OFFERING MEMORANDUM

Dutch Bros Coffee

Roswell, GA (Atlanta MSA)

Fisher James Capital

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www.fisherjamescapital.com

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

Fisher James Capital

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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Brand New 2026 Build-to-Suit Construction
with a Double Drive-Thru

One of the Fastest Growing Tenants in the Country
1,000+ Locations, Plans for 2,000+ by 2029

~20 Miles from Downtown Atlanta
Metro Population of Over 6.3 Million

- New 15-Year Corporate Absolute NNN Lease to Dutch Bros Coffee (NYSE: BROS)
  - → 10% Rent Increases Every 5 Years and at Options Providing a Hedge Against Inflation
  - → Zero Landlord Responsibilities
- Dutch Bros Filed for IPO September 2021, One of Fastest Growing Retail Tenants in the U.S.
  - → Opened 154 New Shops in 2025, Bringing Total to 1,136
  - → Plan to Open 181+ Shops in 2026, with Goal to Hit 4,000 Locations
  - → New Mobile Ordering and Food Offerings, Combined with Ongoing Expansion, Expected to Drive Sustained, Multi-Year Transactional Growth
- Strong 2025 Financial Highlights
  - → Total Revenue of $1.64 Billion – 28% YoY Increase
  - → Opened 154 New Shops, Added 7 New States
  - → +5.6% Systemwide Same Store Sales Growth $ +3.2% Transaction Growth
- Convenient, Highly Visible Location on GA-140 (68,900 ADT), Well Located to Capture Daytime Demand
  - → 1 Mile from US-19 (159,000 ADT), Providing Direct Access to Downtown Atlanta Approximately 20 Miles South
  - → Less than Half a Mile from GA-9, a Major North-South Arterial (22,300 ADT)
- Established Retail Corridor with Significant Planned Commercial and Residential Projects
  - → Nearby National Retailers include Kroger, Walmart Supercenter, Lidl, Aldi, Chick-fil-A, Starbucks, McDonald's, and More
  - → Roswell Town Center Redevelopment, a 47-Acre Mixed Use District

- Brand New Build-to-Suit Construction with a Double Drive-Thru Component
- Concentration of Major Employers and Regional Activity Centers Supporting Daily Traffic
  - → Kimberly-Clark Professional Headquarters, Sanctuary Park Corporate Campus, Wellstar North Fulton Medical Center, UPS Distribution Center, ADP Corporate Offices, North Point Mall, The Avalon Mixed-Use Development, the Ameris Bank Amphitheatre, and More
- Affluent, Educated Demographic Base in a Desirable Atlanta Suburb
  - → 191,085 Population within 5 Miles with an Average Household Income of $184,501 and Average Home Value of $640,183
  - → Over 69% of Residents Hold a Bachelor's Degree or Higher, Significantly Above the National Average
- Approximately 20 Miles from Downtown Atlanta
  - → MSA GDP of $570.7 Billion
  - → Atlanta Metro Population of Over 6.3 Million

$3,241,000

5.40% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5		**$175,000**	**5.40%**
Years 6-10		$192,500	5.94%
Years 11-15		$211,750	6.53%
Years 16-20	(Option 1)	$232,925	7.19%
Years 21-25	(Option 2)	$256,218	7.91%
Years 26-30	(Option 3)	$281,839	8.70%

LOCATION	705 Holcomb Bridge Rd, Roswell, GA 30075
LOT SIZE	±0.46 acres or ±20,038 square feet
IMPROVEMENTS	±950 square foot retail building for **Dutch Bros Coffee** with a double drive-thru component
YEAR BUILT	2026
PARKING	±13 parking spaces
TENANT	Boersma Bros. LLC
LEASE TERM	15 years
RENT COMMENCEMENT	March 16, 2026
LEASE EXPIRATION	March 31, 2041
INITIAL ANNUAL RENT	$175,000
RENTAL INCREASES	10% every five years
RENEWAL OPTIONS	Three (3) five-year options
TAXES	Tenant is responsible for all taxes and pays as Additional Rent
INSURANCE	Tenant is responsible for all insurance costs and pays as Additional Rent
MAINTENANCE	Tenant is responsible for all maintenance of the Premises, including building and HVAC; No Landlord maintenance responsibilities
RIGHT TO PURCHASE	Tenant shall have a one-time Right to Purchase the property on the same terms and conditions as any bona fide third party offer and shall have five (5) days from receipt of Landlord's written notice of such offer to elect, in writing, to purchase the premises.
FINANCING	Delivered free and clear of permanent financing

