



7 BREW

310 N. Springboro Pike | Miamisburg, OH

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 CP SPRINGBORO, LLC (collectively, “Seller”) for the solicitation of offers for the purchase of 7 Brew, located in MIAMISBURG, 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.

INVESTMENT HIGHLIGHTS

BRAND NEW 15-YEAR NNN GROUND LEASE

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

EXPLOSIVE NATIONAL GROWTH

7 Brew is one of the fastest-growing drive-thru beverage brands in the nation, experiencing explosive expansion across both established and emerging markets. Since its launch in 2017, the brand has scaled from a single location to hundreds of stores nationwide, with substantial multi-unit franchise commitments fueling a development pipeline of several hundred more. Backed by strong institutional investment and a proven high-throughput drive-thru model, 7 Brew has quickly become one of the most watched concepts in the QSR space.

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.

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.

PRIME RETAIL EXPOSURE

7 Brew enjoys prime visibility and convenient signaled access along Springboro Pike, one of Dayton's busiest and most prominent retail corridors. This strategic location ensures high traffic exposure, easy accessibility for both local residents and commuters, and positions the brand for maximum customer reach and strong drive-thru performance.

PROVEN & AMBITIOUS FRANCHISEE

The tenant, Brew Team OH, LLC, is part of Brew Team, LLC, one of the largest 7 Brew franchisees, operating over 40 locations across seven states. Known for its rapid expansion and purpose-driven culture, Brew Team has established a strong track record of operational excellence and market growth within the 7 Brew system.

EXPANDING PRESENCE WITH MINIMAL COMPETITION

This site will represent 7 Brew's second location in the Dayton market, positioned just seven miles from its Beavercreek store — a top 10% performer systemwide. The strategic proximity allows the brand to thoughtfully expand its footprint while maintaining limited direct competition, further strengthening market share and enhancing brand recognition across the trade area.

ATTRACTIVE MARKET DEMOGRAPHICS

The property benefits from a robust and desirable demographic profile, with nearly 142,000 residents and over 62,000 households within a five-mile radius. The area features an impressive average household income of more than \$114,700, highlighting the strong purchasing power, economic stability, and consumer potential of the surrounding community.



±500
Locations

\$2M
Est Average Unit
Volume

Private
Ownership

2017
Year Founded

INVESTMENT OVERVIEW

\$1,350,000

ASKING PRICE

6.00%

CAP RATE

\$81,000

ANNUAL RENT

2026

YEAR BUILT

±0.857 AC

LAND AREA

±520 SF

TOTAL GLA



PROPERTY SUMMARY


ADDRESS	310 N. Springboro Pike Miamisburg, OH 45449
TOTAL GLA	±520 SF
LAND AREA	±0.857 AC
COUNTY	Montgomery
PARCEL ID	K46 01316-0075
YEAR BUILT	2026

LEASE SUMMARY

TENANT	Brew Team OH, LLC
GUARANTOR	Personal Guarantor
LEASE TYPE	NNN Ground
RENT COMMENCEMENT DATE	March 3, 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	\$81,000	-	6.00%
YEARS 6-10	\$89,100	10%	6.60%
YEARS 11-15	\$98,010	10%	7.26%
OPTION RENT			
YEARS 16-20	\$107,811	10%	7.99%
YEARS 21-25	\$118,592	10%	8.78%
YEARS 26-30	\$130,451	10%	9.66%
YEARS 31-35	\$143,496	10%	10.63%



EXPLOSIVE NATIONAL GROWTH

one of the fastest-
growing beverage brands
in U.S.



