OFFERING MEMORANDUM

Dutch Bros Coffee

New Lenox, IL (Chicago MSA)

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Brand New 2026 Construction
with a Double Drive-Thru

$142,696 Average Household Income
within a 3-Mile Radius

Less than 45 Minutes from Downtown Chicago
MSA Population of 9.6M

- 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
  - → +5.6% Systemwide Same Store Sales Growth & +3.2% Transaction Growth
- Brand New 2026 Construction with a Double Drive Thru Component
- Highly Visible Location along W Maple St/US-30 (22,200 ADT)
  - → Just Half a Mile from I-80 (98,300 ADT)
  - → Near I-355/I-80 Interchange (111,300 Combined ADT)
- Synergistic Mix of Neighboring Retailers including AMC, Planet Fitness, Jewel-Osco, Buffalo Wild Wings, McDonald's, Burger King, Taco Bell, Thorntons, Speedway, & More
- 1.5 Miles from High Performing Walmart Supercenter & T.J. Maxx-Anchored Center
- 1 Mile from New Lenox Metra Station, Making it a Convenient Stop for Commuters
- Consistent Daily Traffic from Students, Parents, and Teachers with Proximity to Multiple School Campuses
  - → 1 Mile from Providence Catholic High School (~800 Students)
- <10 Minutes from 100-Acre Wintrust Crossroads Sports Complex, a Brand New State-of-the-Art Mixed-Use Development
  - → Fields for Baseball, Softball, Soccer, Football, & Lacrosse, Plus Batting Cages & 140k SF Multi-Sport Indoor Facility (Coming Soon)
  - → 6 Retail Buildings, Beer Garden, Two Hotels, & More Planned
- <10 Minutes from Silver Cross Hospital's 130-Acre Medical Campus
  - → 348-Bed Hospital & Level II Trauma Center
  - → Nearly 4,000 Physicians & Employees
- Highly Desirable Southwest Suburb of Chicago
  - → MSA Population of Approximately 9.6 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	550 W Maple St, New Lenox, IL 60451
LOT SIZE	±1.075 acres or ±46,823 square feet
IMPROVEMENTS	±905 square foot retail building for **Dutch Bros Coffee** with a double drive-thru component
YEAR BUILT	2026
PARKING	±13 parking spaces available onsite with additional parking available throughout the center
TENANT	Boersma Bros. LLC
LEASE TERM	15 years
RENT COMMENCEMENT	Aug 2026 (est.)
LEASE EXPIRATION	Aug 2041 (est.)
INITIAL ANNUAL RENT	$175,000
RENTAL INCREASES	10% every 5 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
CAM	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

$12.45 Billion Market Cap (June 2026)

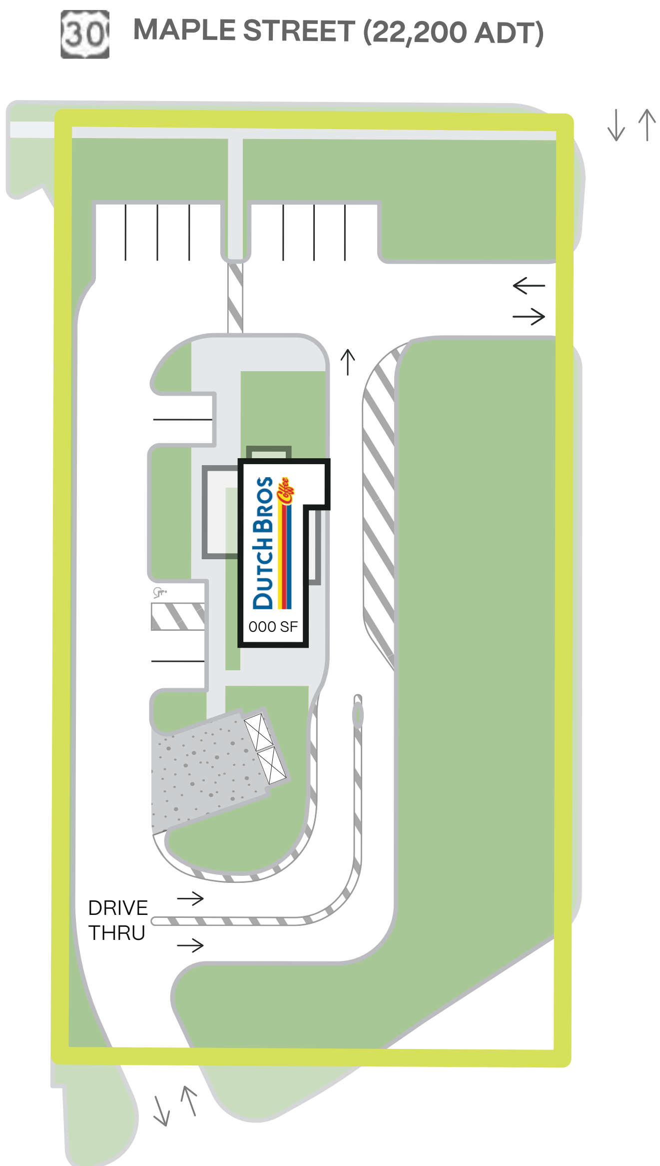
Dutch Bros Coffee (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focuses on serving hand-crafted beverages. With over 1,100 locations across 25 states, the company has targeted a goal of 4,000 total shops in the next 10-15 years. To accelerate store openings, the company 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.