Dutch Bros Coffee

New Mobile Ordering Accounts for ~10% of Transactions & Loyalty Program Now Accounts for 71% of Transactions

$8.75 Billion Market Cap (February 2026)

Dutch Bros Coffee (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focuses on serving hand-crafted beverages. With over 1,100 locations across 25 states, the company has targeted a goal of 4,000 total shops in the next 10-15 years. To accelerate store openings, the company plans to open at least 180+ stores in 2026. The company roasts its own coffee, a unique three-bean blend, and serves coffee, specialty espresso drinks, tea, Dutch chocolate milk, smoothies, lemonade, Dutch Soda, chai, energy drinks, muffins and granola. They have become known for their emphasis on personalized drinks and exceptional customer service. J.D. Power and Associates has consistently ranked the company among the top specialty coffee companies for customer satisfaction.

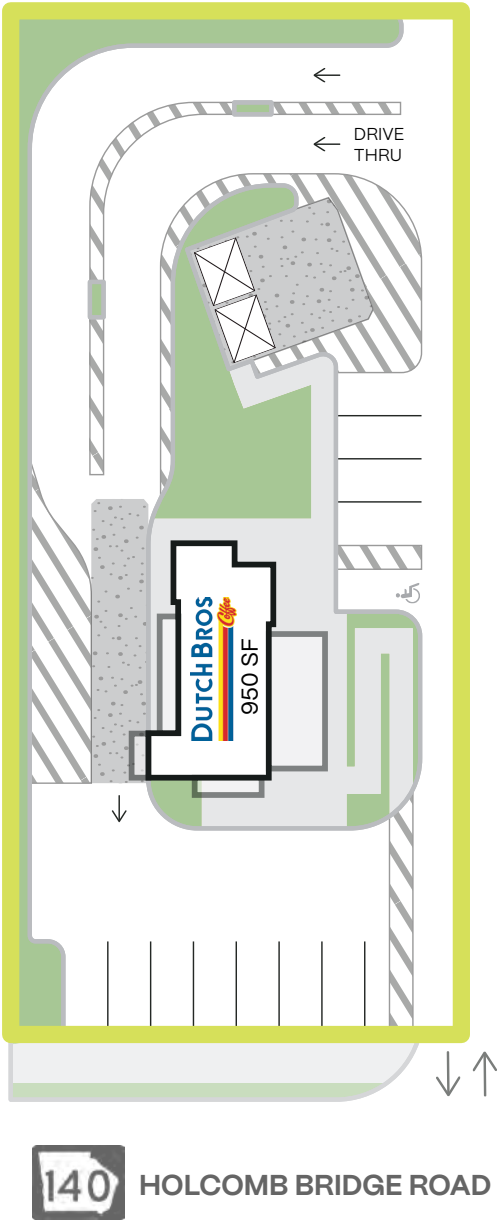
Launched in August 2024, Dutch Bros' mobile order and pay system is expected to drive significant transaction growth going forward. It now accounts for approximately 10% of transactions and is especially popular among loyalty members. The company is also focusing on expanding their food offering (8 new SKUs) to capture more morning traffic and additional beverage occassions as well as grow transaction volume. Additional growth has been driven by their strategic digital marketing and loyalty program (now covering 71% of transactions), driving both loyalty and frequency.