SIGNALIZED ACCESS

on one of Dayton's
most highly trafficked
corridors



ZERO LANDLORD OBLIGATIONS

NNN ground
lease



EXCEPTIONAL CUSTOMER LOYALTY

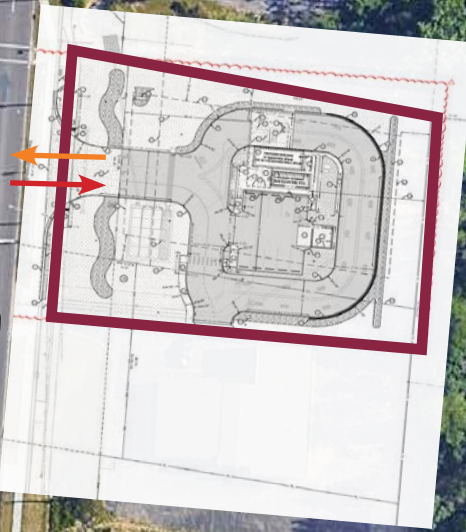
drives repeat visits
and strong local market
penetration



SITE PLAN



N Springboro Pike 31,691 VPD



AERIAL

75

108,004 VPD

75

Miamisburg Centerville Rd

N. Springboro Pike

31,691 VPD

39,025 VPD

HABITAT CONDOMINIUMS

CHAMBERLIN CROSSING

±120 single family homes & ±142 multi-family units under development



SPRINGHILL SUITES MARRIOTT

MOUNTAINGATE APARTMENTS



CINEMARK



Aaron's



BOB'S FURNITURE



DUNKIN'



Batteries Plus



Mad River APARTMENT HOMES
±302 Units

Bob Evans



DAVID'S BRIDAL



Office DEPOT

GOLF GALAXY

Southlea Dr

Mohawk Trail Rd

Mohawk Trail Rd

Mohawk Tr

George

Fox Run

Mar

Wym

M

AERIAL

DENSELY POPULATED AREA WITH +79,720 PEOPLE WITHIN 10-MINUTES

INDIAN CREEK CONDOMINIUMS

HABITAT CONDOMINIUMS

CHAMBERLIN CROSSING
±120 single family homes & ±142 multi-family units under development



