

ABSOLUTE NNN LEASE



KILLEEN, TEXAS



REPRESENTATIVE PHOTO

EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS



**CUSHMAN &  
WAKEFIELD**

Private Capital Group



# EXECUTIVE SUMMARY

# INVESTMENT OVERVIEW

TENANT:	BB Holdings TX, LLC D.B.A Dutch Bros. Coffee
GUARANTOR:	Boersma Bros, LLC (Corporate Guaranty)
LOCATION:	2806 Clear Creek Rd Killeen, TX 76549
YEARS REMAINING	±15 years
LEASE COMMENCEMENT:	December 1, 2021*
LEASE EXPIRATION:	November 30, 2036*
OPTIONS:	Three (3), Five (5) Year Options
RENT INCREASES	10% every 5 years (including options)
YEAR BUILT:	2021
PARCEL:	460604
BUILDING SIZE:	871 SF
LAND SIZE:	0.76 AC (±32,925 SF)
LEASE TYPE:	Absolute NNN (Zero Landlord Responsibilities)
TAXES:	Tenant
INSURANCE:	Tenant
CAM	Tenant

\*Estimated

## OFFERING TERMS

CURRENT NOI:	\$119,000
PRICE:	\$2,800,000
CAP:	4.25%

## RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
Primary	1-5	\$9,916.67	\$119,000.00	4.25%
Primary	6-10	\$10,908.33	\$130,900.00	4.68%
Primary	11-15	\$11,999.17	\$143,990.00	5.14%
Option	16-20	\$13,199.08	\$158,389.00	5.66%
Option	21-25	\$14,518.99	\$174,227.90	6.22%
Option	26-30	\$15,970.89	\$191,650.69	6.84%

# INVESTMENT HIGHLIGHTS

## INVESTMENT OVERVIEW

### NET LEASE INVESTMENT WITH A FAST GROWING BRAND

- Brand new Absolute NNN 15 year lease
- Corporate Guaranty
- Attractive 10% increases every 5 years to hedge against inflation
- Brand new construction

### DUTCH BROS. COFFEE BRAND FACTS

- More than ±500 locations in 11 states
- Formerly the largest privately owned drive-thru coffee company. Recently had its initial public offering on September 15th, 2021 ([Business Journals](#))
- Publicly traded company on the New York Stock Exchange (symbol: BROS) with a market CAP of \$2.491 Billion
- Approximately \$327 Million in annual revenue
- [www.dutchbros.com](http://www.dutchbros.com)

### LOCATION HIGHLIGHTS

- Adjacent to Fort Hood Military Reserve
- Fort Hood currently operates with over 50,000 military personnel
- Fort Hood has a \$3.9 Billion impact on the community and is the largest single site employer in the state of Texas
- Less than 1 mile from U.S. Highway 190 (±97,040 vpd)