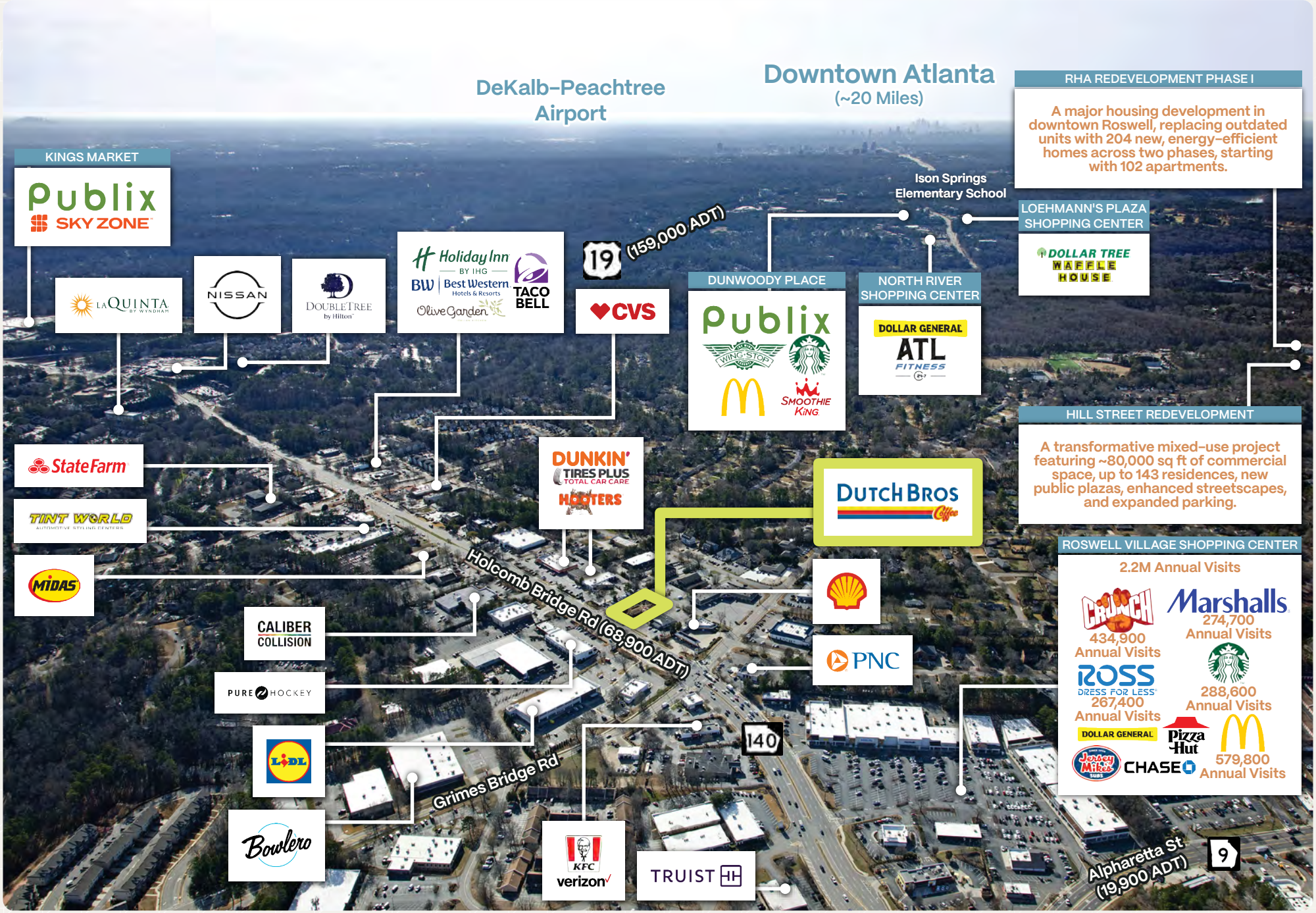
Dutch Bros Coffee underwent its IPO on September 15, 2021, and as of February 2026, it has a market capitalization of $8.75 billion. Reported annual revenue for 2025 was $1.64 billion, a 28% increase from 2024; and net income of $117.4 million, up from $66.5 million in 2024.

