

ABSOLUTE NNN

NEW 15-YEAR LEASE



**FAST GROWING
CONCEPT**

LOW RTS RATIO



HAMILTON, MI 49419

3424 LINCOLN RD.

value.

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WHY INVEST?



LOW RENT TO SALES RATIO | FAST GROWING OPERATOR | STRONG UNIT

- At the proposed rent the Year 1 Rent to Sales Ratio would be below 8%.
- Operator in the process of opening multiple other locations
- Average Biggby Coffee profit margins hover around 13% - much stronger than traditional QSR



STRONG RENTAL INCREASES | NEW 15-YEAR LEASE | ABSOLUTE TRIPLE NET

- 10% Rental Increases Every 5 Years Provide for a Hedge Against Inflation
- New 15-Year lease to be Signed at the Close of Escrow
- Absolute Triple Net Lease Structure to Provide for a Hands-Off Ownership Structure

value.



FEE SIMPLE OWNERSHIP | RECENT FULL REMODEL | STRONG DAILY TRAFFIC COUNTS

• Both Land and Building are Included in the sale

• Property was recently remodeled into a Biggby Coffee

• Clean, low-management asset ideal for passive investors seeking durable income



GNC
LIVE WELL

SUBWAY
M
MARATHON

DOLLAR GENERAL

BIGGBY COFFEE

Lincoln Rd

16,206 Cars Per Day

value.

INVESTMENT SUMMARY

TENANT	Biggby Coffee
LOCATION	3424 Lincoln Rd, Hamilton, MI 49419
PRICE	\$811,189
CAP RATE	7.15%
NOI	\$58,000
TOTAL SF	±1,200 SF
TOTAL AREA	±0.49 Acres

LEASING SUMMARY

GUARANTEE	Franchisee (ask broker for details)
LEASE TYPE	Absolute Triple Net
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	Close of Escrow + 15 Years
ORIGINAL TERM	15 Years
OPTION TERM	Three (3), Five (5) Years
INCREASES	10% Every 5 Years

BIGGBY COFFEE

\$811,189
PRICE

7.15%
CAP RATE

15 YEARS
LEASE TERM

\$58,000
NOI

NNN
LEASE TYPE

±1,200
SQUARE FOOTAGE



value.

RENT SUMMARY

INITIAL

TERM	LEASE START	LEASE END	RENT PER YEAR	RENT PER MONTH	INCREASE
YEAR 1	JUL 2026	JUN 2027	\$58,000	\$4,833	
YEAR 2	JUL 2027	JUN 2028	\$58,000	\$4,833	
YEAR 3	JUL 2028	JUN 2029	\$58,000	\$4,833	
YEAR 4	JUL 2029	JUN 2030	\$58,000	\$4,833	
YEAR 5	JUL 2030	JUN 2031	\$58,000	\$4,833	
YEAR 6	JUL 2031	JUN 2032	\$63,800	\$5,317	10.00%
YEAR 7	JUL 2032	JUN 2033	\$63,800	\$5,317	
YEAR 8	JUL 2033	JUN 2034	\$63,800	\$5,317	
YEAR 9	JUL 2034	JUN 2035	\$63,800	\$5,317	
YEAR 10	JUL 2035	JUN 2036	\$63,800	\$5,317	
YEAR 11	JUL 2036	JUN 2037	\$70,180	\$5,848	10.00%
YEAR 12	JUL 2037	JUN 2038	\$70,180	\$5,848	
YEAR 13	JUL 2038	JUN 2039	\$70,180	\$5,848	
YEAR 14	JUL 2039	JUN 2040	\$70,180	\$5,848	
YEAR 15	JUL 2040	JUN 2041	\$70,180	\$5,848	

OPTION TERM

TERM	LEASE START	LEASE END	RENT PER YEAR	RENT PER MONTH	INCREASE
OPTION 1	JUL 2041	JUN 2042	\$77,198	\$6,433	10.00%
OPTION 1	JUL 2042	JUN 2043	\$77,198	\$6,433	
OPTION 1	JUL 2043	JUN 2044	\$77,198	\$6,433	
OPTION 1	JUL 2044	JUN 2045	\$77,198	\$6,433	
OPTION 1	JUL 2045	JUN 2046	\$77,198	\$6,433	
OPTION 2	JUL 2046	JUN 2047	\$84,918	\$7,076	10.00%
OPTION 2	JUL 2047	JUN 2048	\$84,918	\$7,076	
OPTION 2	JUL 2048	JUN 2049	\$84,918	\$7,076	
OPTION 2	JUL 2049	JUN 2050	\$84,918	\$7,076	
OPTION 2	JUL 2050	JUN 2051	\$84,918	\$7,076	
OPTION 3	JUL 2051	JUN 2052	\$93,410	\$7,784	10.00%
OPTION 3	JUL 2052	JUN 2053	\$93,410	\$7,784	
OPTION 3	JUL 2053	JUN 2054	\$93,410	\$7,784	
OPTION 3	JUL 2054	JUN 2055	\$93,410	\$7,784	
OPTION 3	JUL 2055	JUN 2056	\$93,410	\$7,784	



