

**NEW 10-YEAR
NNN LEASE**

**1.5% ANNUAL
INCREASES**



**ABS. TRIPLE NET
LEASE (NNN)**

**LOW
RTS RATIO**



1208 E CHURCH ST | SANDWICH, IL | 60548

SCOOTER'S COFFEE | CHICAGO MSA

Actual Site

EXCLUSIVELY MARKETED SCOOTER'S COFFEE (SANDWICH, IL)



In Association with ParaSell, Inc. | Costa Mesa, California | A Licensed Illinois Broker #478027307

BROKER OF RECORD

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Actual Site

INVESTMENT HIGHLIGHTS

SCOOTER'S COFFEE (SANDWICH, IL)



GROWING COMPANY WITH OVER 800+ LOCATIONS THROUGHOUT THE USA | STRONG UNIT ECONOMICS

- Scooter's Coffee now has 800+ stores operating across the US and has commitments to open stores in a total of 34 states as of 2025.
- Subject property has been operating since 2022.
- Average store sales (AUV's) for Scooter's Coffee range from \$850,000 to some locations with sales north of \$1.5MM.
- Average EBITDA margins for Scooter's franchisees range from 16%-22%, significantly higher than most other QSR brands. The high EBITDA margins allow for high profitability.

FRANCHISEE GUARANTEE | STRONG SALES | LOW RENT TO SALES RATIO | EXPERIENCED OPERATOR

- Lease is guaranteed by the franchise entity with plans to open multiple stores throughout the central IL market.
- Franchisee is a multi unit Scooter's Coffee operator with multiple new stores in the pipeline for future growth.
- Rent to sale ratio of 7.0% based on projected 2025 sales numbers (**Ask Broker for Details).
- Sales have stabilized and continue to grow as the brand gains more exposure to the local market.

Franchisee actively involved in the promotion of Scooter's Coffee through local events and engaging the community.

NNN LEASE INVESTMENT | ZERO LANDLORD RESPONSIBILITIES | BRAND NEW 10 YEAR ABSOLUTE TRIPLE NET (NNN) LEASE

- Brand New Absolute Triple Net (NNN) Lease.
- Zero Landlord Responsibilities – Tenant to Pay Tax, Insurance, and Maintenance.
- 10 Year Original Lease Term starting at Close of Escrow.
- Property is was Recently Constructed in 2022.
- The Lease Features Attractive Rental Increase of 1.5% Annually.
- Absolute Triple Net Lease that provides a hands-off investment to potential buyers.

IDEAL REAL ESTATE WITH STRONG TRAFFIC COUNTS | NEIGHBORING OTHER NATIONAL/CREDIT RETAILERS

- Traffic counts of (13,600+ VPD Intersection) per day on the going to work side of road on the I-34.
- Strong Real Estate | Neighboring retail includes Burger King, KFC, McDonalds, Domino's, Aldi, Dunkin Donuts, Walmart, Culver's and Arby's. The site is positioned to collect traffic from both E Church St and Griswold Springs Rd.

FINANCIAL SUMMARY

SCOOTER'S COFFEE (SANDWICH, IL)



PRICING SUMMARY

Property Name	Scooter's Coffee
Property Address	1208 E Church St, Sandwich, IL 60548
Price	\$826,171
CAP Rate	7.00%
Initial NOI/Rent	\$57,832
Approx. Building Size	Approx. 650 SF
Approx. Lot Size	Approx. .54 Acres
Year Built	2022

LOAN QUOTE

Loan to Value	50%
Equity	\$413,086
Debt	\$413,086
Amortization	30 Years
Interest Rate	6.80%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,833	10,247	25,351
Total Households	1,408	3,788	9,111
Household Income	\$75,539	\$82,942	\$88,222

LEASE SUMMARY

Tenant	Scooter's Coffee
Guarantee	Franchisee (4-Unit Operator)
Lease Type	Absolute Triple Net (NNN) Lease
Lease Commencement	COE
Lease Expiration	COE + 10 Years
Original Term	10 Years
Option Term	Three (3), Five (5) Years
Increases	1.5% Increases Annually
Landlord Responsibilities	None
Tenant Responsibilities	Property Tax, Maintenance, Insurance
Lease Term Remaining	10 Years Left



RENT SCHEDULE

SCOOTER'S COFFEE (SANDWICH, IL)