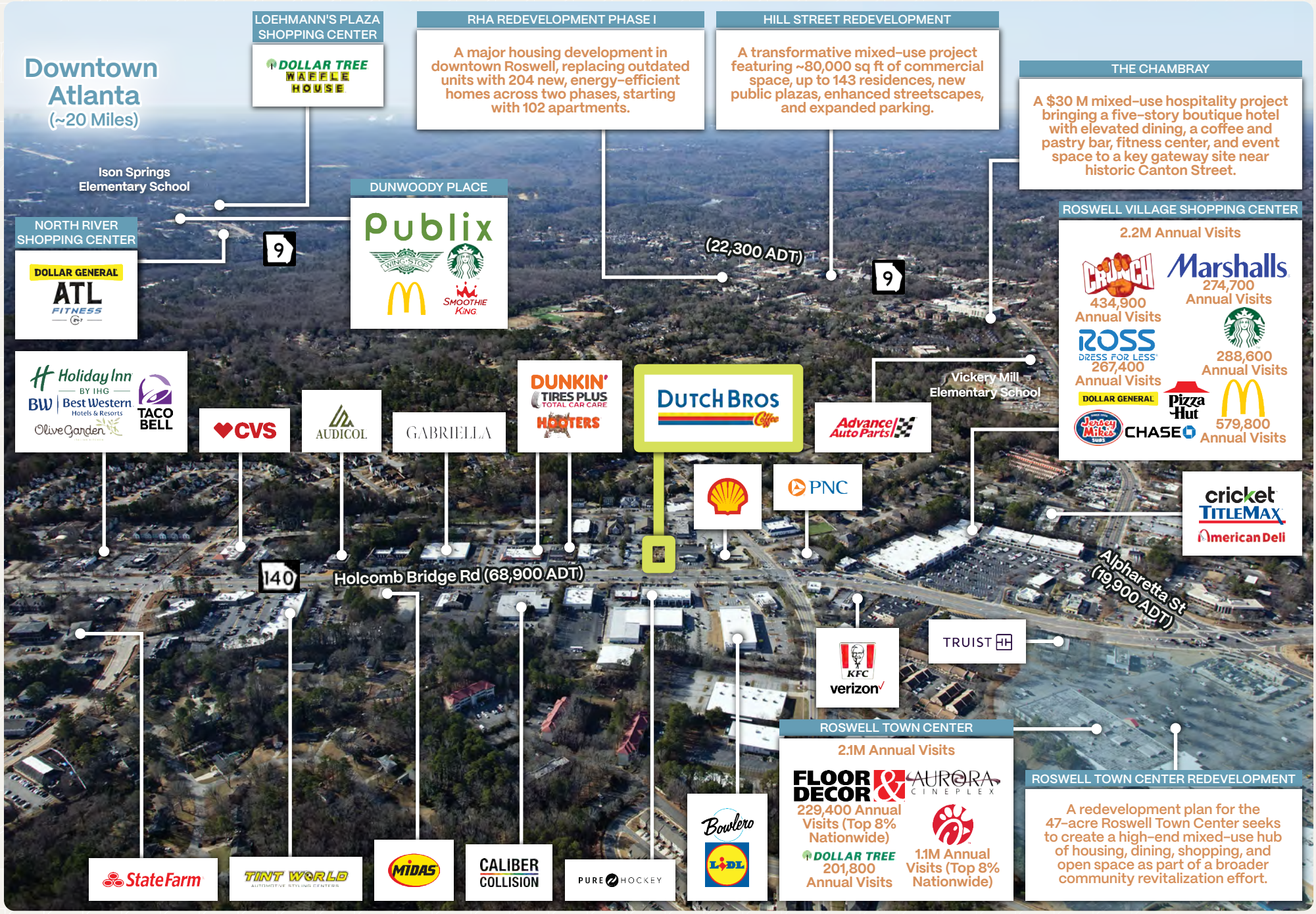
Boersma Bros, LLC, the lease entity, is a subsidiary of **Dutch Mafia, Inc.**, the corporate entity for Dutch Bros Coffee.

FILE PHOTO

The introduction of mobile ordering and food offerings, combined with ongoing store expansion, is expected to drive sustained, multi-year transactional growth for Dutch Bros.


