

ABSOLUTE NNN LEASED INVESTMENT
PRICE \$2,200,000
CAP RATE 4.25%
NOI \$93,500

DUTCH BROTHERS - MOUNTAIN HOME

195 CITY VIEW DRIVE
MOUNTAIN HOME, IDAHO 83647



CUSHMAN &
WAKEFIELD

PACIFIC
COMMERCIAL REALTY ADVISORS

DUTCH BROTHERS - MOUNTAIN HOME

CONFIDENTIALITY STATEMENT



Dutch Bros. *Offer*

EXCLUSIVE REPRESENTATION

Cushman & Wakefield Pacific has been engaged as the exclusive marketing team to the Seller in connection with Seller's solicitation of offers for the purchase of the building and land known as Dutch Brothers - Mountain Home, 195 City View Drive, located in the City of Mountain Home, County of Elmore, State of Idaho (the "Property"). Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

NO REPRESENTATION OR WARRANTY

The information contained in this Offering is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Cushman & Wakefield Pacific. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Cushman & Wakefield Pacific from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

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OFFERING

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DUTCH BROTHERS - MOUNTAIN HOME

FINANCIAL INFORMATION



Dutch Bros. *Coffee*



SALE PRICE

\$2,200,000



CAP RATE / NOI

4.25% / \$93,500



LEASE TERMS

10 YEAR PRIMARY TERM
3 - 5 YEAR RENEWAL OPTIONS



INVESTMENT TYPE

SINGLE TENANT NNN LEASED INVESTMENT



BUILDING / BUILT / PARCEL

866 SF / 2021 / RPA01060030010



LOT / ZONING / PARKING

0.518 ACRES - COMMERCIAL / 7 ± STALLS & DRIVE-THRU



LANDLORD RESPONSIBILITIES

NONE - ABSOLUTE TRIPLE NET LEASE



LEASE BACKED BY OVER 14 STORES

FRANCHISEE CURRENTLY OPERATING MULTIPLE
LOCATIONS THROUGHOUT THE TREASURE
VALLEY



BUILDING CONSTRUCTION

THE BUILDING IS CURRENTLY UNDER
CONSTRUCTION AND HAS A PLANNED OPENING
IN SUMMER OF 2021



MINIMUM RENT - RENT INCREASES

\$93,500 FOR THE FIVE LEASE YEARS. MINIMUM
RENT SHALL INCREASE BY TEN PERCENT (10%)
UPON THE 6TH LEASE YEAR, AND THE FIRST
LEASE YEAR OF EACH EXTENDED TERM

