

7 BREW

860 N. Washington St. | Van Wert, Ohio

Representative Photo

OFFERING MEMORANDUM DISCLAIMER: This Offering Memorandum, as it may be modified or supplemented ("Offering Memorandum") is presented in connection with State Street Capital Realty LLC and CLS VAN WERT, LLC (collectively, "Seller") for the solicitation of offers for the purchase of 7 Brew, located in VAN WERT, OHIO (the "Property").

Prospective purchasers are advised that Seller's review of offers will be based on Seller's evaluation of a number of factors, including the current financial qualifications of each prospective purchaser. Prospective purchasers are further advised that the 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. Seller reserves the right to withdraw the Offering Memorandum and/or terminate the offer solicitation process at any time prior to full execution of a binding purchase agreement. Further, Seller reserves the right to negotiate with one or more prospective purchasers at any time.

The information contained in the Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of Seller. Acceptance of the Offering Memorandum constitutes an agreement on the part of the recipient and the recipient's representatives to maintain the confidentiality of the information contained therein. The information in the Offering Memorandum has been compiled from sources deemed reliable, however, neither the information nor the reliability of such sources is guaranteed by Seller. Seller has not verified, and will not verify, any of the information contained in the Offering Memorandum nor does Seller make any representation or warranty whatsoever regarding the accuracy or completeness of the information provided therein. The information set forth in the Offering Memorandum does not purport to be complete and no obligation to update, augment, or otherwise revise such information is assumed by Seller. Prospective purchasers should conduct their own independent due diligence review of the Property including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and its suitability for prospective purchaser's intended use. Prospective purchasers are recommended to seek independent professional advice including legal, tax, environmental, engineering, and other as deemed necessary by prospective purchaser relative to acquisition of the Property. The information provided in the Offering Memorandum is not intended to provide, and should not be relied upon as accounting, legal, or tax advice or an investment recommendation.

No person has been authorized to give any information or make any representations regarding the prospective transaction, the Property, or information provided in the Offering Memorandum other than the information actually contained in the Offering Memorandum, which is subject to this Offering Memorandum Disclaimer and, if such unauthorized information or representations are or were given or made, the same must not be relied upon by prospective purchaser. Prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided in the Offering Memorandum or otherwise in connection with the sale of the Property shall be limited to those expressly provided in a fully executed binding purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or its affiliates, officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to the prospective transaction, Offering Memorandum, solicitation process, or the marketing or sale of the Property.



Location is **OPEN** & **OPERATING**

INVESTMENT HIGHLIGHTS

BRAND NEW 15-YEAR NNN GROUND LEASE

This offering features a new 15-year NNN ground lease, with four (4) 5-year options to renew.

HIGH-GROWTH TENANT IN EXPLOSIVE CATEGORY

7 Brew is one of the fastest-growing concepts in the U.S. restaurant industry, capitalizing on consumer demand for the drive-thru-only specialty coffee format. The brand has expanded rapidly across the Midwest and Sun Belt and represents a compelling opportunity to own real estate leased to an emerging national tenant in its growth phase. With estimated AUV of $2.66M, this 7 Brew could potentially operate at a 2.57% rent-to-sales ratio — roughly half the typical QSR threshold — reflecting the brand's best-in-class drive-thru economics.

RELIABLE INCOME GROWTH

This lease provides investors with strong, built-in income growth through scheduled rent increases every 5 years and in each of the four (4) options to renew. These structured escalations enhance long-term yield stability and offer a natural hedge against inflation, ensuring consistent value appreciation over the life of the investment.

EXPANDED & PROTECTED REGIONAL TRADE AREA

The site draws from a large regional trade area encompassing Van Wert, Paulding, and Putnam counties, as well as adjacent rural communities in eastern Indiana.

The nearest 7 Brew location sits 30 minutes east in Lima, OH, providing the subject site with an exclusive, uncontested trade area and a captive customer base throughout Van Wert and the surrounding region.