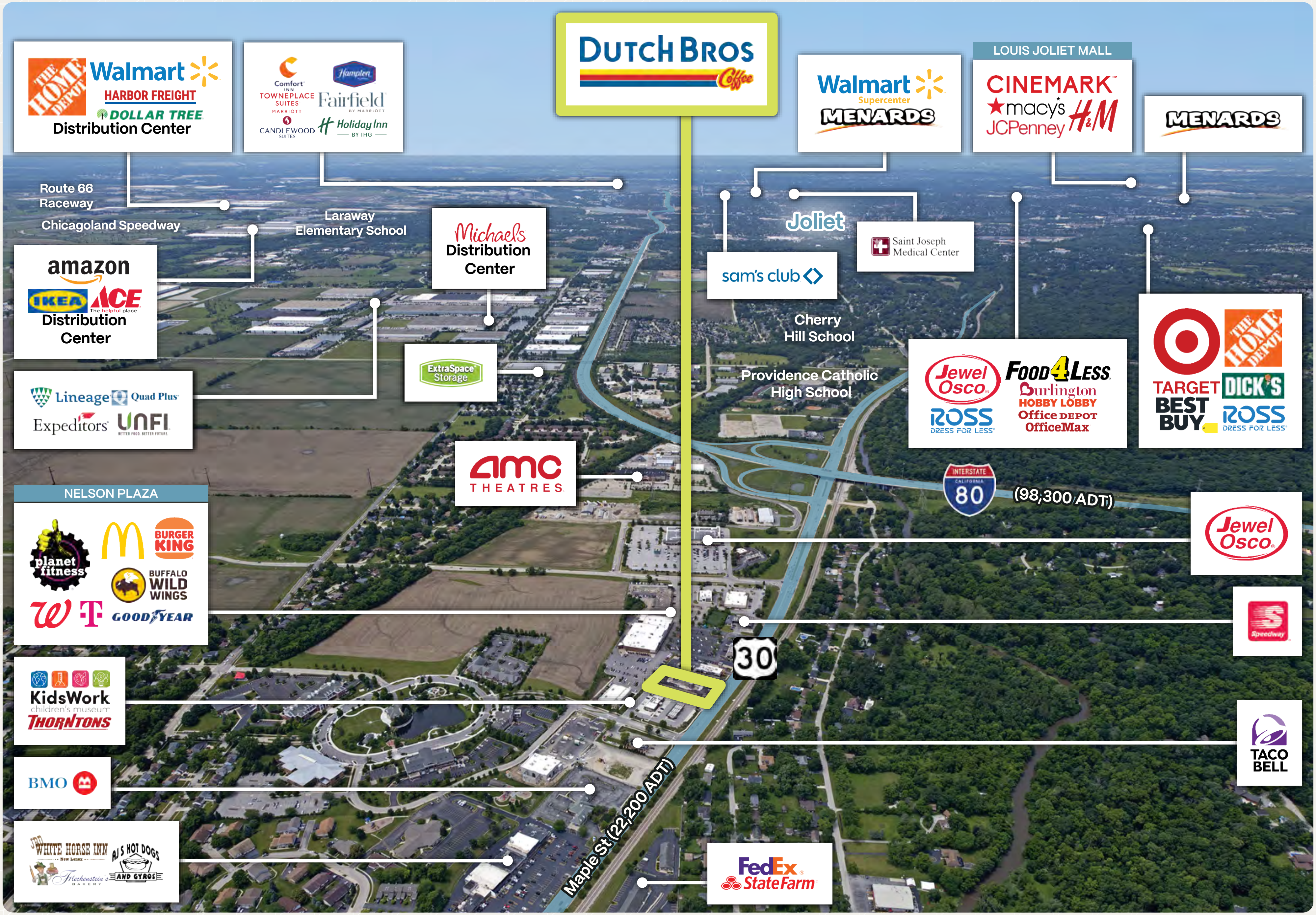
Launched in August 2024, Dutch Bros' mobile order and pay system is expected to drive significant transaction growth going forward. It now accounts for approximately 10% of transactions and is especially popular among loyalty members. The company is also focusing on expanding their food offering (8 new 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 June 2026, it has a market capitalization of $12.45 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.