DUTCH BROTHERS - MOUNTAIN HOME PROPERTY PHOTOS



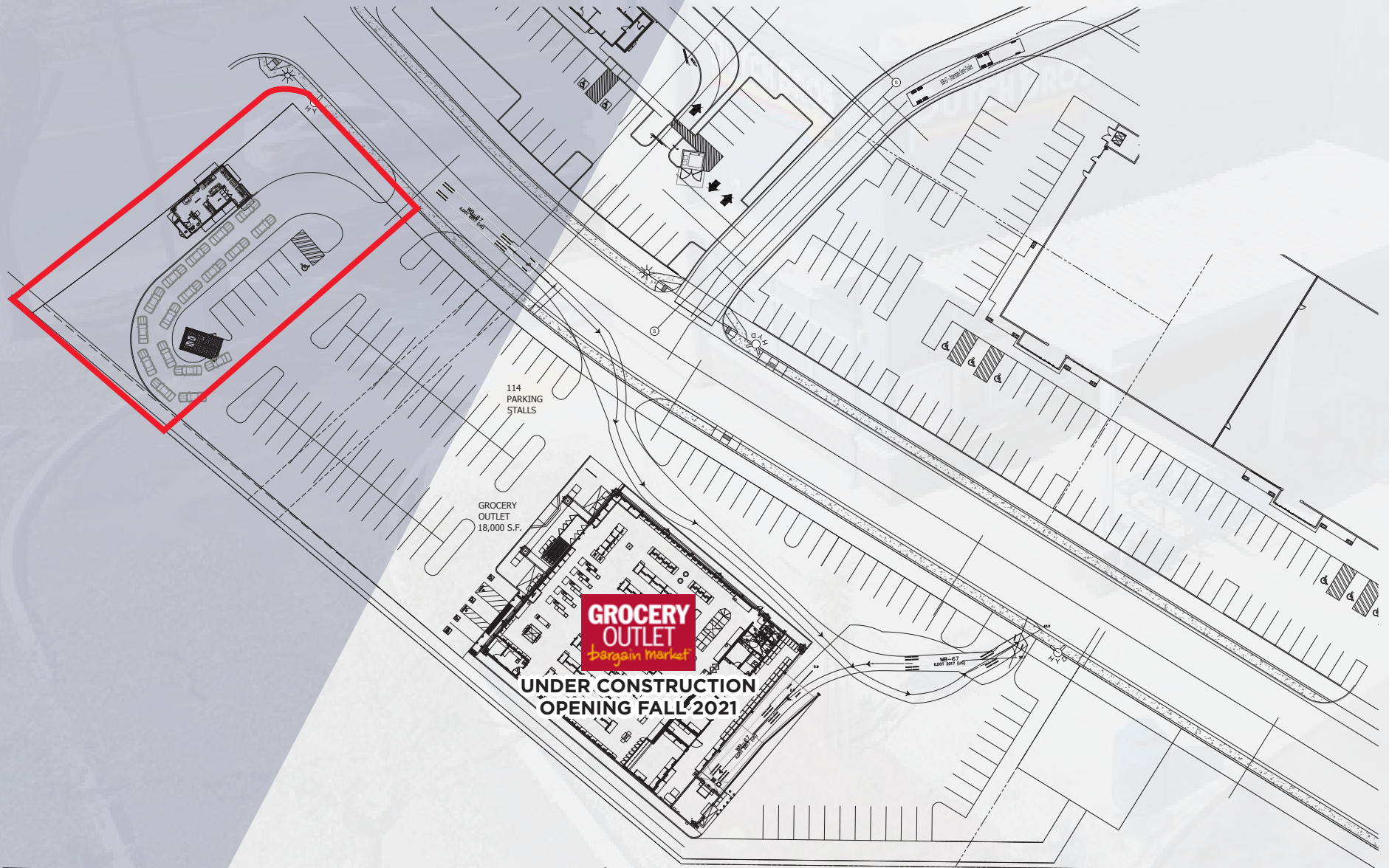
Dutch Bros. *Coffee*



DUTCH BROTHERS - MOUNTAIN HOME SITE PLAN



Dutch Bros. *Office*



DUTCH BROTHERS - MOUNTAIN HOME

LOCATION INFORMATION



Dutch Bros. *Coffee*



Cushman & Wakefield Pacific has been retained as the exclusive agent in the sale of a 866 SF square foot Dutch Brothers Coffee building located at the intersection of American Legion Boulevard & Interstate 84 Exit 95 on the main corridor into downtown Mountain Home, Idaho. The property is located adjacent to Walmart, the Mountain Home Auto Ranch, and several other retailers, restaurants and other professional service providers. The site is shared with a new Grocery Outlet which is currently under construction and scheduled to open in the 4th quarter of this year.

Dutch Brothers - Mountain Home provides the opportunity for an investor to acquire a newly constructed 100% occupied building while achieving stable cash-flow backed by a ten year absolute triple net lease with multiple renewal options.

Investment Highlights

- The property is shadow anchored by regional and national retailers and restaurants and on the main corridor which provides access to Downtown and the Mountain Home Air Force Base
- The site is well designed and offers easy accessibility to and from Interstate 84. The surrounding retail and professional services creates a strong synergy that directly benefit the landlord and tenant
- Quality low maintenance construction and an absolute NNN lease provides a buyer the opportunity to purchase an investment that is backed by a strong, local, multi-location operator and will require little oversight and zero management
- The development includes a new Grocery Outlet as well as other proposed retailers and restaurants
- Site visibility and signage are unobstructed and benefit from high traffic counts exceeding 11,500 cars per day



TENANT INFORMATION



The Dutch Brothers Story - 14 Stores Throughout Idaho

As consumers, and more importantly as humans, we chose to invest time and money at the places that fuel us. Whether your desired fuel is caffeine, community involvement, or a next-level personal interaction, Dutch Bros. is here to provide you with just what you need. Brian Wight and his wife, Libby, have been sharing Dutch Bros. culture and adding fuel to the Treasure Valley since 2007.