FORT HOOD

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PARK

KILLEEN

## DUTCH BROS. COFFEE

■ # OF DUTCH BROS. LOCATIONS (2021): ±500

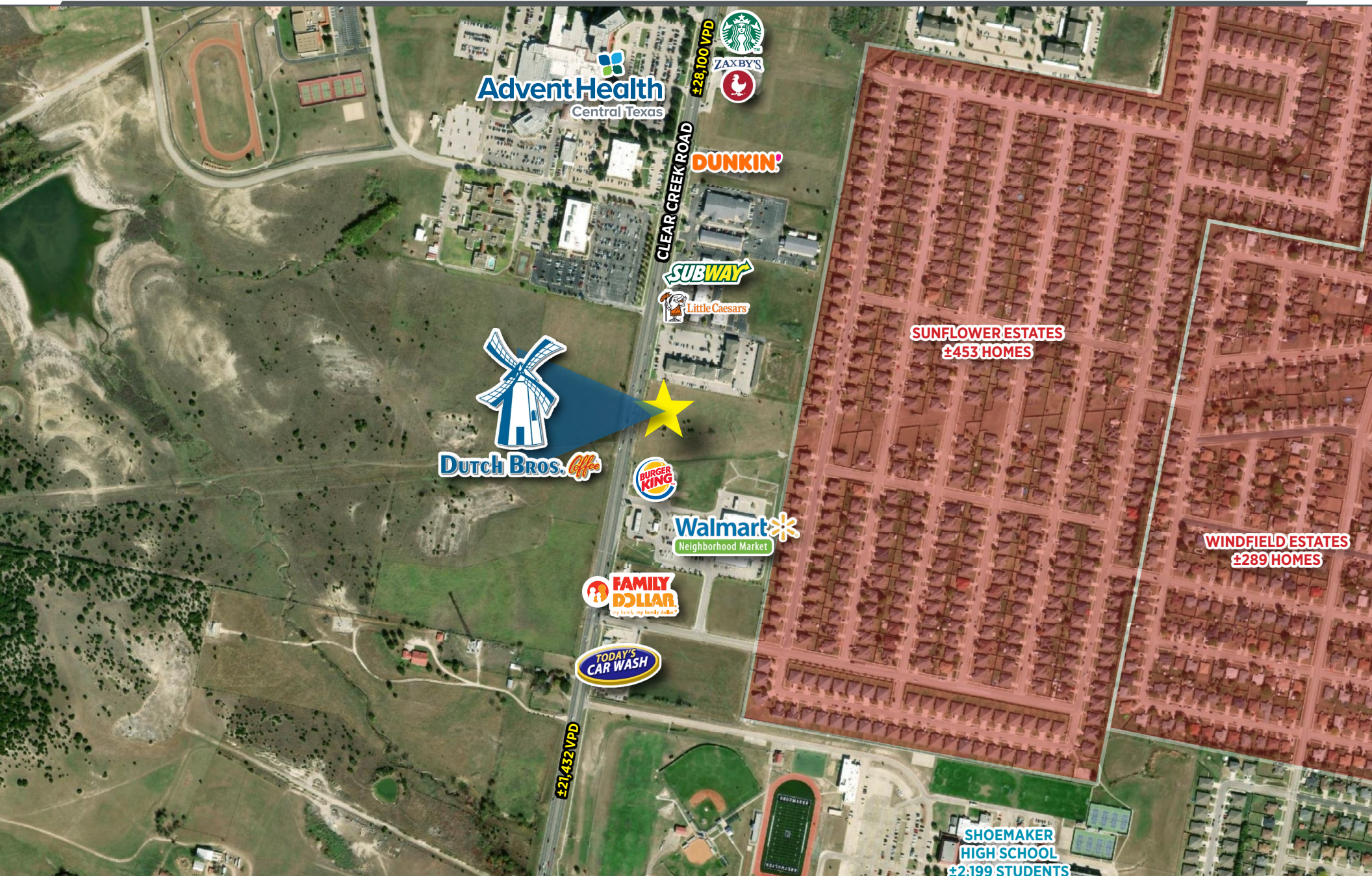
was started in 1992 by brothers Dane & Travis Boersma and based out of Grants Pass, Oregon. After government regulations forced their families three generation dairy farm into downsizing and selling their cows, the Boersma brothers knew they had to come up with another idea to make money. They decided to switch to the coffee business. It all started with a double-head espresso machine, 100 pounds of coffee beans and a pushcart, the brothers gave away their coffee for free along the railroad tracks to anyone that was willing to try it. To this day Dutch Bros still gives out more than 1 million free drinks per year.

As of today, Dutch Bros Coffee has more than 500 locations in 11 states and over 15,000 employees, and they show no signs of stopping. Dutch Bros stated that they plan to grow to 4,000 domestic locations. To fuel this planned growth Dutch Bros recently had their initial public offering on the New York Stock Exchange (symbol: BROS) ([ABC News](#)). Dutch Bros currently has a market CAP of \$2.491 Billion and approximate annual revenue of \$327 Million. This location has a corporate guaranty from Boersma Bros, LLC and Oregon Limited Liability Company.

For more information please visit: [www.dutchbros.com](http://www.dutchbros.com)