STRATEGIC HIGHWAY-ADJACENT LOCATION

Positioned on US-127 (13,565 VPD) just south of the US-30 (16,373 VPD) interchange, the site captures traffic from two of northwest Ohio's primary transportation corridors. US-30 serves as a critical east-west route connecting Fort Wayne, Indiana (~30 minutes west) to Lima, Ohio and the I-75 corridor, while US-127 provides north-south connectivity through the region. The interchange location delivers strong visibility and ease of access for both commuter and pass-through traffic — ideal fundamentals for 7 Brew's drive-thru-only model.

PROXIMITY TO FORT WAYNE MSA

Van Wert sits within the extended trade area of the Fort Wayne MSA (population ~420,000), Indiana's second-largest metro. The US-30 corridor functions as a primary commuter and commerce route between the two markets, providing the site with a customer base that extends well beyond Van Wert's immediate population.

PROVEN TERTIARY-MARKET FUNDAMENTALS

Tertiary Ohio markets like Van Wert consistently deliver strong unit-level economics for national QSR and beverage concepts, driven by low cost of occupancy, limited competition, and loyal local customer bases. Van Wert has demonstrated long-term population and employment stability, offering investors a durable cash flow.

ZERO LANDLORD OBLIGATIONS

As a NNN ground lease, this offering provides zero management responsibilities for the landlord. Its structure makes it an ideal investment for passive investors seeking stable, hassle-free income.

±700
Locations

$2.66M
Est Average Unit Volume

Private
Ownership

2017
Year Founded



INVESTMENT OVERVIEW

$1,114,000
Asking Price

$68,500
Annual Rent

Going-In Cap
6.15%

7.44%
Year 11 Cap

±510 SF
Total GLA

±1.01 AC
Land Area

2026
Year Built

PROPERTY SUMMARY

ADDRESS	860 N. Washington St. Van Wert, OH 45891
TOTAL GLA	±510 SF
LAND AREA	±1.013 AC
YEAR BUILT	2026
COUNTY	Van Wert
PARCEL ID	12-030478.2200

LEASE SUMMARY

TENANT	Brew Team OH, LLC
FRANCHISOR	Brew Culture Franchise, LLC
LEASE TYPE	NNN Ground
RENT COMMENCEMENT DATE/ STORE OPENED	May 26, 2026
INITIAL LEASE TERM	15 years
RENEWAL OPTIONS	Four (4) 5-year options
RENT INCREASES	10% increases every 5 years and in each option

RENT SCHEDULE

PRIMARY TERM	ANNUAL RENT	% INCREASE	CAP RATE
YEARS 1-5	$68,500	-	6.15%
YEARS 6-10	$75,350	10%	6.76%
YEARS 11-15	$82,885	10%	7.44%
OPTION RENT			
YEARS 16-20	$91,174	10%	8.18%
YEARS 21-25	$100,291	10%	9.00%
YEARS 26-30	$110,320	10%	9.90%
YEARS 31-35	$121,352	10%	10.89%

PROPERTY SNAPSHOT

$1,114,000
Offering Price

6.15% »» **7.44%**
Going-In Cap | Year 11 Cap

15 YRS • **4 x 5-YR** • **10% / 5 YR**
Primary Term | Options | Escalations

±700 • **$2.66M** • **2017**
7 Brew Locations | Est Avg Unit Volume | Year Founded