INITIAL TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Initial	1	\$57,832	\$4,819	
Initial	2	\$58,699	\$4,892	1.50%
Initial	3	\$59,580	\$4,965	1.50%
Initial	4	\$60,474	\$5,039	1.50%
Initial	5	\$61,381	\$5,115	1.50%
Initial	6	\$62,301	\$5,192	1.50%
Initial	7	\$63,236	\$5,270	1.50%
Initial	8	\$64,185	\$5,349	1.50%
Initial	9	\$65,147	\$5,429	1.50%
Initial	10	\$66,125	\$5,510	1.50%

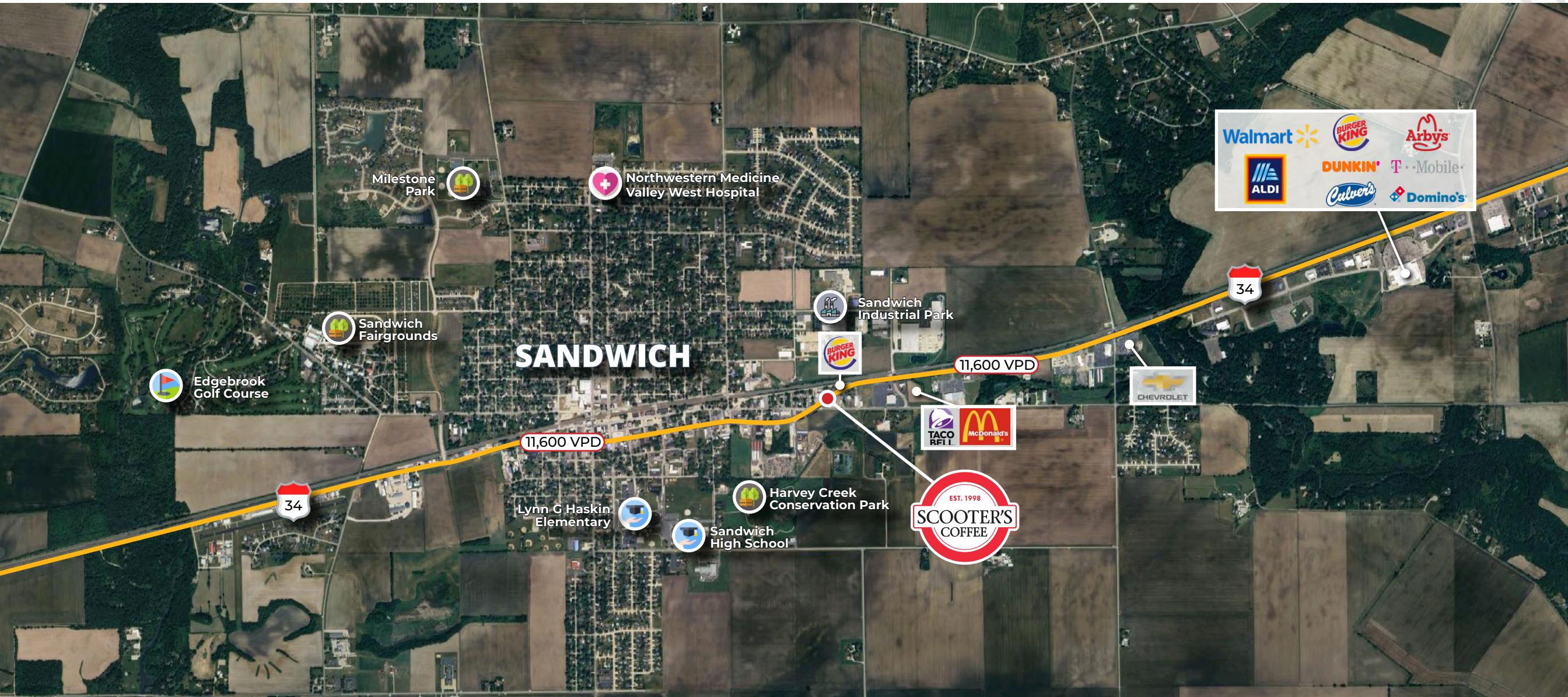
OPTION TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Option 1	1	\$67,116	\$5,593	1.50%
Option 1	2	\$68,123	\$5,677	1.50%
Option 1	3	\$69,145	\$5,762	1.50%
Option 1	4	\$70,182	\$5,849	1.50%
Option 1	5	\$71,235	\$5,936	1.50%
Option 2	1	\$72,303	\$6,025	1.50%
Option 2	2	\$73,388	\$6,116	1.50%
Option 2	3	\$74,489	\$6,207	1.50%
Option 2	4	\$75,606	\$6,301	1.50%
Option 2	5	\$76,740	\$6,395	1.50%
Option 3	1	\$77,891	\$6,491	1.50%
Option 3	2	\$79,060	\$6,588	1.50%
Option 3	3	\$80,246	\$6,687	1.50%
Option 3	4	\$81,449	\$6,787	1.50%
Option 3	5	\$82,671	\$6,889	1.50%