DRIVE
THRU
DUTCH BROS
COFFEE
950 SF
140
HOLCOMB BRIDGE ROAD


DeKalb–Peachtree Airport
Downtown Atlanta
(~20 Miles)
RHA REDEVELOPMENT PHASE I
A major housing development in downtown Roswell, replacing outdated units with 204 new, energy–efficient homes across two phases, starting with 102 apartments.
Ison Springs Elementary School
LOEHMANN'S PLAZA SHOPPING CENTER
DOLLAR TREE
WAFFLE HOUSE
KINGS MARKET
Publix
SKY ZONE
LA QUINTA
NISSAN
DOUBLETREE by Hilton
Holiday Inn BY IHG
BW Best Western Hotels & Resorts
Olive Garden
TACO BELL
19
(159,000 ADT)
CVS
DUNWOODY PLACE
Publix
WING STOP
SMOOTHIE KING
NORTH RIVER SHOPPING CENTER
DOLLAR GENERAL
ATL FITNESS
HILL STREET REDEVELOPMENT
A transformative mixed–use project featuring ~80,000 sq ft of commercial space, up to 143 residences, new public plazas, enhanced streetscapes, and expanded parking.
State Farm
TINT WORLD
MIDAS
DUNKIN'
TIRES PLUS
TOTAL CAR CARE
HOOTERS
DUTCH BROS Coffee
Holcomb Bridge Rd (68,900 ADT)
CALIBER COLLISION
PURE HOCKEY
LIDL
Bowlero
PNC
140
Grimes Bridge Rd
KFC
verizon
TRUIST
ROSWELL VILLAGE SHOPPING CENTER
2.2M Annual Visits
CRUNCH
434,900 Annual Visits
Marshalls
274,700 Annual Visits
ROSS DRESS FOR LESS
267,400 Annual Visits
288,600 Annual Visits
DOLLAR GENERAL
Pizza Hut
Jersey Mike's SUBS
CHASE
579,800 Annual Visits
Alpharetta St (19,900 ADT)
9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THE CHAMBRAY
A $30 M mixed-use hospitality project bringing a five-story boutique hotel with elevated dining, a coffee and pastry bar, fitness center, and event space to a key gateway site near historic Canton Street.
Ison Springs Elementary School
NORTH RIVER SHOPPING CENTER
DOLLAR GENERAL
ATL FITNESS
DUNWOODY PLACE
Publix
WING STOP
SMOOTHIE KING
9
(22,300 ADT)
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Olive Garden
TACO BELL
CVS
AUDICOL
GABRIELLA
DUNKIN'
TIRES PLUS TOTAL CAR CARE
HOOTERS
DUTCH BROS Coffee
Advance Auto Parts
Vickery Mill Elementary School
PNC
cricket
TITLEMAX
American Deli
140
Holcomb Bridge Rd (68,900 ADT)
Alpharetta St (19,900 ADT)
KFC
verizon
TRUIST
ROSWELL TOWN CENTER
2.1M Annual Visits
FLOOR & DECOR
AURORA CINEPLEX
229,400 Annual Visits (Top 8% Nationwide)
DOLLAR TREE
201,800 Annual Visits
1.1M Annual Visits (Top 8% Nationwide)
ROSWELL TOWN CENTER REDEVELOPMENT
A redevelopment plan for the 47-acre Roswell Town Center seeks to create a high-end mixed-use hub of housing, dining, shopping, and open space as part of a broader community revitalization effort.
State Farm
TINT WORLD
MIDAS
CALIBER COLLISION
PURE HOCKEY
Bowlero
LIDL

MANSELL VILLAGE
1.4M Annual Visits
Kroger
1.1M Annual Visits
ROSWELL TOWN CENTER
2.1M Annual Visits
FLOOR & DECOR
AURORA CINEPLEX
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AVALON
WHOLE FOODS MARKET
The Container Store
REGAL
NORTH POINT MALL
macy's
amc THEATRES
JCPenney
VICTORIA'S SECRET
Dillard's
VON MAUR
H&M
NORTH POINT MARKETCENTER
HOBBY LOBBY
TARGET
Marshalls
Rack
DICK'S
Wellstar
HOME2 SUITES BY HILTON SPRINGHILL SUITES
TOPGOLF
Walmart Supercenter
2.4M Annual Visits
Hembree Springs Elementary School
Elkins Pointe Middle School
SPROUTS FARMERS MARKET
(22,300 ADT)
9
HCO HOME CENTER OUTLET
LESLIE'S
cicis pizza
AutoZone
(46,500 ADT)
92
planet fitness
Alpharetta St (19,900 ADT)
Mimosa Elementary School
sam's club
MAIN EVENT
LOWE'S
MANSELL CROSSING
macy's
STUDIO MOVIE GRILL
Burlington
Michaels
T.J.maxx
ROSS DRESS FOR LESS
HomeGoods
DSW
KFC
verizon
LIDL
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GABRIELLA
AUDICOL
CVS
BW Best Western Hotels & Resorts
Olive Garden
Grimes Bridge Rd