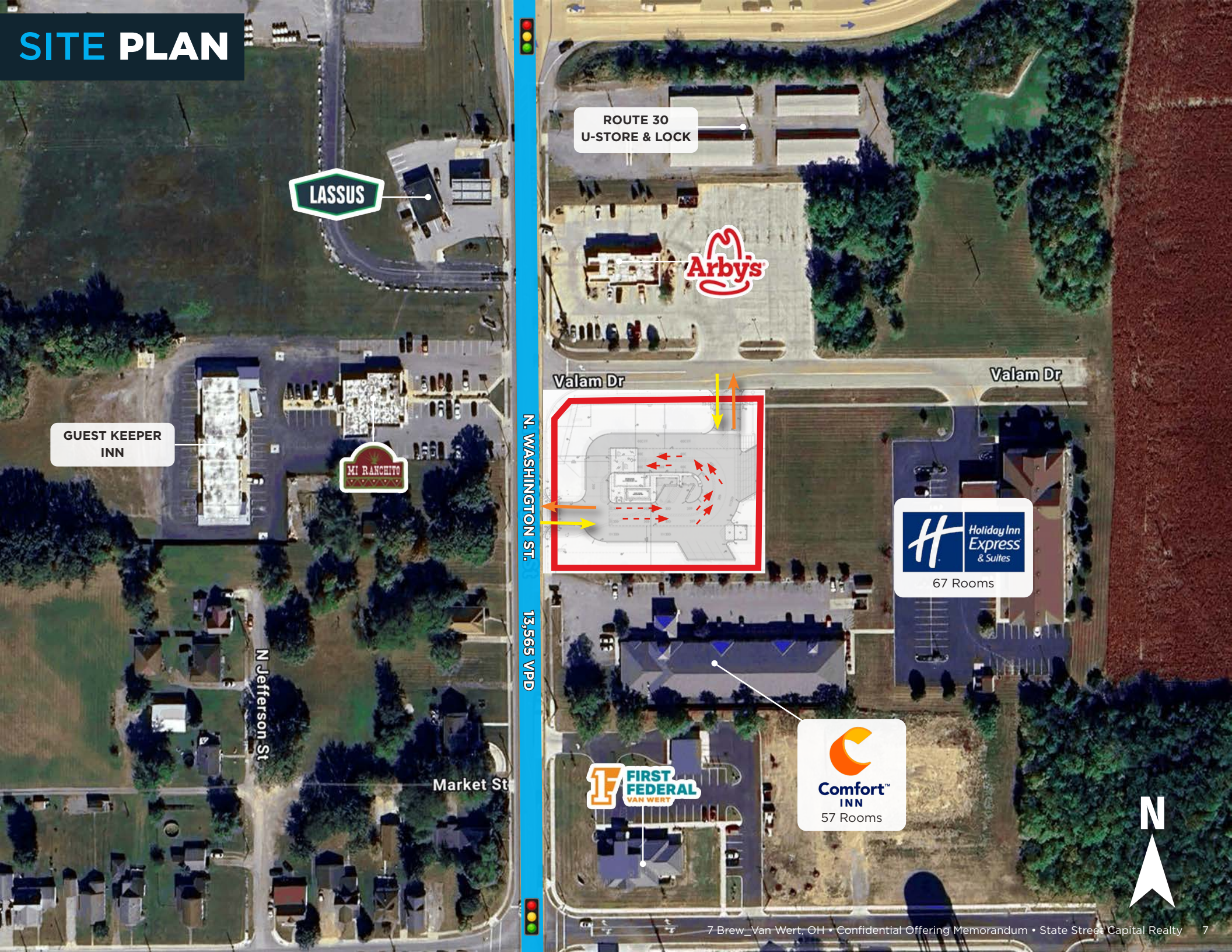
30 MIN • **~420K** • **100%**
to Fort Wayne | Fort Wayne MSA | Passive Investment





Representative Photo

SITE PLAN


ROUTE 30
U-STORE & LOCK
LASSUS
Arby's
Valam Dr
Valam Dr
GUEST KEEPER
INN
MI RANCHITO
N. WASHINGTON ST.
13,565 VPD
Holiday Inn Express & Suites
67 Rooms
N Jefferson St
Market St
FIRST FEDERAL
VAN WERT
Comfort™
INN
57 Rooms
N