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.


30
MAPLE STREET (22,200 ADT)
DUTCH BROS
000 SF
DRIVE
THRU


Walmart
HARBOR FREIGHT
DOLLAR TREE
Distribution Center
Comfort Inn
Hampton
TownePlace Suites Marriott
Fairfield by Marriott
Candlewood Suites
Holiday Inn by IHG
DUTCH BROS Coffee
Walmart Supercenter
MENARDS
LOUIS JOLIET MALL
CINEMARK
macy's
JCPenney
H&M
MENARDS
Route 66 Raceway
Chicagoland Speedway
Laraway Elementary School
Michaels Distribution Center
Joliet
Saint Joseph Medical Center
sam's club
amazon
IKEA
ACE The helpful place.
Distribution Center
Cherry Hill School
Providence Catholic High School
Extra Space Storage
Jewel Osco
ROSS DRESS FOR LESS
Food 4 Less
Burlington
HOBBY LOBBY
Office DEPOT
OfficeMax
TARGET
THE HOME DEPOT
DICK'S
BEST BUY
ROSS DRESS FOR LESS
Lineage
Quad Plus
Expeditors
UNFI
amc THEATRES
INTERSTATE 80
(98,300 ADT)
NELSON PLAZA
planet fitness
BURGER KING
BUFFALO WILD WINGS
GOODYEAR
Jewel Osco
Speedway
30
KidsWork children's museum
THORNTONS
TACO BELL
BMO
WHITE HORSE INN
AJ'S HOT DOGS AND GYROS
Maple St (22,200 ADT)
FedEx
State Farm


DUTCH BROS Coffee
NEW LENOX RETAIL CENTER
TARGET
LOWE'S
Michaels
LA FITNESS
MOKENA MARKETPLACE
meijer
JCPenney
PETSMART
KOHL'S
Office DEPOT
OfficeMax
Jack in the box
Raising Cane's
SCOOTER'S COFFEE
Jewel Osco
TRACTOR SUPPLY CO
orangetheory FITNESS
DUNKIN'
WINDY CITY COATING
ROSATI'S
NEW LENOX TOWN CENTER
5M Annual Visits
Walmart Supercenter
CHIPOTLE
Pizza Hut
ALDI
ROSS DRESS FOR LESS
White Castle
Jersey Mike's SUBS
T.J.maxx
petco
Culver's
SMOOTHIE KING
CVS pharmacy
DUNKIN'
Top 10% Nationwide
RED WING
Lincoln-Way Central High School
Alex Martino Jr High School
Hickory Creek Middle School
Bentley Elementary School
Arnold J Tyler School
Spencer Point School
INFINITE SELF STORAGE
Sanctuary Golf Course
New Lenox
Haines Elementary School
Speedway
USPS.COM
ACE The helpful place.
WHITE HORSE INN New Lenox
AJ'S HOT DOGS AND GYROS
Fleckenstein's BAKERY
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30
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T
GOODYEAR
Maple St (22,200 ADT)
KFC
SUBWAY
FedEx
State Farm
TACO BELL
Speedway

