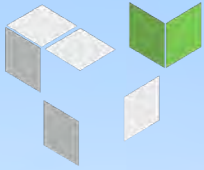


A DEVELOPMENT BY



COLE VALLEY PARTNERS
Real Estate



ACTUAL SITE

RECENT IPO (NYSE: BROS) - MARKET CAPITALIZATION EXCEEDS \$2 BILLION

OFFERING MEMORANDUM



Dutch Bros Coffee
Jenks, OK | Tulsa MSA

This property is listed in conjunction with Oklahoma-licensed real estate broker Sooner Investment Realty.

www.preservewestcapital.com



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Disclaimer

Preserve West Capital (“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.

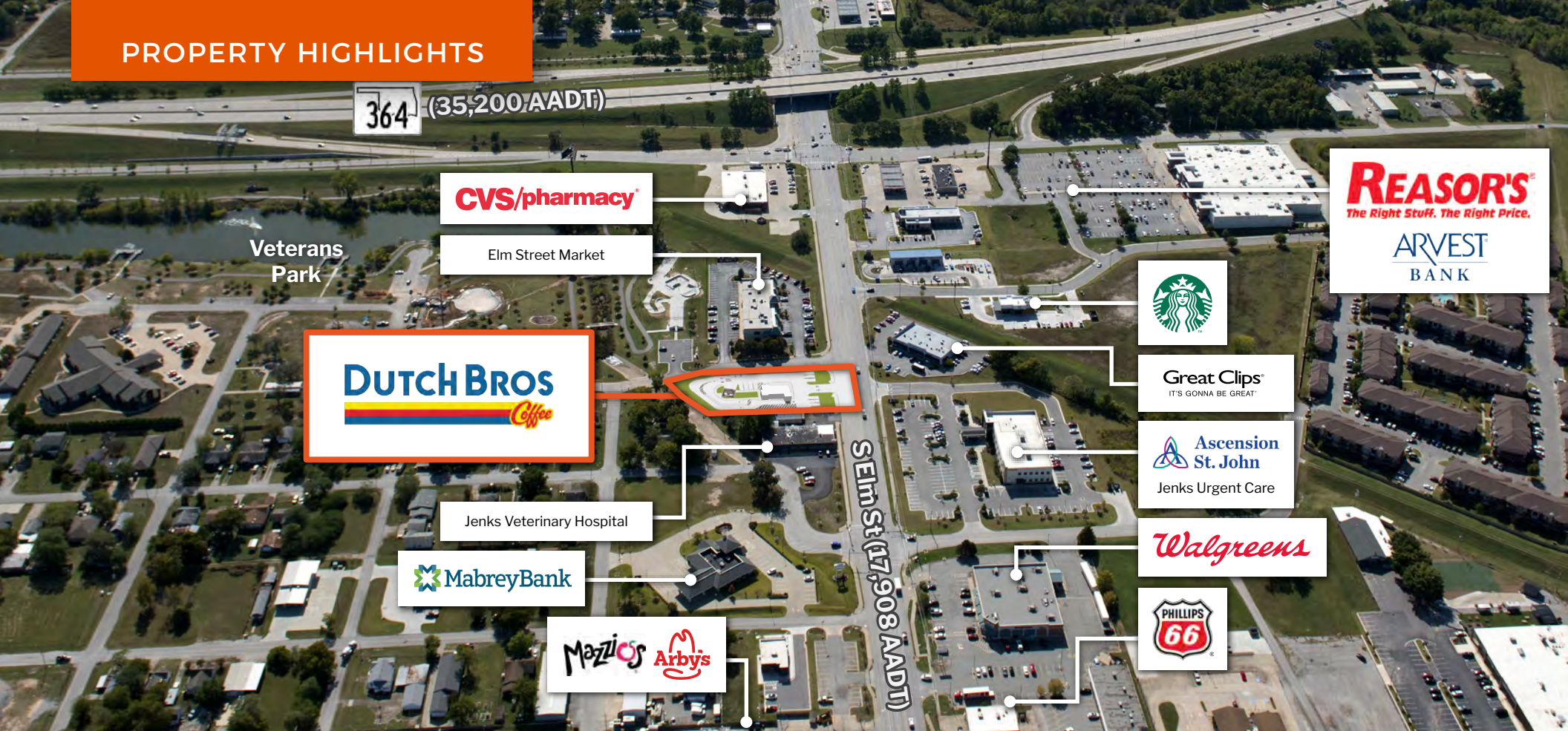
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PROPERTY HIGHLIGHTS