SATELLITE MAP

SCOOTER'S COFFEE (SANDWICH, IL)



SATELLITE MAP

SCOOTER'S COFFEE (SANDWICH, IL)



SATELLITE MAP

SCOOTER'S COFFEE (SANDWICH, IL)



EST. 1998

SCOOTER'S
COFFEE

TENANT AND GUARANTEE SUMMARY

SCOOTER'S COFFEE (SANDWICH, IL)



**TENANT HEADQUARTERS:
OMAHA, NE**

**TENANT:
MIDWEST BREW CREW, LLC**

**OPERATOR:
HIGH PORCH COFFEE, LLC**

**GUARANTEE:
FRANCHISE (ASK BROKER FOR DETAILS)**

**TENANT LOCATIONS:
800+ STORES**

DESCRIPTION OF SCOOTER'S COFFEE

- Scooter's Coffee is a specialty coffee franchise founded in 1998 by Don and Linda Eckles.
- The brand is known for its drive-thru coffee kiosks and coffeehouses, offering a wide range of coffee beverages, including lattes, mochas, cappuccinos, and espresso-based drinks.
- Scooter's Coffee sources its coffee beans from around the world, focusing on high-quality Arabica beans. They have their own roasting facility to ensure freshness and consistency in their coffee products.
- Scooter's Coffee has expanded rapidly since its inception and has grown to over 800 locations in 23 states across the United States. Many of their locations are drive-thru kiosks, making it convenient for customers on the go.
- In addition to coffee, Scooter's Coffee also offers a variety of other beverages, including smoothies, teas, and hot chocolates. They also have a selection of pastries, muffins, and breakfast sandwiches to complement their drinks.
- The company is committed to giving back to the community and is involved in various charitable initiatives. They have established the Scooter's Coffee Caring for Kids Foundation, which supports organizations that focus on children's health and education.

TENANT IN THE NEWS

SCOOTER'S COFFEE (SANDWICH, IL)



THESE 10 RETAIL BRANDS ARE THE FASTEST GROWING IN THE U.S., YELP SAYS

Wednesday, April 10, 2024

The Midwestern coffee chain was founded in 1998 in Nebraska but has only recently begun aggressively expanding through franchised locations. Its standard, drive-thru-only location is only 664 square feet. The restaurant's small size makes it cheaper to operate and quicker to build, helping the chain and its franchisees accelerate development quickly.

Scooter's net new locations jumped 53% from 2022 to 2023, giving it the largest percentage growth of any restaurant brand on the list, according to Yelp. The company is committed to giving back to the community and is involved in various charitable initiatives. They have established the Scooter's Coffee Caring for Kids Foundation, which supports organizations that focus on children's health and education...

SCOOTER'S COFFEE INCLUDED AGAIN ON ENTREPRENEUR MAGAZINE'S FRANCHISE 500 LIST

Thursday, January 25, 2024

Scooter's Coffee, known for its specialty coffee, fast drive-thru kiosks, and serving smiles, is honored to be named among the top 500 franchises by Entrepreneur's Franchise 500®. For 45 years, the annual Entrepreneur Franchise 500® has been a highly sought-after honor in the franchise industry and recognized as an invaluable resource for potential franchisees. This year, Scooter's Coffee came in at No. 2 in the highly competitive coffee category and is the only other coffee brand to break the Top 100 in the overall Franchise 500® ranking.

"Every brand on the Franchise 500 has its own unique story, but they all collectively make the same statement: Franchising is strong and resilient, is full of innovation and opportunity, and provides a powerful entrepreneurial path for many people," ...



LOCAL MARKET

SCOOTER'S COFFEE (SANDWICH, IL)



Downtown Chicago



Sandwich, IL

CHICAGO, IL

The Chicago real estate market presents compelling key metrics indicative of its investment appeal. Notably, Chicago has witnessed consistent population growth, with a 5% increase over the past five years, reaching a population of approximately 2.7 million residents as of the latest census data. This sustained growth fuels demand for commercial properties and contributes to a robust rental market, with residential vacancy rates averaging just 4% in prime areas. Moreover, Chicago's economy thrives across diverse sectors, including finance, technology, manufacturing, and healthcare, generating over \$700 billion in GDP annually.

SANDWICH FAIR

Sandwich is the home of the Sandwich Fair, which first started as an annual livestock show in DeKalb County. Originally known as the Union Agricultural Institute, it first opened in 1858. Since 1888, it has been held yearly on the Wednesday through Sunday after Labor Day. It is one of the oldest continuing county fairs in Illinois, drawing daily crowds of more than 100,000 with top attendance days reaching over 200,000.

