



BROADSTREET
PARTNERS



DUNKIN' DONUTS

5308 CALHOUN MEMORIAL HWY
EASLEY, SC 29640

DUNKIN' DONUTS

OFFERING MEMORANDUM

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CONTACT INFORMATION



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DUNKIN' DONUTS

INVESTMENT SUMMARY



TENANT	Dunkin' Donuts
STREET ADDRESS	5308 Calhoun Memorial Hwy
CITY	Easley
STATE	South Carolina
ZIP	29640
GLA	±2,000 SF
LOT SIZE	±0.68 AC
YEAR BUILT	2007

 **\$1,100,000**
LIST PRICE

 **5.45%**
CAP RATE

 **\$60,000**
NET OPERATING INCOME

PRICE / SF \$550.00

RENT / SF \$30.00

STRONG FRANCHISEE GUARANTEE

TBG Food Acquisition Corp. is a franchise platform company dedicated to acquiring and growing restaurant units of highly recognizable consumer brands in the quick service restaurant industry. The company currently operates a multi-state network of Dunkin' Donut units across the New York, South Carolina, and Virginia markets, and is one of the largest franchisee networks in the Dunkin' Brands system. Headquartered in Tuckahoe, New York, TBG Food Acquisition Corp. is a portfolio company of New York City based private equity firm, The Beekman Group.

The Beekman Group is steadfast in procuring excellent locations and creating premium experiences and products for every customer at each of its stores. High quality growth is their mantra. They employ a unique approach to implementing a value creation roadmap for each investment, as demonstrated by their proven track record, extensive experience, and 25-year reputation.



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LEASE SUMMARY

LEASE TYPE	Double-Net (NN)
TYPE OF OWNERSHIP	Fee Simple
ORIGINAL LEASE TERM	10 years
COMMENCEMENT DATE	10/2007
LEASE EXPIRATION	12/31/2030
TERM REMAINING	10 years
INCREASES	10% in year 6
OPTIONS	1-5 year

REAL ESTATE TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
ROOF & STRUCTURE	Landlord Responsible
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	DNKN
OWNERSHIP	Private
YEARS IN BUSINESS	10+
# OF LOCATIONS	60+



RENOVATION PLANNED

Dunkin' recently renewed the lease for a ten year term, showing a long-term commitment to this site. The Beekman Group is planning a significant renovation and rebrand in late 2021 which will include new exterior finishes, facade, and signage.

EXCELLENT SITE VISIBILITY

The site has excellent visibility from Calhoun Memorial Hwy (US Route 123) which is a major arterial in Upstate SC. Calhoun Memorial Hwy runs from downtown Greenville to Clemson. The Dunkin' Donuts site shares access and detention with Walgreens and includes cross vehicular access to the traffic signal on Calhoun Memorial Hwy.