Established, Desirable Atlanta Suburb

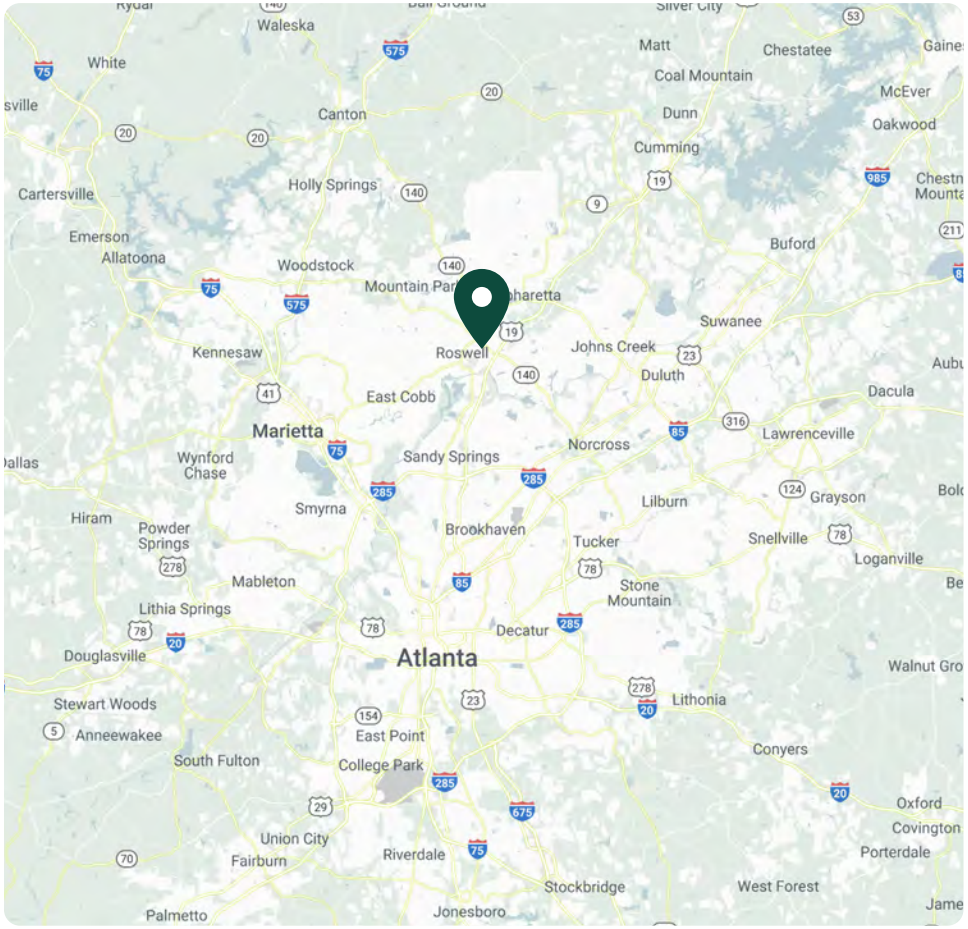
Roswell, with a population nearing 100,000, is an affluent and well-established city located just over 20 miles north of downtown Atlanta. Known for its strong sense of community, rich history, and diversified economy, Roswell consistently ranks among Georgia's most desirable cities. The city is home to notable historic landmarks such as Barrington Hall and Bulloch Hall, while its proximity to Atlanta provides residents and businesses with access to a large, highly educated labor force, major employment centers, entertainment destinations, and regional transportation infrastructure.