The Wight's story begins at a Dutch Bros. in Bend, Oregon. They both started as baristas working to make ends meet and get through college. They met during overlapping shifts and instantly hit it off. Their Dutch love was fueled by their passion for the culture that Dutch Bros. creates. Before they knew it, they were both managers at separate locations, and it was the logical decision to open a franchise as Brian approached graduation. Depending on which Wight you ask, you'll get a different answer on whose idea it was to start this journey, but we're sure glad they did.

In February 2007, the Dutch Bros. on Chinden launched with a two-day grand opening. They offered free coffee for these two days and had a line almost reaching their neighbor, Fred Meyers. The Wight's were ecstatic and convinced they had made the right decision. The morning following their grand debut, Brian told Greenbelt Magazine there were practically tumbleweeds rolling in the drive-through. Everyone loves free coffee, and Boise hadn't had the chance to fall in love with the Dutch Bros. experience.

The next year and a half were filled with hard work, feet hitting the ground, and the opening of two new locations. Brian, Libby, and their employees would take free samples and stickers to the traffic waiting on Chinden. They made sure each cup was offered with a smile and a taste of what makes Dutch Bros. so great— personality. Brian shared "The beginning times were tough for Libby and me. The customers simply were not coming in. We had many sleepless nights wondering if we had made a bad decision bringing the Dutch Bros franchise to Idaho. Ultimately, we had to rely on what I call "Blind Faith" in the culture of what Dutch Bros is! Dutch Bros culture is amazingly unique and truly something to stand behind in good times and bad!"

Dutch Bros. is now a staple in the Valley. Those of us who have experienced the Dutch mentality know that "it's about people, fun, music, and great coffee!" Brian and Libby now own 14 locations in Idaho and have more in the works. Their shop on 8th and Main St. opened December of last year and is one of the only locations without a drive-through. Rest assured it isn't lacking any of the allure a traditional Dutch Bros. has. Great music is playing, the vibe is upbeat and positive, and the coffee is amazing.

The original Dutch Bros. was founded in 1992 in Grants Pass, Oregon by Dane and Travis Boersma. These brothers of Dutch descent started on a dairy farm with a double-head espresso machine and now boast the title of the country's largest, privately held drive-thru coffee company. The company as a whole donates over \$2 million a year to its local communities and nonprofit organizations. "With its loyal customer base dubbed the Dutch Mafia, Dutch Bros Coffee continues to grow, and, wherever it does, the love, donations and smiles grow also."

One of the most admirable aspects of Dutch culture is their Love Abounds Foundation. Dutch Bros. "sees a world where all people are smiling. The people in communities we serve hold the power to create opportunities for themselves and others." The mission of this foundation is to put people first. They strive to engage communities through giving and action in four core areas: youth, music, health, and origins. Everything from the place where the coffee beans are grown to accessible music programs are touched by their positive impact.

The specialty days also make a huge community impact. Dutch Luv Day happens every year on Valentines Day. All locations donate \$1 from every drink sold to a local food organization. Drink One for Dane is a day where the Dutch Mafia celebrates co-founder Dane Boersma. In 2005, he was diagnosed with amyotrophic lateral sclerosis, ALS. "Dane passed away in late 2009, but he left behind a legacy which, to this day, the company bases its daily decisions. His memory continues to inspire everyone at Dutch Bros. Inspiration to give it their all, love every person they encounter and do more for others than for themselves." These are just a few examples of the amazing ways that Dutch Bros. participates in their community and works towards a better world each day.

Each member of the team at Dutch Bros. contributes something unique and special to the culture. This leaves us wondering: how do they find the best of the best? The answer is in their hiring process. It's no surprise that their interviews are one big party! In true Dutch Bros. fashion, their group interviews are looking for the most bubbly and personable attitudes in the room. Brian told Greenbelt that his hiring process is all about personality. He's confident in his team's ability to teach someone how to make coffee, but he can't teach them how to have a dynamic personality.