DOLLAR GENERAL

SUBWAY



Lincoln Rd

16,206 Cars Per Day

BIGGBY COFFEE



value.

HAMILTON
ELEMENTARY SCHOOL

HAMILTON





Lincoln Rd

BIGGBY COFFEE

134th Ave

2,760 Cars Per Day

16,206 Cars Per Day

value.

BIGGBY COFFEE

TENANT SUMMARY

OF LOCATIONS



HEADQUARTERS



Biggby Coffee is a nationally recognized, fast-growing specialty coffee brand with 371+ locations across the United States. Headquartered in East Lansing, Michigan, the company operates primarily through a franchise model, supporting scalable growth while maintaining consistent brand standards and unit-level performance.

Founded in 1995, Biggby Coffee has built a loyal customer base around approachable pricing, a welcoming atmosphere, and strong community engagement. The brand is well known in Midwestern and suburban markets, where repeat daily traffic and convenience-driven demand support durable sales volumes.

The concept offers a broad menu of coffee and espresso-based beverages, including lattes, cappuccinos, brewed coffee, teas, smoothies, and frozen drinks, complemented by pastries, breakfast sandwiches, and light snacks. This diversified menu appeals to a wide demographic and drives consistent morning and afternoon daypart traffic.

Biggby Coffee continues to pursue aggressive franchise expansion, menu innovation, and technology enhancements such as mobile ordering, while emphasizing ethically sourced coffee and sustainability initiatives. Ongoing investment in franchisee training and operational support reinforces long-term brand strength, unit consistency, and tenant reliability.

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HAMILTON, MI

LOCAL MARKET

STRATEGIC WEST MICHIGAN LOCATION & REGIONAL ACCESS

Hamilton is located in Allegan County in West Michigan, positioned within a short drive of Holland, Zeeland, and the greater Grand Rapids metropolitan area. The community benefits from regional connectivity via M-40, M-89, and nearby US-131, providing efficient north-south and east-west access for commuters, residents, and service traffic. This positioning supports steady local circulation and visibility for neighborhood-serving retail uses.

Proximity to larger employment and population centers allows Hamilton to function as a residential and service-oriented market while still capturing spillover demand from surrounding communities. Regional accessibility reinforces the area's role as a convenient stop for daily-needs retail and foodservice tenants.

MANUFACTURING & AGRICULTURAL EMPLOYMENT BASE

Hamilton's economy is supported by a mix of manufacturing, agribusiness, and distribution, consistent with Allegan County's broader employment profile. The presence of established employers provides a stable workforce and recurring daytime population that supports convenience-driven retail and quick-service dining.

In addition, the area's strong agricultural roots contribute to seasonal population stability and local spending, reinforcing demand for essential goods and services. This employment base creates reliable traffic patterns for necessity-oriented commercial properties.

SMALL-MARKET STABILITY & ESSENTIAL RETAIL DEMAND

As a small, community-oriented market, Hamilton benefits from limited retail competition and controlled new supply, which helps protect existing assets from overdevelopment. Retail and service tenants are typically necessity-based, drawing consistent patronage from local residents and surrounding rural trade areas.

Consumer spending in Hamilton is primarily focused on everyday needs rather than discretionary purchases, supporting defensive, recession-resistant performance. This dynamic reinforces long-term occupancy stability and makes the market well suited for essential retail and foodservice tenants.



HAMILTON, MI

value.



B BIGGBY[®]
COFFEE
DRIVE THRU

LUN
SPECIAL
BUY ANY BAG
GET 20 DR
M-F 11A - 2

value.



value.

GNC
LIVE WELL

SUBWAY
M
MARATHON

DOLLAR GENERAL

BIGGBY COFFEE

Lincoln Rd

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In Association with ParaSell, Inc. | A Licensed Michigan Broker #6505425224

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