- New 15 Year Absolute NNN Lease to Dutch Bros. Coffee
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations
- Dutch Bros has Market Capitalization of Over \$2 Billion
 - 2020 Revenue of \$327.4 Million
- Drive-Thru Coffee Business Model Well-Adapted to COVID-19 Restrictions
- Strong Sales Per Unit Business Model
- Prominent Retail Location Along Elm Street Retail Corridor - 17,908 AADT
 - Close Proximity to Creek Turnpike Arterial – 35,200 AADT
- Robust Demographics in Surrounding Area
 - Total Daytime Population of 133,010 within 5 Mile Radius
 - Average Household Income of \$105,990 within 3 Miles of Property
- Prominent Retail Location within Dense Retail Corridor
 - Nearby Anchor Tenants Include Walmart Supercenter, Sam's Club, Walgreens, CVS, ALDI, Target, and More
- 4 Miles from Oral Roberts University
 - Student Body of 3,686
- 12 Miles from Downtown Tulsa



PRICE

\$2,375,000

4.00% Return

Location

The property is located at 305 S Elm Street in Jenks, Oklahoma.

Lot Size

Approximately 0.80 acres or 34,893 square feet.

Improvements

A 950 square foot retail building with a drive-thru component for **Dutch Bros**.

Lease

Leased to **BB Holdings OK Group, LLC** and guaranteed by **Boersma Bros, LLC** for fifteen (15) years from rent commencement in December 2021 at an initial annual rent of \$95,000. There are three (3) five-year options to renew the lease. Rent is to increase by 10% in years 6 and 11 and at the start of each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance.

Annual Rent

Years	Annual Rent	Return
1-5	\$95,000	4.00%
6-10	\$104,500	4.40%
11-15	\$114,950	4.84%
16-20 Option 1	\$126,445	5.32%
21-25 Option 2	\$139,089	5.86%
26-30 Option 3	\$152,998	6.44%

