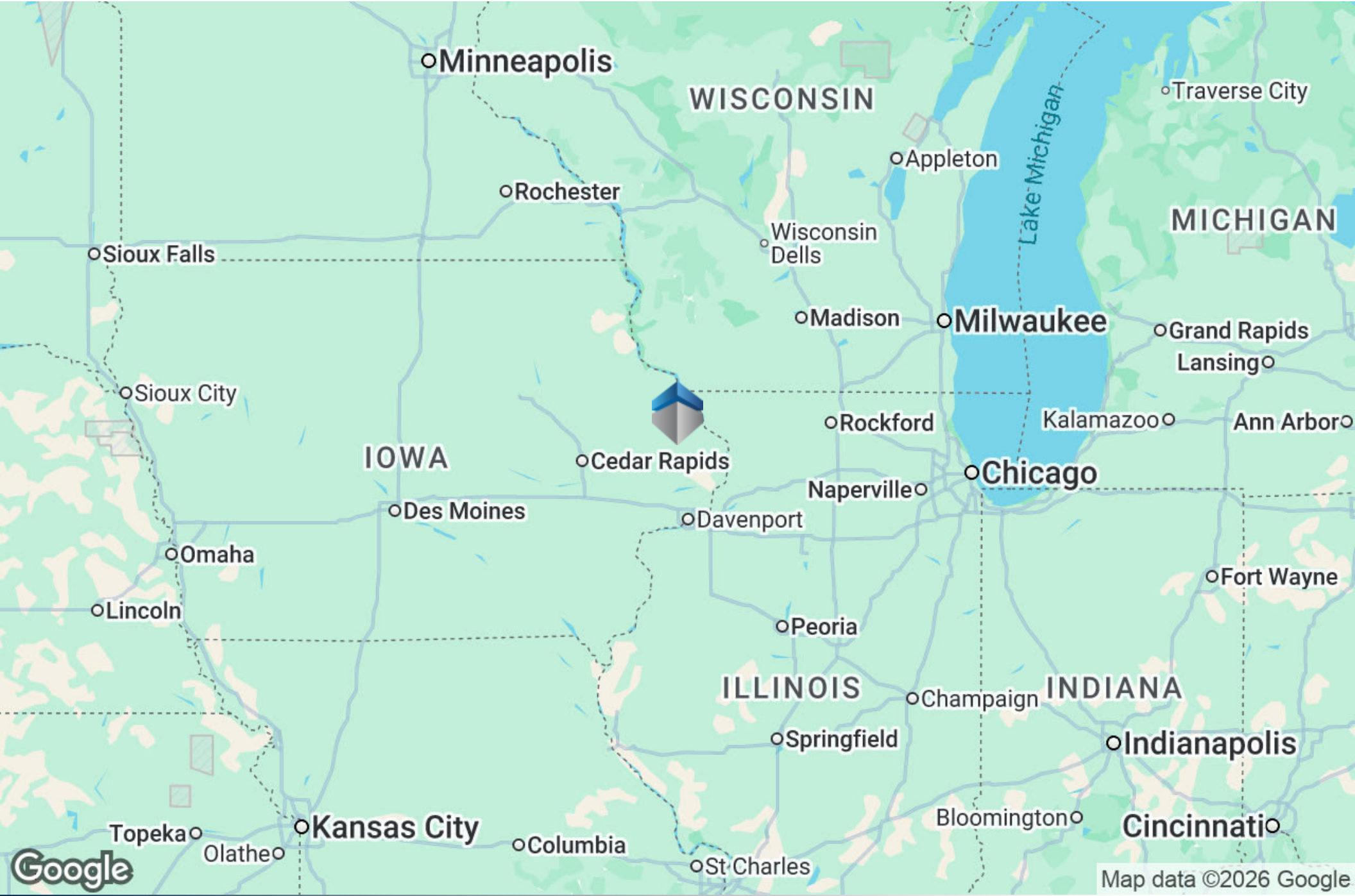
SCOOTER'S COFFEE HEADQUARTERS

WEBSITE	www.scooterscoffee.com
FOUNDED	1998
HEADQUARTERS	Omaha, NE
NUMBER OF LOCATIONS	900 ±
NUMBER OF EMPLOYEES	3,200 ±

ADDITIONAL PHOTOS



REGIONAL MAP



RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar

MARKET OVERVIEW

Maquoketa, Iowa, is a scenic and historically rich city located in Jackson County in eastern Iowa. With a population of approximately 6,000 residents, Maquoketa is best known for its unique natural landscapes—especially its caves—as well as its strong agricultural roots and small-town charm.

History & Industry

Founded in the mid-1800s, Maquoketa developed as a regional hub for agriculture, timber, and early manufacturing. Its growth was fueled by its location along key transportation routes and proximity to the Maquoketa River. Over time, the city became the county seat of Jackson County, with the historic courthouse standing as a central landmark. Agriculture—particularly corn and livestock—has long been a cornerstone of the local economy.

Maquoketa Caves State Park

Maquoketa's most famous attraction is Maquoketa Caves State Park, one of Iowa's premier natural destinations. The park features a network of caves, rugged limestone bluffs, hiking trails, and scenic overlooks. Visitors can explore caves such as Dancehall Cave (one of the largest in the Midwest), making it a popular destination for outdoor enthusiasts, hikers, and families across the region.

Parks & Recreation

Maquoketa offers a variety of outdoor attractions and recreational opportunities:

- Maquoketa Caves State Park – Renowned for its cave system, trails, and unique geological features.
- Hurstville Interpretive Center – An educational and cultural center highlighting the region's natural history, prairies, wetlands, and wildlife.
- Jackson County Fairgrounds – Hosts annual fairs, events, and community gatherings.
- Maquoketa River Area – Offers opportunities for fishing, kayaking, and nature exploration.

Culture & Community

Maquoketa has a strong sense of community, centered around its historic downtown district, which features local shops, restaurants, and community events. The city hosts annual festivals and gatherings that celebrate its heritage and bring residents together. Local schools and community organizations play a key role in maintaining its welcoming, family-friendly atmosphere.

Local Economy & Growth


Maquoketa's economy is supported by a mix of agriculture, light manufacturing, healthcare, and local businesses. Its position as a county seat and its proximity to larger cities like Dubuque and the Quad Cities provide additional economic stability. Tourism—driven largely by Maquoketa Caves State Park—continues to be an important contributor to local growth.

Maquoketa, Iowa, is a city defined by its natural beauty, rich history, and close-knit community. Whether exploring its famous caves, enjoying the outdoors, or experiencing its small-town hospitality, Maquoketa offers a unique and memorable glimpse into eastern Iowa living.




DEMOGRAPHICS


5-MILE KEY FACTS



7,414
POPULATION



42.8
AVERAGE AGE



\$174,118
MEDIAN HOUSEHOLD VALUE

BUSINESSES



527
BUSINESSES



4,085
EMPLOYEES

INCOME



\$60,120
MEDIAN HH INCOME



\$79,599
AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Current Population	6,589	7,414	11,081
2029 Population	6,759	7,648	12,055
Employees	3,837	4,085	4,668
Total Businesses	496	527	633
Average Household Income	\$77,694	\$79,599	\$83,767
Median Household Income	\$57,876	\$60,120	\$65,875
Average Age	42.4	42.8	43.8
Households	2,976	3,267	4,448
Average Housing Unit Value	\$161,128	\$174,057	\$186,304



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Scooter's Coffee ("property"). It has been prepared by Prime Net Lease. This 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 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 Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

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.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

901 W PLATT ST

MAQUOKETA, IA 52060

EXCLUSIVELY PRESENTED BY



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