AERIAL



VAN WERT COUNTY
Waste Management Departments
SUBWAY
Walmart
Tim Hortons
PAPA JOHNS
DOLLAR TREE
Beer Barrel
Goodwill
Superior
Homestead
TEKNIPLEX
Materials Science Solutions
16,373 VPD
30
127
OhioHealth
VAN WERT HOSPITAL
±120 beds
Holiday Inn Express & Suites
67 Rooms
CARTS
Arby's
MI RANCHITO
Vantage Career Center
VANTAGE
CAREER CENTER
GET THE EDGE
±230 Students
SEVEN BREW
DRIVE THRU COFFEE
Comfort INN
57 Rooms
MARATHON
CORS Head Start - Van Wert
CORS
Wannemacher
Danfoss
APPLE GLEN
±48 Units
Jubilee Park
AEP
FEDERAL MOGUL
EISENHAUER MANUFACTURING
LIBERTY Baptist Church
Trinity
THE MARSH FOUNDATION
The Marsh Foun
Lincoln Hwy
Northwest State Community College
STATEWIDE
Best AUTO SALES & SERVICE
SHINE
AUTO PARTS
GOEDDE BUILDING
±150 Students
UNITED STATES POSTAL SERVICE
SUNOCO
Flat Lands Supply
Van Wert
Main St
Kear Rd
Vision Dr
Dutch John Rd
Marsh Rd
Town Creek
Shaffer St
Blaine St
Monroe St
N Market St
N Walnut St
N Cherry St
N Chestnut St
N Franklin St
S Tyler St
S Franklin St
S Vine St
S Wayne St
Zimmerman
Fisher Ave
Burt St
Sibley St
Gay St
Woodland Ave
Euclid Ave
Lincoln St
Davis St
Dover Dr
David St
Larry St
Kathy St
George St
Hughes St
Prospect Ave
Cable St
4th St
W 3rd St
E 3rd St
W 2nd St
E 2nd St
W 1st St
E 1st St
Center St
E Sycamore St
W Jackson
E Main St
E Crawford St
N. WASHINGTON ST.
13,565 VPD
N

TRADE AREA MAP



EXCLUSIVE 7 BREW TRADE AREA

The nearest 7 Brew is located in Lima, OH (~30 minutes east via US-30), providing the subject site with an exclusive, uncontested trade area and a captive customer base throughout Van Wert and the surrounding region.

30-minutes east to Lima & the I-75 corridor

AERIAL



FORT WAYNE

30-minutes west to Fort Wayne, IN

30-minutes east to Lima & the I-75 corridor

LIMA

Traffic Counts:
US-30: 16,373 VPD
US-127: 13,565 VPD

STRATEGIC HIGHWAY-ADJACENT LOCATION

The site sits at the **US-127 / US-30 interchange** — at the crossroads of two of northwest Ohio's **primary corridors**, midway between Fort Wayne, IN and Lima, OH.



Representative Photo

TENANT OVERVIEW

Brew Team OH, LLC
Tenant

Brew Culture Franchise, LLC
Franchisor

Private
Ownership

$2.66M
Est Average Unit Volume

±10,000
Employees

±700
Locations



7 BREW

Founded in 2017 in Rogers, Arkansas, 7 Brew has quickly established itself as one of America's fastest-growing drive-thru beverage brands. With a lean footprint, stand-alone drive-thru kiosks delivering premium coffee, teas, energy drinks, smoothies and shakes, the concept emphasizes speed, customization and convenience.

The brand's growth trajectory is compelling: it has expanded from a handful of locations to over 700 units across the U.S. in just eight years, and is widely recognized for exceptional unit economics (average unit volume estimated to be $2.66M). The tenant, Brew Team OH, LLC, is an experienced multi-unit operator with a portfolio of 30 locations, approximately 20 of which are open and operating.

7 Brew's core strengths include a streamlined drive-thru-only model, a robust and diverse menu (with more than 20,000 beverage combinations), small-footprint real estate, and a franchise system backed by strategic capital partnerships and experienced operators.

7 Brew represents a scalable, high-growth brand in the fast-casual beverage sector, with an operational model designed for speed, profitability and broad market appeal — making it a strong candidate for investors and developers seeking exposure to the "coffee + convenience" space.