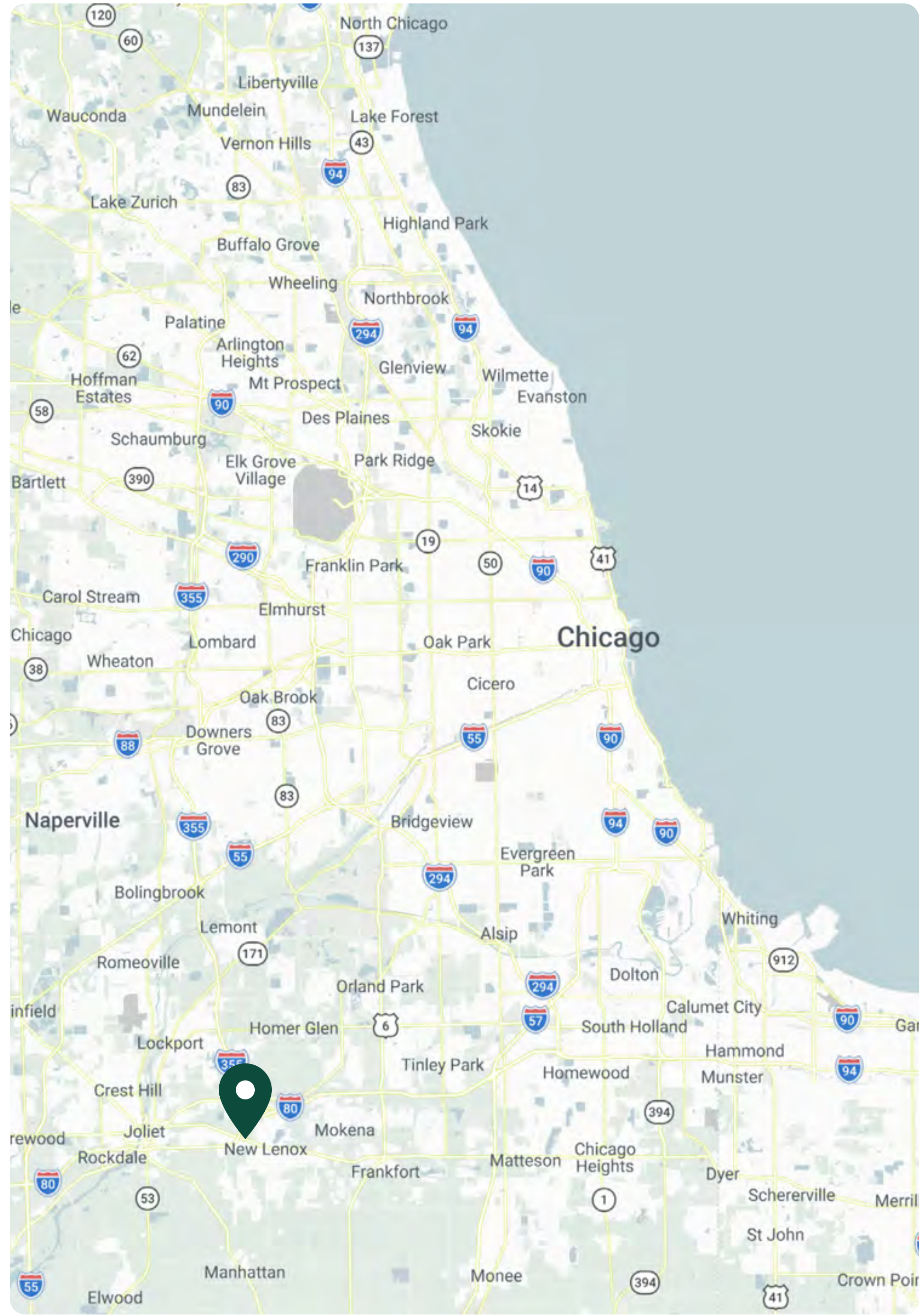
3rd Largest MSA in the U.S. with a Population of 9.6M