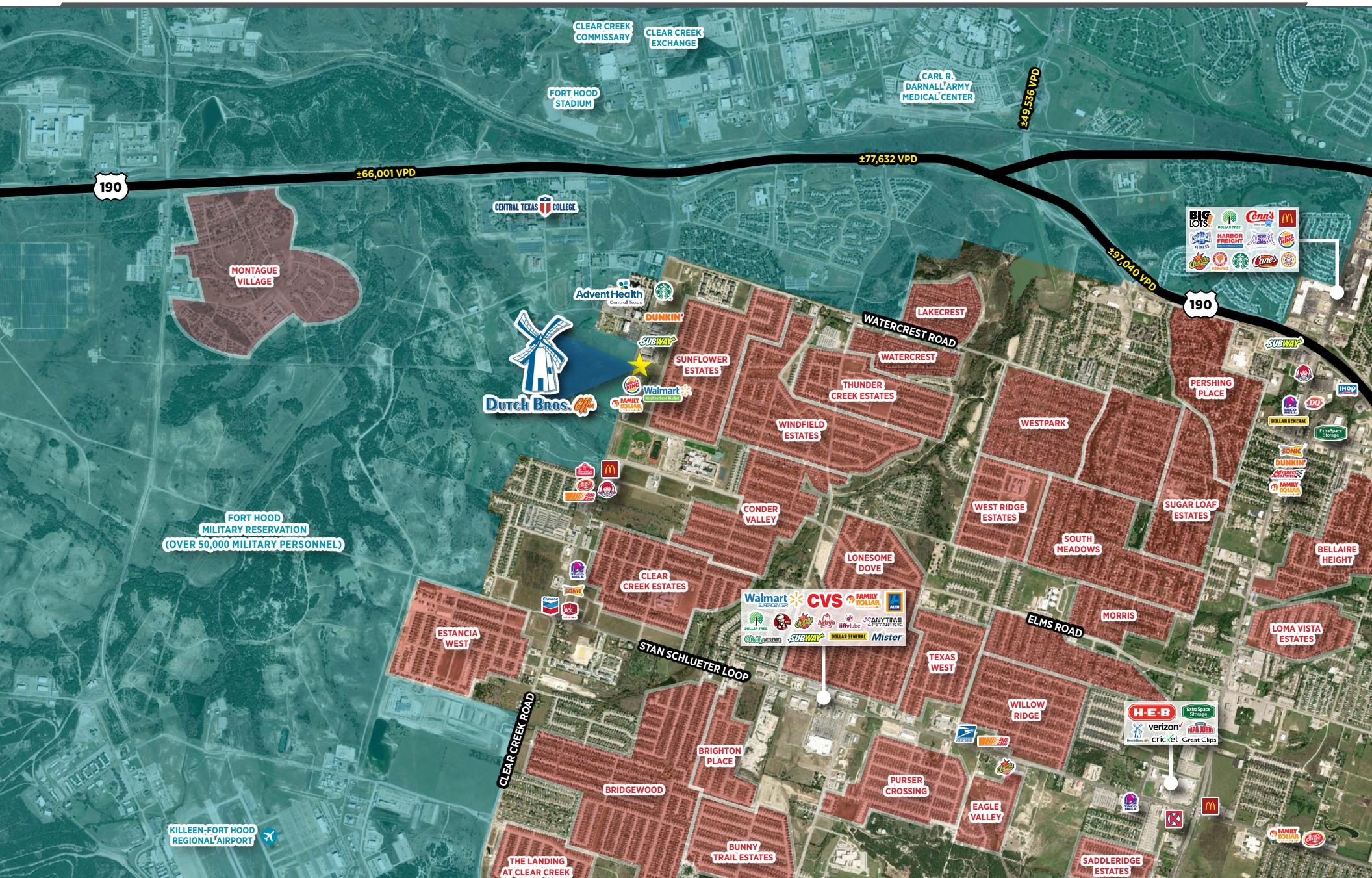




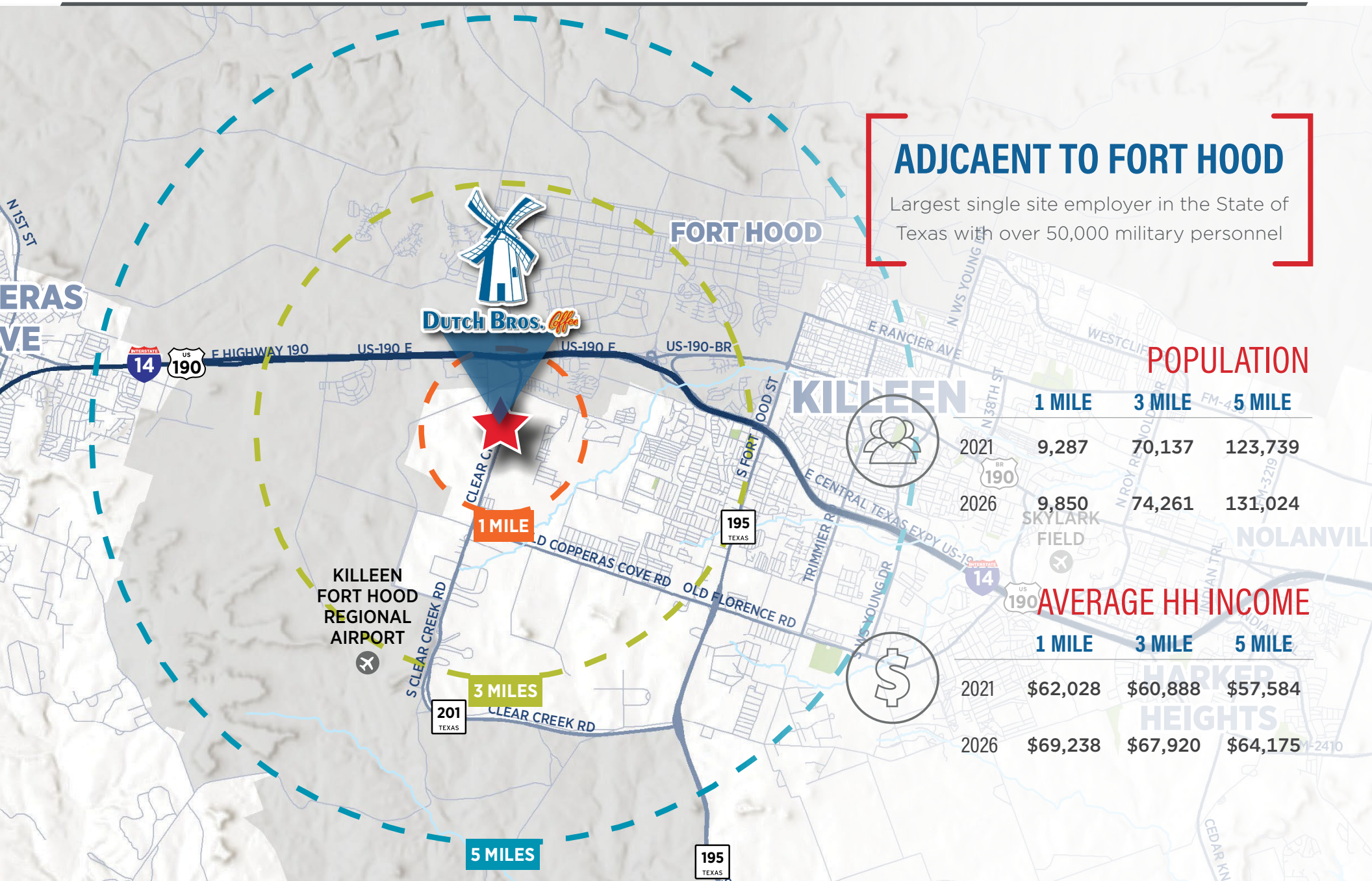


## RETAIL MAP

## PROPERTY OVERVIEW









**Killeen, TX** – located in Bell County – has grown in multitudes of people from all over the world, thanks to Fort Hood. With the addition of the University of Central Texas A&M, Central Texas College, and homes being built at a rapid rate, Killeen is becoming one of the fastest growing cities in America. As the population grows, new businesses are pouring in. Killeen is known as the neighbor of Fort Hood. The Killeen economy is heavily influenced by the Fort Hood post, soldiers and their families. Killeen has a strong talent pool with U.S. Army veterans, an accessible community college, and a stand-alone, state-supported university.

The town began as a small farming community along the tracks of the Gulf, Colorado, and Santa Fe Railway. Killeen saw significant growth once Fort Hood was established in 1942 as a training and testing ground for mobile anti-tank vehicles. These vehicles were designed to counter the threat presented by German tanks during World War II. Fort Hood remained in service after the war, and the divisions that call the base home would go on to play an active role in various military conflicts over the next 70 years, including Vietnam and Operation Iraqi Freedom. The venerable history of two of the base's divisions are recounted in the 1st Cavalry Division Museum and the 3rd Armored Cavalry Museum, both of which are located within Fort Hood.

Killeen is easily accessible by highway from IH-35 to US190 or SH195. Arrow Trailways has a local office and buses may be rented for tours. A rail system, and the new Killeen-Fort Hood Regional Airport has over 36 flights daily, with service by American Airlines, Continental, Houston, or Delta. The Central Texas Corridor – Interstate 14 (currently US Highway 190) is in the works. The designated Central Texas Corridor begins in West Texas and generally follows US Highway 190 through Killeen, Belton, Bryan-College Station, Huntsville, Livingston, Woodville and Jasper before terminating on State Highway 63 at the Sabine River. This more efficient highway system will attract additional jobs and positively impact economic development.