Sources: 7brew.com; wikipedia.com; nrn.com

LEASE PROFILE

LEASE SUMMARY

Tenant	Brew Team OH, LLC
Brew Culture Franchise, LLC	Brew Culture Franchise, LLC
Total GLA	±510 SF
Annual Rent	$68,500
Rent Commencement Date	May 26, 2026
Initial Lease Term	15 years
Renewal Options	Four (4) 5-year options
Lease Type	NNN Ground
Landlord Maintenance Responsibilities	None

RENT

Primary Term	Annual Rent	Increase
Years 1-5	$68,500	-
Years 6-10	$75,350	10%
Years 11-15	$82,885	10%
Option Rent		
Years 16-20	$91,174	10%
Years 21-25	$100,291	10%
Years 26-30	$110,320	10%
Years 31-35	$121,352	10%



KEY LEASE TERMS



TENANT	Brew Team OH, LLC
FRANCHISOR	Brew Culture Franchise, LLC
RENT COMMENCEMENT DATE	May 26, 2026
OPTIONS	Four (4) 5-year options to extend
TRIPLE NET LEASE	Tenant shall pay or provide for all real estate taxes, insurance, and maintenance costs and expenses relating to the Demised Premises
UTILITIES	Tenant is responsible
INSURANCE	Tenant shall maintain liability insurance of not less than $2,000,000 for any one occurrence and $2,000,000 in aggregate; property insurance covering improvements and personal property in amount equal to 100% of full replacement cost; workers compensation coverage; and business interruption insurance
REAL ESTATE TAXES	Tenant shall pay directly
ASSIGNMENT & SUBLETTING	The original named Tenant may assign this Lease or sublet the Premises, in whole or in part, without the prior written consent of Landlord if (i) the assignment of the Lease occurs contemporaneously with the assignment, to the same assignee, of at least 6 other leases under which Tenant is also the Tenant, each of which is a lease for the operation of a 7 Brew branded location (the "Assigned Portfolio Leases"); (ii) the aggregate annual EBITDA attributable to the operations conducted under the Lease together with the Assigned Portfolio Leases exceeds $1,000,000; and (iii) the assignee assumes all obligations of Tenant under the Lease. Any subsequent Tenant may assign the Lease if the assignee has a net worth of not less than $20,000,000 and the assignee assumes all obligations of Tenant under the Lease
RESTRICTED USE	Property is prohibited from being sold, leased, operated, developed, or used primarily for the operation of the following: Culver's, Freddy's Frozen Custard & Steakburgers, Steak 'N Shake, or Graeters Ice Cream, for a period of thirty (30) years
GROSS SALES REPORTING	Landlord may request from Tenant, only in connection with a proposed sale or refinancing of the Leased Parcel, an accurate and detailed statement of Gross Sales. Tenant must respond to such request from Landlord within 30 days



Representative Photo

DEMOGRAPHIC SUMMARY

Population	1-Mile	3-Mile	5-Mile
2025 Estimated	3,702	12,325	14,228
2030 Projection	3,677	12,244	14,240
Median Age	34.8	39.9	40.4

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$68,319	$80,139	$83,876
Median Household Income	$55,115	$62,871	$66,394
Per Capita Household Income	$28,825	$34,290	$35,525

Households	1-Mile	3-Mile	5-Mile
2025 Estimated	1,559	5,242	5,993
2030 Projection	1,560	5,242	6,041
Projected Annual Growth	-	-	0.2%

Workplace	1-Mile	3-Mile	5-Mile
Total Businesses	193	597	624
Total Employees	2,346	10,911	11,305
Adjusted Daytime Demographics	3,592	15,292	16,352

Housing	1-Mile	3-Mile	5-Mile
Total Housing Units	1,691	5,601	6,387
Owner Occupied	53.9%	63.3%	66.2%
Renter Occupied	46.1%	36.7%	33.8%
Median Home Value	$97,085	$130,217	$139,918