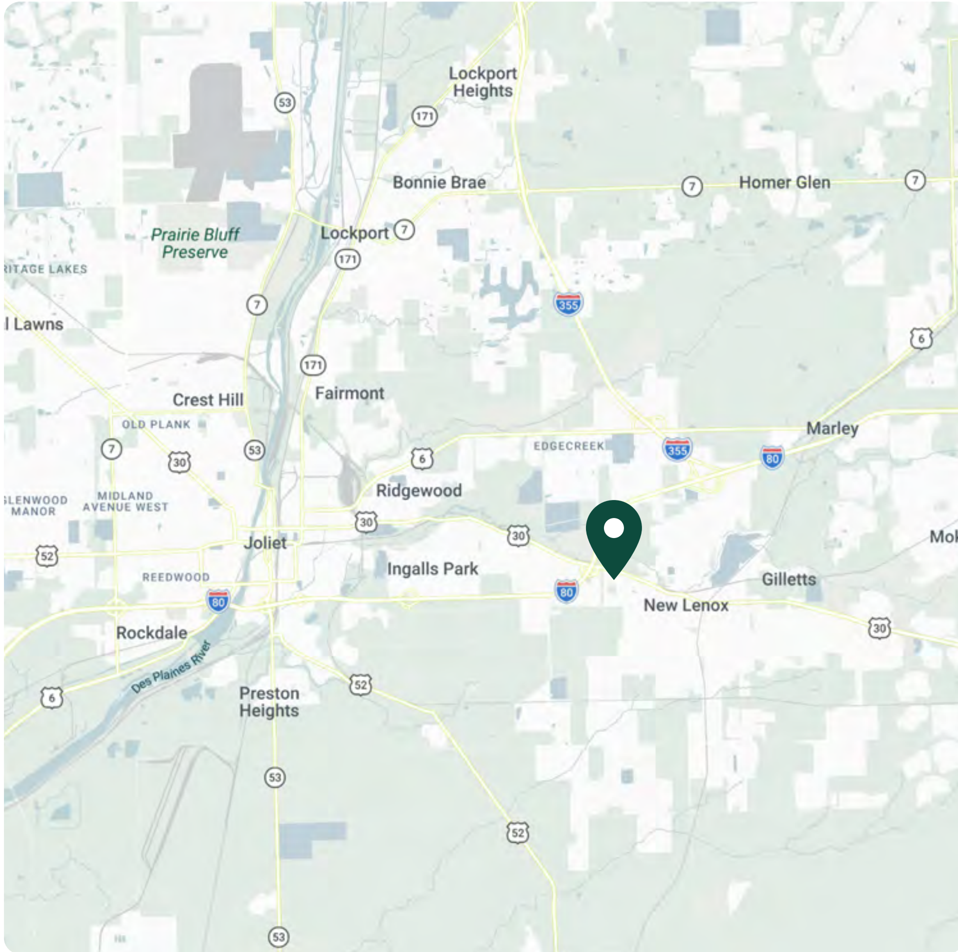
New Lenox (population ~28,000) is a growing and highly desirable southwest suburb of Chicago located in Will County, Illinois, approximately 36 miles southwest of Downtown Chicago. Strategically positioned near Interstate 80 and Interstate 355, New Lenox benefits from strong regional connectivity, affluent demographics, and continued residential and commercial growth within one of the fastest-growing areas of the Chicago metropolitan region. It's known for its high quality of life, strong schools, and family-oriented residential base, making it one of the most attractive suburban communities in the southwest Chicago market.

New Lenox serves as a key commercial and healthcare hub within central Will County. It is home to Silver Cross Hospital, a major regional medical campus that has helped establish New Lenox as a healthcare destination for the surrounding area. New Lenox benefits from proximity to nearby employment centers in Joliet, Orland Park, Tinley Park, Mokena, Frankfort, and the greater Chicago region.