Blending southern charm with a modern, entrepreneurial spirit, Roswell's revitalized Historic District has become a regional destination for chef-driven restaurants, craft beverage concepts, and boutique retail, attracting more than 500,000 visitors and generating nearly 2 million visits annually. The city also benefits from convenient access to GA 400, proximity to major suburban employment hubs, and abundant outdoor amenities along the Chattahoochee River. As Georgia's 9th largest city, Roswell offers long-term stability, strong demographics, and a high quality of life that continues to drive residential and commercial demand.

Roswell sits within Fulton County, one of the core counties within Metro Atlanta, formally known as the Atlanta-Sandy Springs-Roswell, GA MSA, with a population exceeding 1 million. The county includes major cities such as Roswell, Atlanta, Alpharetta, South Fulton, and Sandy Springs.

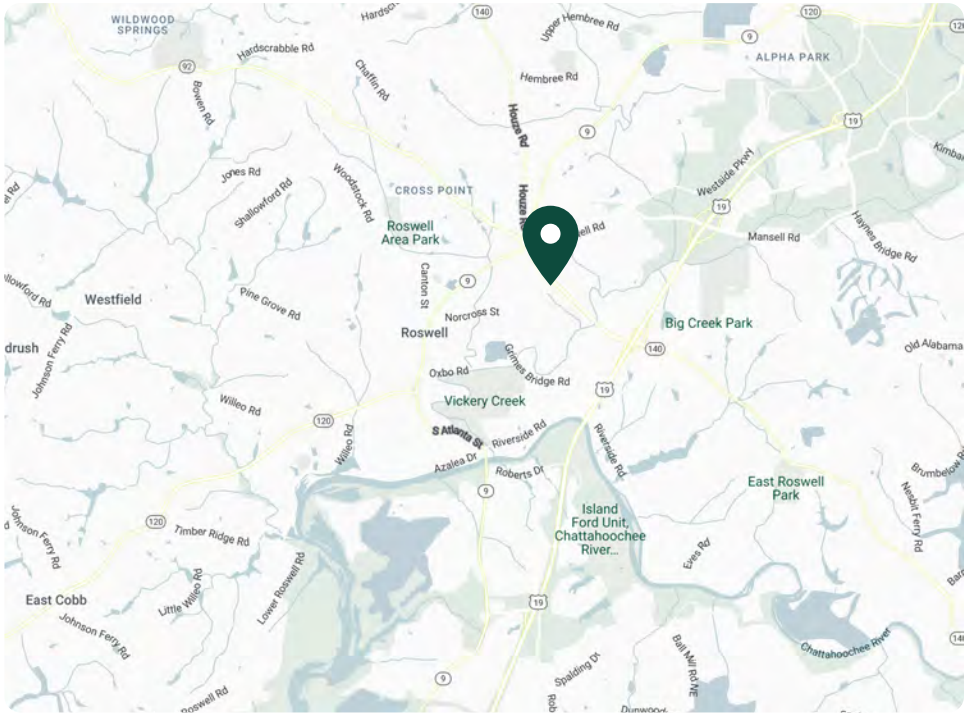
Metro Atlanta encompasses a 29-county Metropolitan Statistical Area with a population exceeding 6.3 million residents, ranking it as the 6th largest MSA in the United States. This scale provides investors with a deep and diverse base of consumers and a stable economic foundation. Atlanta's growth trajectory has been fueled by its role as a major transportation and logistics hub, anchored by Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, generating a $34.8 billion economic impact for the metro, as well as its extensive interstate and rail connectivity.

Atlanta is internationally recognized as a Beta+ world city by the Globalization and World Cities Research Network (GaWC), underscoring its importance



in linking regional economies to global markets. The city has cultivated influence in key sectors such as finance, logistics, education, healthcare, and media, while also emerging as a top U.S. hub for technology and innovation. Its prominence is further supported by the presence of 17 Fortune 500 headquarters, including The Coca-Cola Company, Delta Air Lines, Home Depot, and UPS, among many others.

