



Corporate Guaranty | The lease is backed by the corporate Dutch Bros. Boersma Bros. LLC. Dutch Bros (NYSE: BROS) recently went public - now valued at over \$6.27 Billion.



Established Tenant | As of December 31, 2022, Dutch Bros has over 671 stores across 14 states.



Brand-New 15-Year Lease | The brand-new lease is scheduled to commence in April 2023 and will be for 15 years providing secure income through 2038. There are also 3, 5-year renewal options with 10% increases every 5 years during the lease term and option periods.



Absolute NNN | The Lease is absolute NNN with the tenant responsible for payment of all operating and capital expenses related to the Property.



2023 Construction | The Property is a brand-new, high-quality 2023 Dutch Bros store with a double drive-thru.



Oklahoma City MSA | The Property is approximately 15 miles from downtown Oklahoma City and part of the Oklahoma City MSA, the largest metropolitan area in the state of Oklahoma.



Excellent Demographics | The Property is located in an excellent demographic area with a population of over 68,400 and average household income of \$102,169 within a five-mile radius.



Subject Property

Dutch Bros Coffee

Mustang (Oklahoma City), OK

Property Summary

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|--------------------|---|
| Addresses | 819 E State Highway 152 Mustang, OK, 73064 |
| Building Size | ± 950 SF |
| Land Area | ± 0.75 SF |
| Ownership Interest | Fee Simple |
| Encumbrances | None, Delivered Free & Clear |
| NOI | \$115,000 |

Northmarq is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dutch Bros, located in Mustang (Oklahoma City), OK (the "Property").

The Property consists of a ±950 SF building on ± 0.75 acres of land. Dutch Bros is scheduled to open in April 2023 and will be operating under a brand new fifteen (15) year lease with three (3), five (5) year renewal options and 10% rental increases every five (5) years during the lease term and options.