Expenditures	1-Mile	3-Mile	5-Mile
Total Household Expenditure	$121.14M	$440.1M	$518.69M
Total Retail Expenditure	$64.64M	$232.8M	$274.26M
Monthly Retail Expenditure	$3,455	$3,701	$3,813

$83,876
AVG HH INCOME WITHIN 3-MILES

$139,918
MEDIAN HOME VALUE WITHIN 5-MILES

5,993
ESTIMATED HOUSEHOLDS WITHIN 5-MILES

14,228
ESTIMATED POPULATION WITHIN 5-MILES



FORT WAYNE INDIANA



TOP EMPLOYERS

- Parkview Health System
- Lutheran Health Network
- Fort Wayne Community Schools
- General Motors
- Lincoln Financial Group
- Allen County Government
- B.F. Goodrich
- Purdue University Fort Wayne
- Frontier Communications Corp.

Fort Wayne, Indiana, is the second-largest city in the state and serves as the **economic hub of northeast Indiana**, anchoring the Fort Wayne Metropolitan Statistical Area. The metro area population reached approximately 351,000 in 2025, up 0.86% from the prior year, continuing a steady growth trend. The broader region has notably reversed a decades-long trend of population loss — **Fort Wayne was the fastest-growing metro in the Great Lakes region** in 2020, and the momentum has continued, supported by more than **$1 billion in cumulative private investment in downtown Fort Wayne** since 2009.

The regional economy is anchored by healthcare and manufacturing, with the region's top employers including the Parkview and Lutheran hospital systems, L3Harris, and GM Fort Wayne. The health care industry is further supported by medical device manufacturing in Allen and Whitley counties, while the broader region benefits from a strategic logistics position — Fort Wayne sits roughly a four-hour drive from a quarter of the nation's population, a locational advantage local economic developers actively promote for attracting logistics, distribution, and transportation companies.

The single largest recent capital project in the region is a hyperscale data center: **Fort Wayne's $2 billion Google data center**, which gained early approvals in 2023, became operational and was announced as such in December 2025. This represents one of the largest single private capital investments in the region's history and signals **growing interest from major technology infrastructure players** in the broader northeast Indiana market.

PARKVIEW HEALTH

gm

Lutheran Health Network

BFGoodrich Tires

Lincoln Financial Group®

PURDUE FORT WAYNE



VAN WERT OHIO

Van Wert benefits from an **unusually diversified employment base for a market of its size**, anchored by **manufacturing, insurance, healthcare, and agriculture**. Major employers include Eaton Corporation, Central Insurance Companies (headquartered in Van Wert), Braun Industries, Kennedy Manufacturing, Cooper Farms, and Van Wert Health — a mix that has produced **steady employment and consistent consumer spending** across multiple market cycles.

As the **dominant retail, medical, and service hub for Van Wert, Paulding, and Putnam counties** — along with adjacent communities in eastern Indiana — Van Wert captures consumer demand from a **population base several times larger than the city itself**. Combined with strong daily traffic on US-30 and the low-cost-of-occupancy fundamentals typical of tertiary Ohio markets, Van Wert offers investors the **stability of a well-established, economically diversified market** without the cap rate compression of primary and secondary metros.

Sources: vanwertecondev.org; bls.gov

Top Area Employers

EATON

BRAUN CUSTOM AMBULANCES Built for Life.

KENNEDY

CENTRAL INSURANCE COMPANIES
Fulfilling the Promise Since 1876

COOPER FARMS
FRESH from the HEARTLAND

VAN WERT COUNTY

by the numbers

28,900
Population

$68,000
Median HH Income

3.8%
Unemployment Rate
(Below national avg of 4.1%)

CONTACTS



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State Street Capital Realty is a team of investment sales professionals focusing on providing white-glove service to our clients. A division of CASTO, State Street Capital Realty has the market access, tenant knowledge and strong industry relationships to execute at the highest levels. Committed to excellence, we expertly leverage our extensive portfolio experience to maximize value for our corporate and investment clients' real estate holdings.

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