MALL WOODS SHOPPING CENTER
THE HOME DEPOT
ASHLEY
BEST BUY
CINEMARK BOB'S FURNITURE



AVERY DENNISON
±500 employees

PAM HEALTH REHABILITATION HOSPITAL OF MIAMISBURG

FedEx

DAYTON MALL
macy's
JCPenney
ROSS DRESS FOR LESS
DSW
DICK'S SPORTING GOODS
MORRIS HOME FURNITURE · MATTRESS
Kirkland's

SOUTH TOWNE CENTRE
Burlington
VCF VALUE CITY FURNITURE
PET SMART
five BELOW
R&C

Kettering HEALTH
WASHINGTON TOWNSHIP
129 Bed Hospital

LYONS GATE APARTMENTS
±240 Units

AUTUMN WOOD APARTMENTS
±384 Units

LYONS BUSINESS PARK
+38 AC/70,000 SF
business park

MENARDS

Walmart

NATIONAL ARCHIVES

HARBOR FREIGHT

Valvoline
McDonald's

HOBBY LOBBY

ONEIL

FURNITURE Fair

DOUBLE TREE by Hilton

Michael's

COURTYARD

6

CHUCK & CHEESE

DUNKIN' WAFFEL HOUSE

LABOY

LOWE'S

U-HAUL

741

75

675

675

7

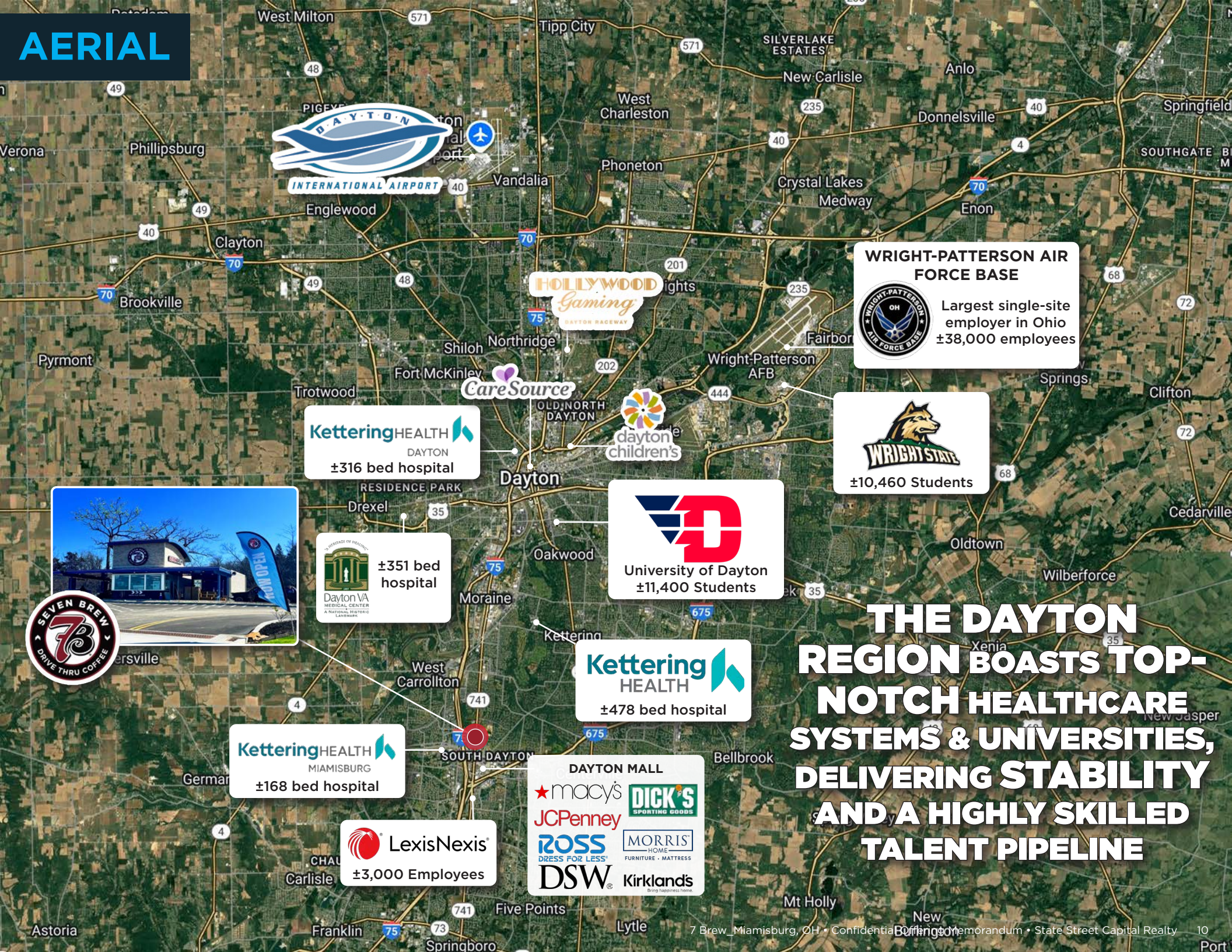
741

725

725



AERIAL



WRIGHT-PATTERSON AIR FORCE BASE



Largest single-site employer in Ohio
±38,000 employees



±10,460 Students

KetteringHEALTH DAYTON

±316 bed hospital



University of Dayton
±11,400 Students



±351 bed hospital

Kettering HEALTH

±478 bed hospital

THE DAYTON REGION BOASTS TOP-NOTCH HEALTHCARE SYSTEMS & UNIVERSITIES, DELIVERING STABILITY AND A HIGHLY SKILLED TALENT PIPELINE

KetteringHEALTH MIAMISBURG

±168 bed hospital

DAYTON MALL



LexisNexis
±3,000 Employees

AERIAL

**15 MINUTES TO
DOWNTOWN
DAYTON**



**THE ONLY
7 BREW
WITHIN
7-MILES**





TENANT OVERVIEW

Brew Team OH, LLC
Tenant

**Brew Culture
Franchise, LLC**
Franchisor

Private
Ownership

\$2M
Est Average Unit Volume

±10,000
Employees

±500
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 500 units across the U.S. in just eight years, and is widely recognized for exceptional unit economics (average unit volume estimated to be \$2 million).