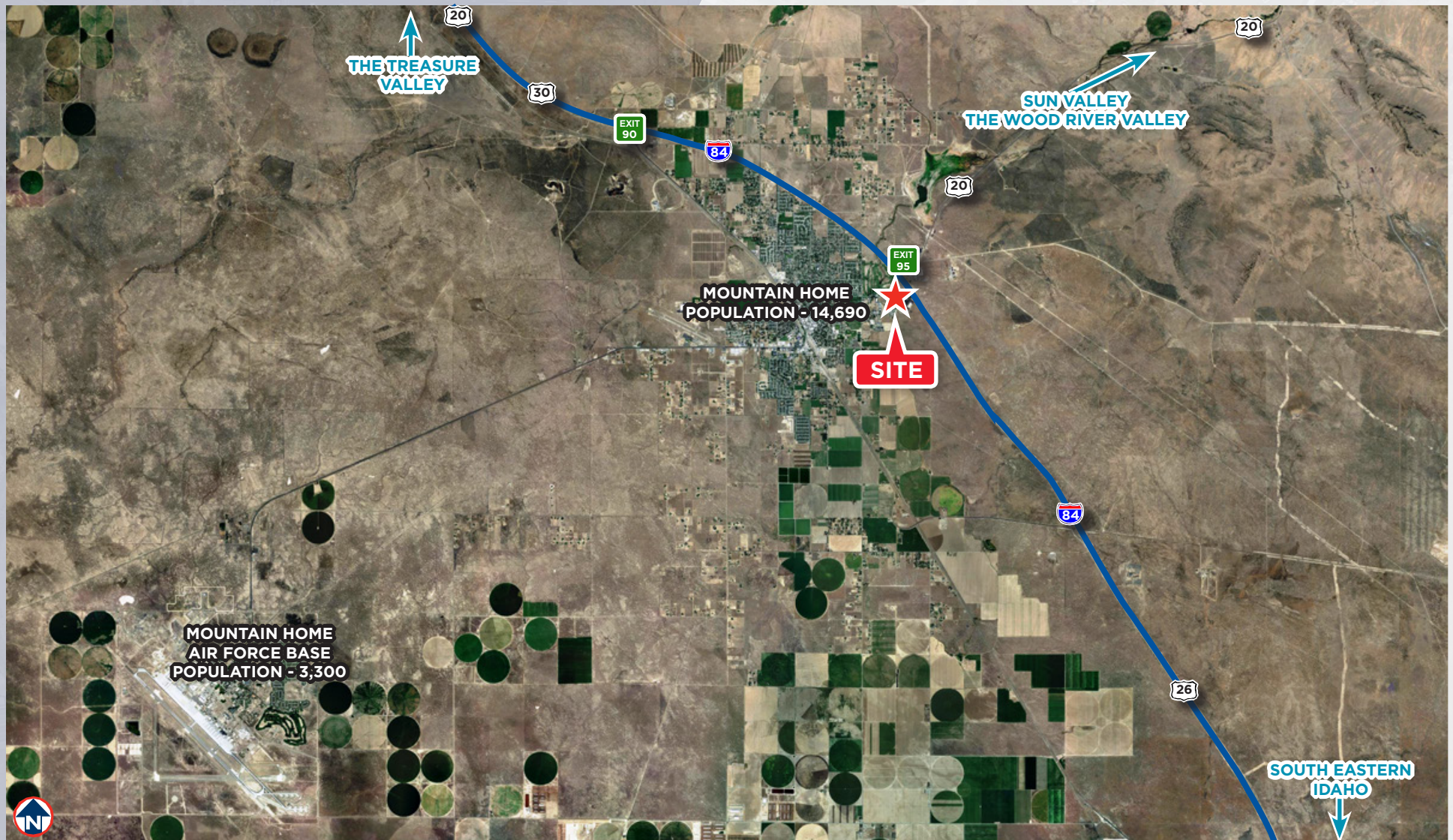
For those of you who haven't experienced the Dutch Bros. culture, I strongly urge you to stop at one of their many locations throughout the Boise. You are guaranteed a phenomenal customer service experience, the opportunity to give back to your community, and a tasty coffee. We all need fuel at one point or another, and Dutch Bros. is here to serve it up with a smile.