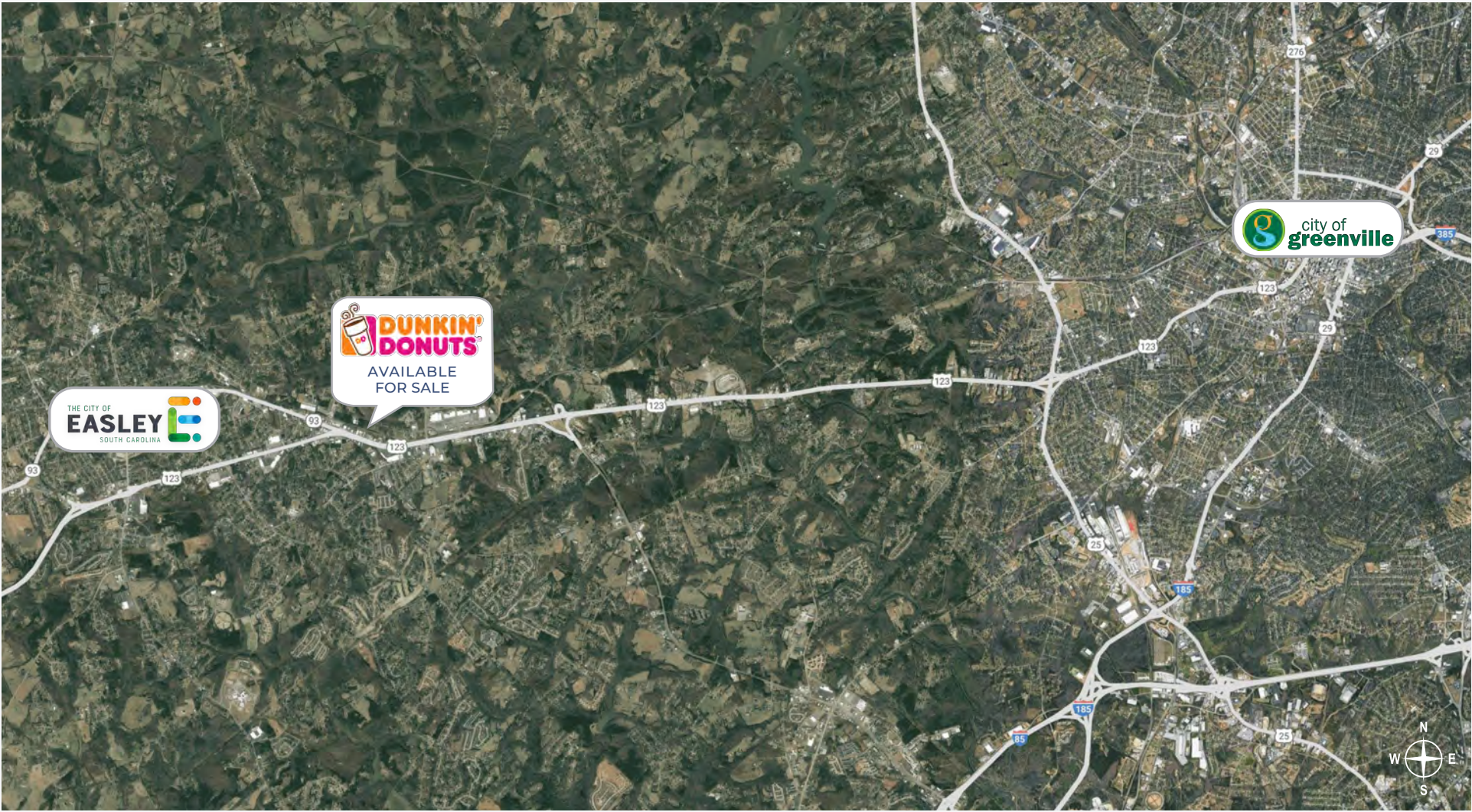
DUNKIN' DONUTS

RENT SCHEDULE

PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	LEASE TYPE
1/01/2021 - 12/31/2030	10 Years	\$60,000	\$5,000	10% in year 6	Double Net (NN)



DUNKIN' DONUTS
AERIAL



5308 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

DUNKIN' DONUTS SITE PLAN



DUNKIN' DONUTS

ABOUT THE BRAND

DUNKIN' BRANDS

With more than 21,000 points of distribution in more than 60 countries, Dunkin' Brands is one of the world's leading franchisors of quick service restaurants (QSRs). They are the parent company of two of the world's most recognized and beloved brands: Dunkin', America's favorite all-day, every day stop for coffee and baked goods, and Baskin-Robbins, the world's largest chain of ice cream specialty shops.



12,600+
NUMBER OF LOCATIONS



1,163+
NUMBER OF EMPLOYEES (2016)



\$1.322 Billion
ANNUAL REVENUE (2018)



DNKN
NASDAQ PRIMARY EXCHANGE



DUNKIN' TODAY

Founded in 1950, Dunkin' is America's favorite all-day, everyday stop for coffee and baked goods. Dunkin' is a market leader in the hot regular/decaf/ flavored coffee, iced regular/decaf/ flavored coffee, donut, bagel, and muffin categories. Dunkin' has earned a No. 1 ranking for customer loyalty in the coffee category by Brand Keys for 14 years running in the United States. The company has more than 12,600 restaurants in 40 countries worldwide. Based in Canton, Mass., Dunkin' is part of the Dunkin' Brands Group, Inc. family of companies.

The brand still uses the original proprietary coffee blend recipe established by its founder and serves approximately 2 billion cups of hot and iced coffee every year around the world, with standards for coffee excellence that are among the best in the industry.

DUNKIN' DONUTS

LOCATION OVERVIEW



ABOUT EASLEY, SC

Located in Pickens County, Easley is in the Northwest corner of the state between Atlanta, Georgia and Charlotte, North Carolina. It is a principal city of the Greenville–Mauldin–Easley Metropolitan Statistical Area. The City of Easley covers 10.66 square miles of land, with a population of 19,993 at the 2010 census.

The City of Easley boasts a friendly downtown district with specialty shops, antique dealers, and wonderful restaurants, along with a water-feature park and outdoor amphitheater which creates a first-class venue for community festivals and entertainment events. In addition to the downtown area, Easley offers excellent educational and healthcare facilities, a varied manufacturing base, and a diverse network of retailers of both locally-owned businesses and national brand retail chains. From 2001 to 2016, the city hosted the Big League Baseball World Series where visitors were welcomed from all over the world.