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
Franchisor	Brew Culture Franchise, LLC
Total GLA	±520 SF
Annual Rent	\$81,000
Rent Commencement Date	March 3, 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	\$81,000	-
Years 6-10	\$89,100	10%
Years 11-15	\$98,010	10%
Option Rent		
Years 16-20	\$107,811	10%
Years 21-25	\$118,592	10%
Years 26-30	\$130,451	10%
Years 31-35	\$143,496	10%



KEY LEASE TERMS



TENANT	Brew Team OH, LLC
FRANCHISOR	Brew Culture Franchise, LLC
GUARANTOR	Personal Guarantor; Guarantor's obligations shall expire on the later of (i) the last day of the fifth Lease Year; or (2) the date Tenant achieves a tangible net worth of \$10,000,000
RENT COMMENCEMENT DATE	March 3, 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	Tenant may assign this Lease or sublet the Premises, in whole or in part, without the prior written consent of Landlord if such assignee or sublessee is a franchisee of 7Brew or if such assignee or sublessee has a tangible net worth in excess of \$10,000,000 including depreciation
EXCLUSIVE USE	No portion of the Overall Parcel shall be sold, leased, managed, used or occupied for the principal use of the sale of coffee or blended coffee beverages as its primary use



DEMOGRAPHICS



\$114,704

AVG HH INCOME
WITHIN 5-MILES



141,983

ESTIMATED POPULATION
WITHIN 5-MILES



\$252,805

MEDIAN HOME VALUE
WITHIN 5-MILES



62,391

ESTIMATED HOUSEHOLDS
WITHIN 5-MILES

Population

	1-MI	3-MI	5-MI
2025 Estimated Population	7,132	68,736	141,983
2030 Projected Population	6,901	67,642	141,391
Median Age	39.7	40.9	41.5
Bachelor's Degree or Higher	34.5%	38.8%	42.8%

Income

	1-MI	3-MI	5-MI
2025 Average HH Income	\$76,408	\$107,344	\$114,704
2030 Projected Avg HH Income	\$75,520	\$105,729	\$113,297
2025 Median HH Income	\$61,279	\$83,037	\$87,059
2030 Projected Median HH Income	\$60,360	\$82,303	\$86,646

Households

	1-MI	3-MI	5-MI
2025 Estimated Households	3,563	31,125	62,391
2030 Projected Households	3,473	30,772	62,408

Housing

	1-MI	3-MI	5-MI
Total Housing Units	3,850	33,545	67,329
Owner Occupied Housing	42.5%	58.0%	63.8%
Renter Occupied Housing	57.5%	42.0%	36.2%
Median Home Value	\$208,632	\$232,310	\$252,805

Workplace

	1-MI	3-MI	5-MI
Total Businesses	323	2,520	5,823
Total Employees	4,220	33,002	69,477
Adj. Daytime Population	6,466	52,805	110,055

Expenditures

	1-MI	3-MI	5-MI
Total HH Expenditure	\$281.81M	\$3.05B	\$6.38B
Total Retail Expenditure	\$144.52M	\$1.53B	\$3.20B
Monthly HH Retail Expenditure	\$3,380	\$4,099	\$4,272

DAYTON OHIO

The
Birthplace
of
Aviation

TOP EMPLOYERS

Wright-Patterson Air Force Base

Premier Health Partners

Kettering Health Network

CareSource

University of Dayton

Reynolds and Reynolds

Montgomery County

LexisNexis

Wright State University

Dayton, Ohio, also known as the *Birthplace of Aviation*, is the **6th largest city in the state**, and has the **4th largest metropolitan area** with a population of more than 814,000. The state of Ohio's borders are within 500 miles of roughly 60% of the country's population and manufacturing infrastructure, making the Dayton area a logistical center for manufacturers, suppliers and shippers. Dayton also hosts significant research and development in the industrial, aeronautical, and astronautical engineering fields that have led to many technological innovations. Much of this innovation is due in part to the Wright-Patterson Air Force Base and its impact on the community.

Wright-Patterson Air Force Base is **the largest single-site employer in the state of Ohio** with an economic impact of \$4.2 billion per year. With a workforce of approximately 38,000 employees including military, civilians and contractors, Wright-Patterson AFB has been a leader in military aviation development from the time of airplane inventors Wilbur and Orville Wright to today's aerospace age.