[Written by Kayli Corbin for Greenbelt Magazine](#)

DUTCH BROTHERS - MOUNTAIN HOME LOCATION **AERIAL**



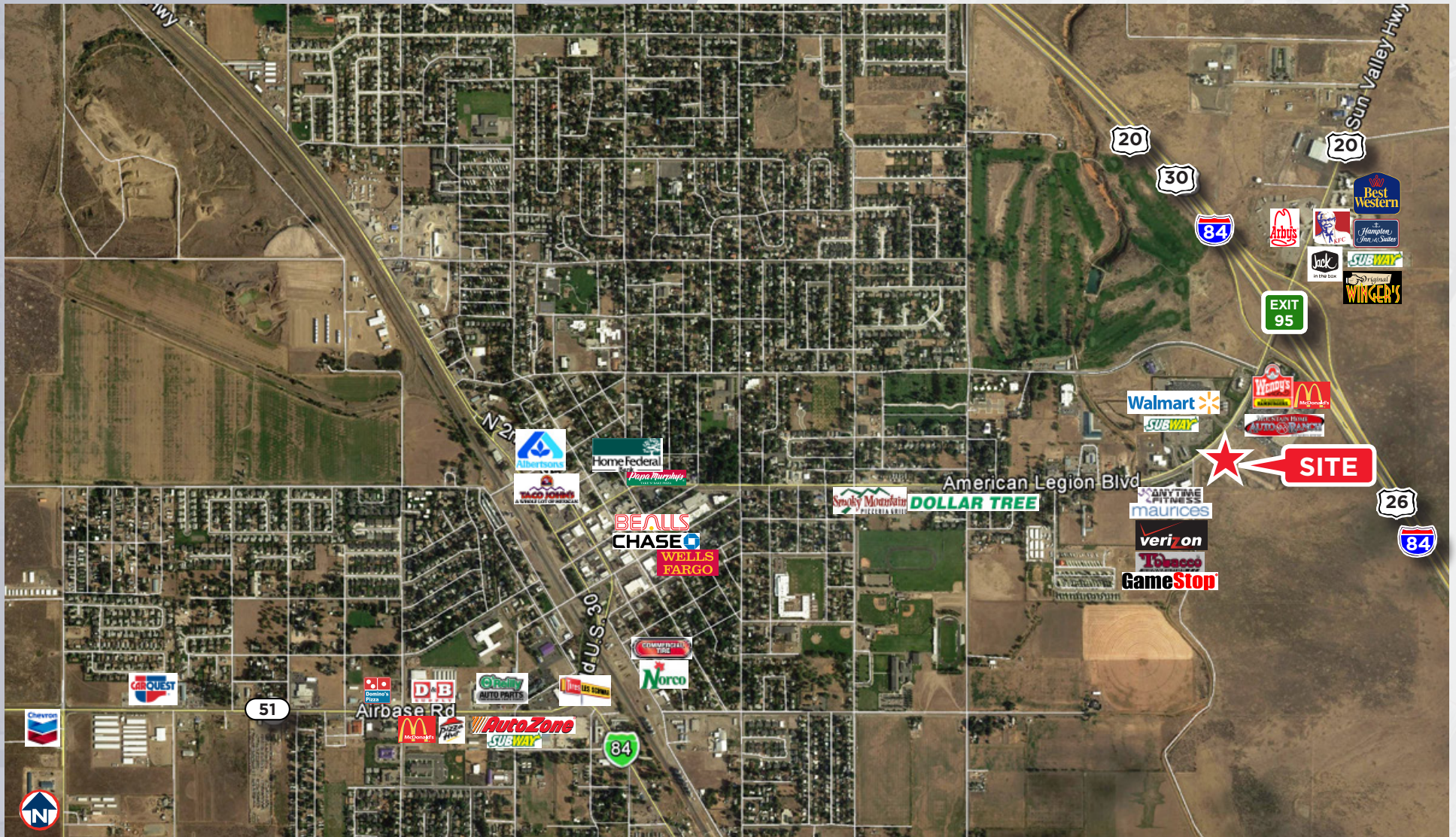
Dutch Bros. *Coffee*



DUTCH BROTHERS - MOUNTAIN HOME LOCATION **AERIAL**



Dutch Bros. *Coffee*



DUTCH BROTHERS - MOUNTAIN HOME

LOCATION DEMOGRAPHICS



Dutch Bros. *Office*

- LOCATED IN A GROWING AREA IN MOUNTAIN HOME -

In the identified area, the current year population is 19,879. In 2010, the Census count in the area was 19,141. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 20,402 representing a change of 0.52% annually from 2020 to 2025.



	1 mile	3 miles	5 miles
Population			
2000 Population	1,305	13,946	15,734
2010 Population	1,391	16,958	19,141
2020 Population	1,479	17,521	19,879
2025 Population	1,533	17,947	20,402
2000-2010 Annual Rate	0.64%	1.97%	1.98%
2010-2020 Annual Rate	0.60%	0.32%	0.37%
2020-2025 Annual Rate	0.72%	0.48%	0.52%
2020 Male Population	51.9%	51.5%	51.5%
2020 Female Population	48.1%	48.5%	48.5%
2020 Median Age	37.0	33.5	33.7

Households			
2020 Wealth Index	48	53	55
2000 Households	492	5,333	5,959
2010 Households	548	6,691	7,467
2020 Total Households	590	6,962	7,805
2025 Total Households	614	7,148	8,027
2000-2010 Annual Rate	1.08%	2.29%	2.28%
2010-2020 Annual Rate	0.72%	0.39%	0.43%
2020-2025 Annual Rate	0.80%	0.53%	0.56%
2020 Average Household Size	2.38	2.50	2.53

Average Household Income			
2020 Average Household Income	\$60,914	\$65,387	\$66,439
2025 Average Household Income	\$64,263	\$71,695	\$72,919