LOCAL INDUSTRY

Sandwich is home to the Sahara-Pak heat-of-compression air dryer, a design patented in 1974 by Henderson Engineering, which is considered by many industry observers to be the most significant development ever made in the design of equipment for drying compressed air. Sandwich has a strong manufacturing history, which is evident by the presence of the Plano Molding Company factory, which makes molded plastic furniture, tackle boxes, organization equipment, and other various items. Sandwich is also home to Meadowvale, Inc., a dairy mix manufacturer that specializes in ice cream, frozen custard, and soft serve mixes that are distributed across the US.

PROPERTY PHOTO

SCOOTER'S COFFEE (SANDWICH, IL)



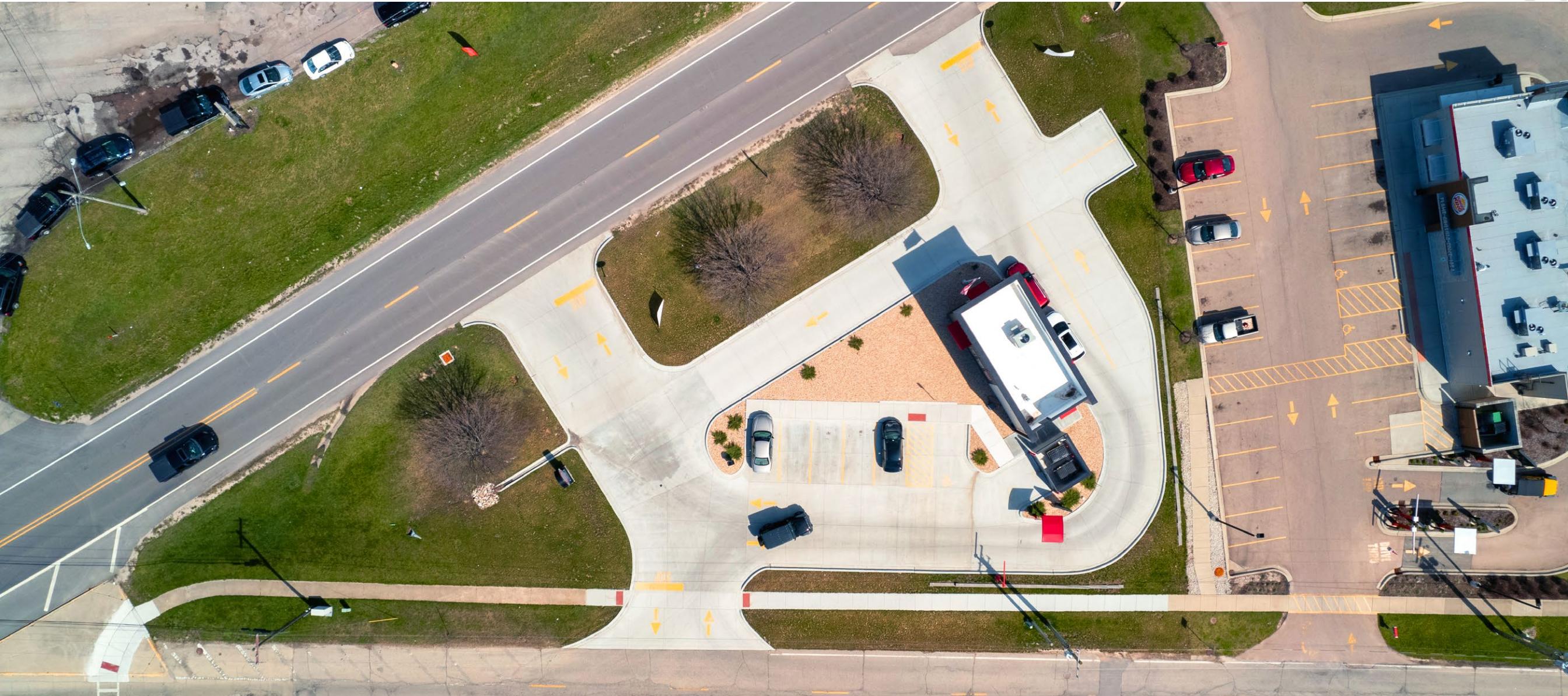
PROPERTY PHOTO

SCOOTER'S COFFEE (SANDWICH, IL)



AERIAL PHOTO

SCOOTER'S COFFEE (SANDWICH, IL)



REGIONAL MAP

SCOOTER'S COFFEE (SANDWICH, IL)



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COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



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