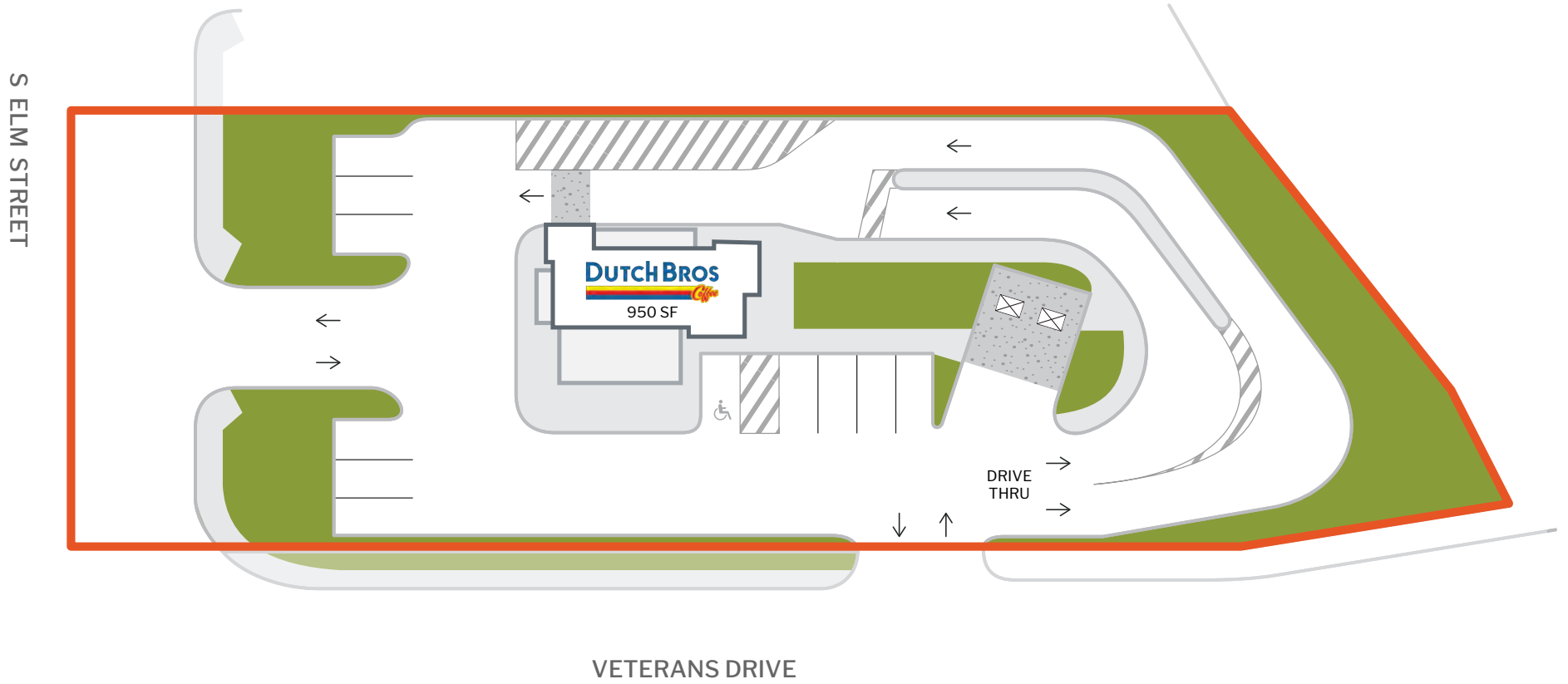
Financing

The property will be delivered free and clear of permanent financing.



Dutch Bros. Coffee (NYSE: BROS) is the largest privately held drive-thru coffee chain in the U.S., with more than 500+ stores across the western United States. The company roasts all of its own coffee, a unique three-bean blend, and serves coffee, specialty espresso drinks, tea, Dutch chocolate milk, and more. The company operates a unique franchising model, offering franchise opportunities only to existing employees of the company, ensuring high-quality franchise operations. J.D. Power and associates has consistently ranked the company among the top specialty coffee companies for customer satisfaction.

Dutch Bros Coffee underwent its initial public offering on September 15, 2021; as of November 18, 2021, it has a market capitalization of \$1.86 billion. The company reported \$327.4 million in revenue for 2020.



AERIAL

NORTHEAST VIEW



RIVER SPIRIT CASINO RESORT & Event Center

ORU ORAL ROBERTS UNIVERSITY

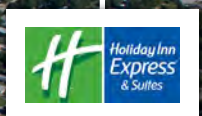
CITYPLEX TOWERS



RIVERWALK CROSSING



RIVERSIDE MARKET



Jenks High School

Downtown

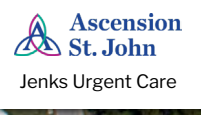


Jenks Veterinary Hospital

Veterans Park



Elm Street Market



S Elm St (17,908 AADT)

(35,200 AADT)

364

AERIAL

NORTHWEST VIEW

TULSA HILLS SHOPPING CENTER

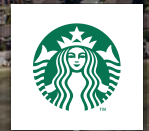
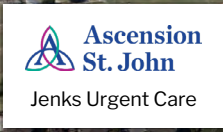


Jenks West Elementary & Intermediate School

Richard L. Jones, Jr. Airport

Tulsa Tech Riverside Campus

South Lakes Golf Course



S Elm St (17,908 AADT)