ABOUT THE UPSTATE REGION

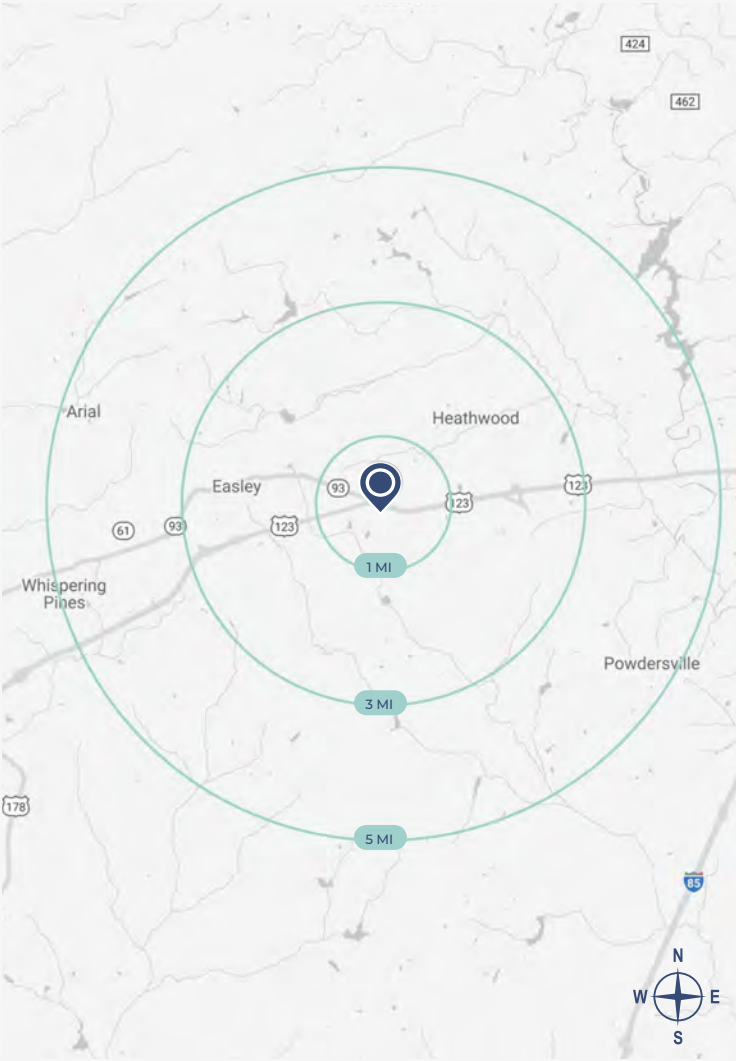
Upstate South Carolina is centrally located on the I-85 “Boom Belt” between two of the largest cities in the Southeast, Charlotte and Atlanta, thereby providing a prime setting for commerce and manufacturing. With superior infrastructure and one of the nation’s most productive workforces, the Upstate is geared for success. Located in the foothills of the Blue Ridge Mountains, the region also offers unsurpassed quality of life, including affordable housing and diverse recreational and cultural resources.

Upstate South Carolina is a nine county region that boasts a population of 1,409,582 (2014). It includes the bustling cities of Greenville, Spartanburg, Anderson, and Greer. Major employers include BMW, Michelin, Fluor, Lockheed Martin, and Fuji. The Inland Port in Greer provides overnight rail service to the Port of Charleston.



DUNKIN' DONUTS

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	3,856	27,900	55,910
2020 Estimate	3,680	26,567	53,357
2010 Census	3,480	25,257	49,600
Projected Annual Growth (2020-2025)	1.0%	1.0%	1.0%
Historical Annual Growth (2010-2020)	0.6%	0.5%	0.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projection	1,769	11,679	22,385
2020 Estimate	1,754	11,494	22,036
2010 Census	1,560	10,237	19,350
Projected Annual Growth (2020-2025)	0.2%	0.3%	0.3%
Historical Annual Change (2000-2020)	1.3%	1.4%	1.4%
2020 Average Income Estimate	\$69,988	\$71,793	\$72,506
2020 Median Income Estimate	\$55,025	\$55,556	\$59,145

DUNKIN' DONUTS

DISCLAIMER

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (1) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (2) that you will not photocopy or duplicate any part of the Offering Memorandum, (3) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior authorization of the Owner, and (4) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the owner or Brokers. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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