Dayton is also home to two major universities. The University of Dayton is the **2nd largest private university in Ohio** with ±11,700 students enrolled. Wright State University is a national public university offering 315 degree programs with ±10,200 students enrolled.

Sources: daytonohio.gov; wpafb.af.mil; en.wikipedia.org/wiki/Dayton,_Ohio;



University
of Dayton

CareSource

Premier Health



WRIGHT STATE
UNIVERSITY

Reynolds&Reynolds

LexisNexis

Kettering
HEALTH

WHY DAYTON?



Dayton is a cost-efficient, strategically located commercial market with diversified economic drivers, strong industrial and retail demand, and opportunities for redevelopment. Its combination of affordability, market stability, and strategic location makes it particularly appealing for commercial real estate investors seeking strong risk-adjusted returns

Robust Industrial & Logistics Market

Dayton's strategic positioning and key economic drivers make it a strong market for commercial real estate investment. Wright-Patterson Air Force Base, which employs approximately 38,000 personnel, fuels consistent demand for industrial, retail, and office space in the surrounding area. Just outside the region, Rickenbacker Global Logistics Park strengthens industrial leasing opportunities, particularly for warehouses, distribution centers, and last-mile fulfillment facilities. Combined with Dayton's central location at the intersection of I-70 and I-75, two of the nation's busiest transportation corridors, the city has become a prime hub for distribution and logistics-driven businesses.

Strong Office & Retail Market Trends

The city's office and retail markets show resilience and opportunity for investors. Stable government and tech-related employment support consistent office occupancy, while local shopping centers and neighborhood retail benefit from a steady population base and strong consumer demand tied to the military. At the same time, downtown revitalization and adaptive reuse projects are creating attractive mixed-use redevelopment opportunities with strong potential returns.

Economic Drivers & Market Stability

Dayton benefits from strong economic drivers and a stable market foundation that make it attractive for commercial real estate investment. The city's diversified economy, anchored by aerospace, defense, manufacturing, and healthcare, provides a broad tenant base across property types. With a population of roughly 140,000 in the city and nearly 800,000 in the metro area, Dayton offers both a solid workforce and a reliable consumer base to support retail, office, and industrial demand. Additionally, low vacancy rates—especially in industrial and multi-tenant retail—help ensure stable cash flows and long-term investment security.

MIAMISBURG OHIO



Miamisburg, Ohio is part of the dynamic Dayton-Miamisburg metropolitan area, offering the accessibility and workforce advantages of the larger region while maintaining a more cost-effective environment than many major metro markets. With an estimated population of approximately 19,900 residents (2025) and a median age of 43, the city combines a stable, mature community with ongoing economic vitality.

Miamisburg has positioned itself as a hub for strategic growth and infrastructure investment. The city has partnered with leading employers such as United Grinding North America, which recently invested \$13M to develop a 110,000 SF headquarters, reinforcing the area's status as a business-friendly destination.

As a designated Enterprise Zone, Miamisburg provides attractive property tax incentives designed to stimulate capital investment and job creation. This program allows the city to negotiate tax abatements on new construction and major improvements, offering meaningful savings for qualifying projects.

Together, these elements—pro-business leadership, strong employment anchors, and continued infrastructure enhancements—create a highly favorable, pro-development environment that supports long-term real estate stability and growth.

Sources: cityofmiamisburg.com; selectmcoho.com; daytondailynews.com



Riverfront Park

The City of Miamisburg recently completed a 7.5-acre riverfront revitalization, transforming the downtown waterfront into a vibrant community destination and a catalyst for continued investment. The new Riverfront Park features an expansive event lawn and amphitheater designed to host concerts, festivals, and year-round community programming, significantly enhancing the city's social and cultural vitality. This strategic investment underscores Miamisburg's commitment to quality of life and placemaking—key drivers of higher property values, increased market demand, and stronger tenant retention for nearby residential, commercial, and mixed-use developments.



STATE STREET CAPITAL REALTY

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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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