Sources: [www.visitkilleen.com](http://www.visitkilleen.com); [www.tourtexas.com](http://www.tourtexas.com)

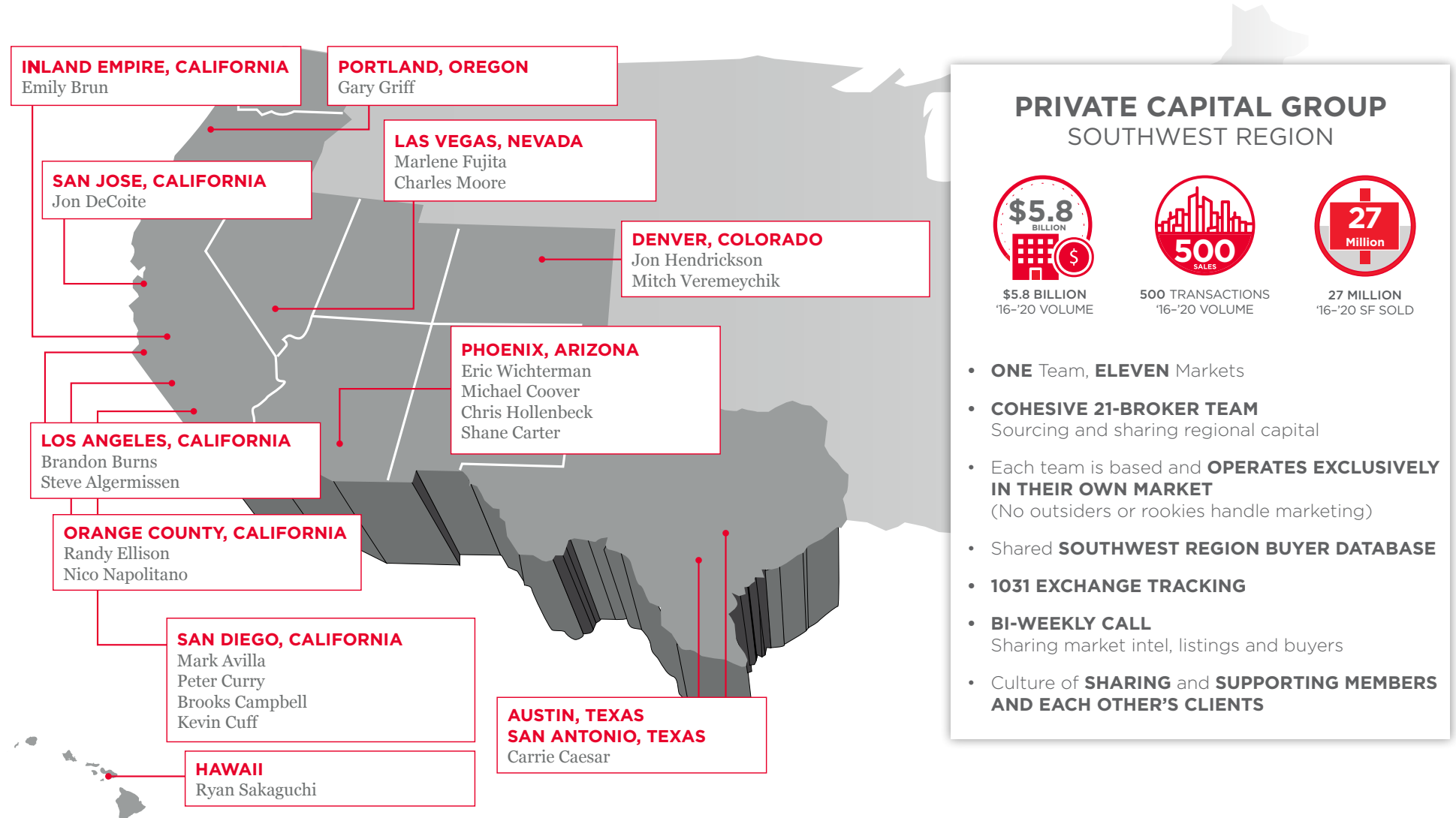




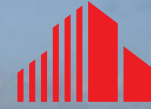
# CUSHMAN & WAKEFIELD - PRIVATE CAPITAL GROUP

## PRIVATE CAPITAL GROUP, SOUTHWEST REGION

ONE Team, ELEVEN Markets







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