2020-2025 Annual Rate	1.08%	1.86%	1.88%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	122	558	612
Total Employees:	1,470	4,937	5,494

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

DUTCH BROTHERS - MOUNTAIN HOME CITY INFORMATION

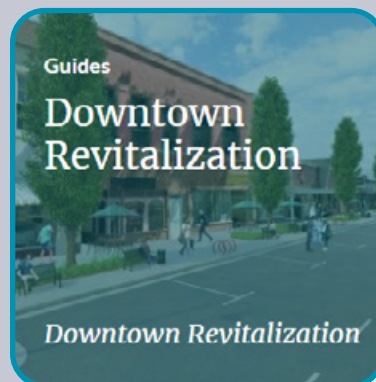
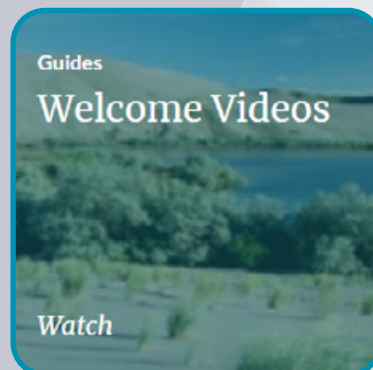


Dutch Bros. *Coffee*

THE CITY OF MOUNTAIN HOME - ONE TOWN, ONE TEAM

In Mountain Home, a vibrant rural community of 15,000, you can find big-city conveniences concentrated in a small-town, friendly atmosphere. Visitors and residents alike enjoy a wide variety of local recreational activities offered by our surroundings. Our city has a strong sense of family values and community that you can experience firsthand at our many local events. Experience events like Air Force Appreciation Day – one of Idaho's largest parades, the Mountain Home Country Music Festival, and a celebration of summer with the Endless Summer Festival of Beer. For those who are ready to explore the great outdoors, the opportunities are limitless. Venture to the top of the sand dunes or hike along mountain-side back trails, cast a line at one of the many fishing destinations, or set up camp and enjoy the remarkable scenic views. From day trips, to weekend stays, the City of Mountain Home has an experience that is right for you. Start planning your next adventure today.

EXPLORE MOUNTAIN HOME WITH THEIR ONLINE GUIDES AND INFORMATION





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