Transportation infrastructure further strengthens New Lenox's long-term positioning. Interstate 80 provides direct east-west access across the southern Chicago suburbs and into Northwest Indiana, while Interstate 355 connects New Lenox north toward the broader western suburbs and major employment corridors throughout Chicagoland. New Lenox is also served by two Metra commuter rail lines, providing convenient access to Downtown Chicago and supporting the area's appeal for commuters and professionals.

The broader Chicago metropolitan area remains one of the largest and most economically significant regions in the United States, with a population of approximately 9.6 million. The region supports a highly diversified economy spanning healthcare, logistics, advanced manufacturing, financial services, technology, education, and professional services. Supported by a large workforce, extensive transportation infrastructure, and continued investment across the suburban growth corridors, New Lenox and the greater southwest Chicago market remain well-positioned for long-term growth and investment.





Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
New Lenox Town Center	5M Annual Visits
Walmart	2M Annual Visits
Aldi	510,600 Annual Visits, Top 16% Nationwide
T.J. Maxx	493,200 Annual Visits
Culver's	268,500 Annual Visits
Chase Bank	239,200 Annual Visits, Top 11% Nationwide
McDonald's	745,100 Annual Visits, Top 11% Nationwide
Starbucks	423,400 Annual Visits, Top 10% Nationwide

The subject property occupies a highly visible location along W. Maple Street/U.S. Route 30 (22,200 ADT), less than one-half mile from Interstate 80 (98,300 ADT) and in close proximity to the Interstate 355/Interstate 80 interchange (111,300 combined ADT), providing exceptional regional accessibility throughout the southwest Chicago metropolitan area. The site is positioned within one of New Lenox's primary retail corridors and is surrounded by a strong mix of national retailers, including Planet Fitness, Jewel-Osco, AMC Theatres, Buffalo Wild Wings, McDonald's, Burger King, Taco Bell, Thorntons, Speedway, and more. Just 1.5 miles away is a high-performing Walmart Supercenter and T.J. Maxx-anchored shopping center, complemented by additional national retailers including Ross, ALDI, Petco, CVS, Chipotle, Chase Bank, and many others.

The property also benefits from multiple institutional and commuter traffic generators. The New Lenox Metra Station parking lot is located approximately one mile away, making the site a convenient stop for daily commuters traveling throughout the Chicago region. Providence Catholic High School, serving approximately 800 students, is also located within one mile, while numerous additional elementary, middle, and high schools in the surrounding area generate consistent daily traffic from students, parents, faculty, and staff. The trade area is supported by approximately 381,000 residents within a 10-mile radius.

Further strengthening the location are several major regional destinations. The property is located less than 10 minutes from the new 100-acre Wintrust Crossroads Sports Complex, a state-of-the-art mixed-use development featuring nine multipurpose sports fields for baseball, softball, soccer, football, and lacrosse, batting cages, playgrounds, a planned 140,000-square-foot indoor multisport facility, six retail buildings, a beer garden, and two hotels. The site is also less than 10 minutes from Silver Cross Hospital's 130-acre medical campus, a 348-bed hospital and Level II Trauma Center employing nearly 4,000 physicians and staff, providing a significant healthcare and employment anchor for the region.

381,601
2026 Total Population

$412,719
Average Home Value

$142,696
Average Household Income

550 W Maple St, New Lenox, IL 60451

Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	34,916	98,351	383,449
2026 Total Population	35,002	99,386	381,601
2031 Total Population	35,138	100,715	382,465
Household Summary			
2026 Average Household Income	$142,696	$137,199	$133,235
2026 Average Home Value	$409,650	$412,719	$392,399
2025 Total Households	13,049	35,259	142,885
2030 Total Households	13,419	36,533	146,169

Major Employers in Chicago MSA	# of Employees
U.S. Government	52,357
Chicago Public Services	38,637
City of Chicago	30,928
Advocate Aurora Health	26,335
Cook County	22,074
Northwestern Memorial Healthcare	21,999
University of Chicago	18,732
Walmart Inc.	16,711
Amazon Inc.	16,610

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