The region's diverse economy, strategic location, and cultural prominence make Metro Atlanta a compelling environment for both businesses and residents. From its globally connected airport and robust logistics infrastructure to its thriving corporate base and nationally ranked universities, Atlanta stands as a key player in the global economic and cultural network.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walmart Supercenter	2.4M Annual Visits
Roswell Village Shopping Center Crunch Fitness Starbucks Marshalls Ross Dress for Less	2.2M Annual Visits 434,900 Annual Visits 288,600 Annual Visits 274,700 Annual Visits 267,400 Annual Visits
Roswell Town Center Chick-fil-A Floor & Decor Dollar Tree	2.1M Annual Visits 1.1M Annual Visits (Top 8% Nationwide) 229,400 Annual Visits (Top 8% Nationwide) 201,800 Annual Visits
Mansell Village – Kroger	1M Annual Visits
Chick-fil-A	962,600 Annual Visits
McDonald's	579,800 Annual Visits

The subject property is strategically positioned with excellent access and visibility along GA-140/Holcomb Bridge Road (68,900 ADT). The site is located 1 mile from US-19 (159,000 ADT), which provides direct connectivity to downtown Atlanta approximately 23 miles south. It is also less than half a mile from GA-9, a major north-south arterial (22,300 ADT), allowing the property to effectively capture both commuter and daytime demand.

The property is supported by robust and growing demographics within an established and highly desirable suburb of Atlanta. The surrounding area features dense, affluent, and well educated residential neighborhoods. Within a 5-mile radius, the population totals 191,085 with an average household income of $184,501, and more than 69% of residents hold a Bachelor's Degree or higher, well above the national average. Existing and planned single family and multifamily developments nearby include the new Canopy and Ashbury townhome developments, The Gathering community of single family homes and townhomes, the Harlow townhome development, multifamily communities at East Village and Heatherton, and more.

Surrounding retailers include Kroger, Shell, Lidl, Aldi, PNC Bank, Chick-fil-A, Dunkin', KFC, CVS, Bowlero, Olive Garden, RaceTrac, and multiple national hotel chains. Nearby shopping centers include Roswell Village Shopping Center, with Ross, Marshalls, Crunch Fitness, McDonald's, Starbucks, Jersey Mike's, Chase Bank, and more. The area is further supported by Crossville Village Shopping Center, a Kroger-anchored center, a Walmart Supercenter, and the planned Roswell Town Center, a 47-acre redevelopment envisioned to transform the area into a dynamic mixed use district with commercial, residential, office, educational, and civic uses.

Major traffic drivers and employment centers that support consistent daily activity include the Kimberly-Clark Professional headquarters, a major regional employer with 1,400+ employees located about 1.5 miles from the site, and Sanctuary Park, a 150-acre master planned corporate campus home to McKesson, Delta Dental, Ernst & Young, and The Clorox Company, the Wellstar North Fulton Medical Center, a 202-bed Level II Trauma Center, a UPS distribution center, multiple ADP office buildings employing more than 4,000 in the area, the 1.4M square foot North Point Mall, the 86-acre Avalon mixed use development, and the Ameris Bank Amphitheatre. The area is also supported by numerous schools, parks, and recreational amenities.

Ongoing and planned development continues to expand Roswell's economic base including the Hill Street redevelopment, a transformative mixed use district adjacent to downtown that will introduce 75,000 square feet of retail, restaurant, and office space, 159 homes, parking, public green space, and a pedestrian promenade. Additional residential and mixed use projects include RHA Redevelopment and The Chambray downtown hospitality project.

191,085
2025 Total Population

$640,183
Average Home Value

$184,501
Average Household Income

705 Holcomb Bridge Rd, Roswell, GA

Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	72,725	191,085	729,569
2030 Total Population	71,852	189,492	734,875
Average Household Income			
2025	$160,439	$184,501	$183,036
2030	$184,115	$207,951	$203,141
Average Home Value			
2025	$568,514	$640,183	$636,285
2030	$661,095	$709,304	$688,778

Major Employers Atlanta Metro	# of Employees
Delta Air Lines	39,550
Emory University	33,497
Piedmont Healthcare	25,110
Northside Hospital	24,500
Publix Super Markets, Inc.	22,390
The Home Depot	21,310
AT&T	11,000
Children's Healthcare of Atlanta	10,027
Cox Enterprises	8,146
Grady Memorial Health	7,600
Wellstar Health System	7,200
Georgia State University	7,000
Georgia Institute of Technology	6,541
Kennesaw State University	5,581
Bank of America	5,100
Lockheed Martin	5,000

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