Jenks Veterinary Hospital



Elm Street Market

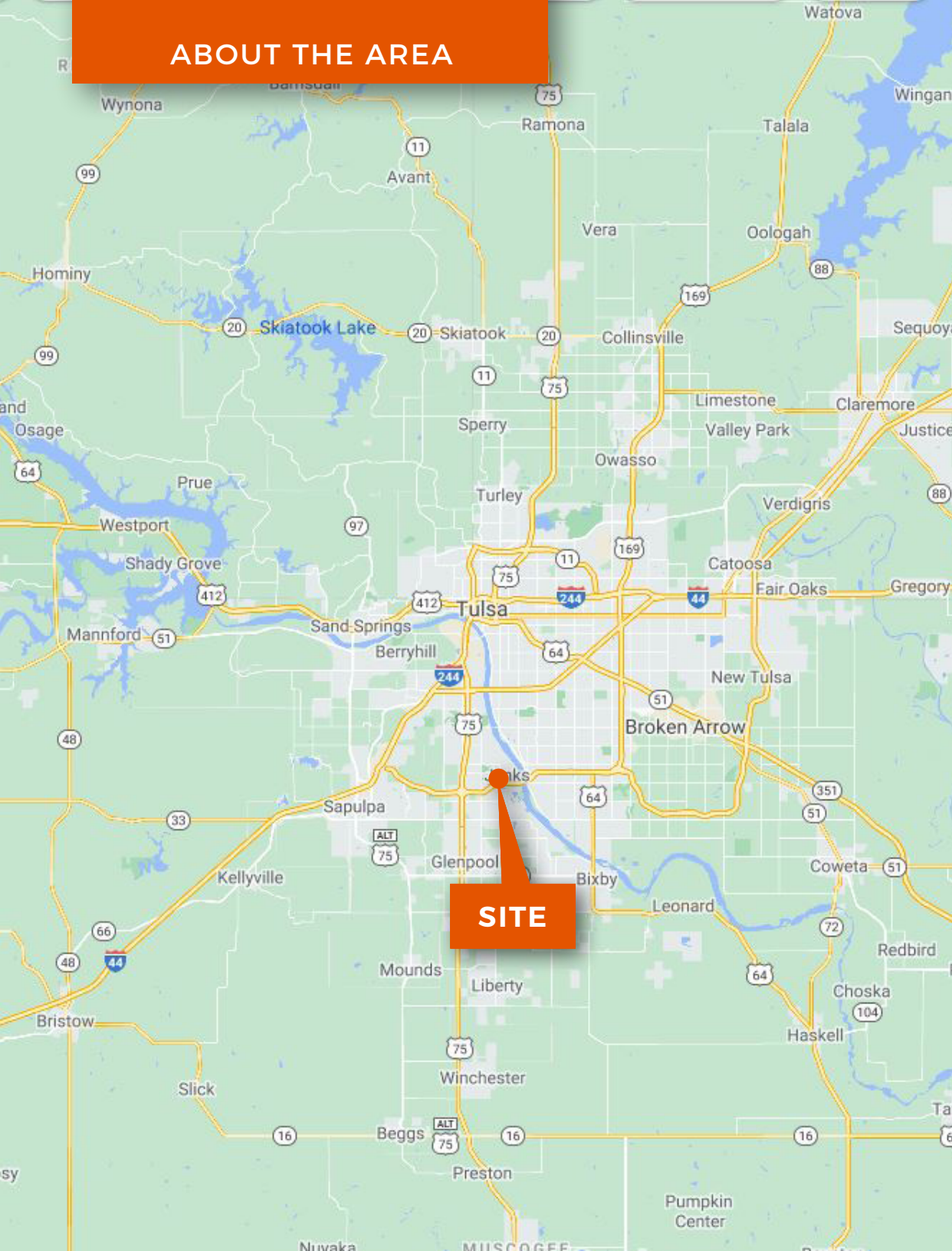
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(35,200 AADT)



Veterans Park

ABOUT THE AREA



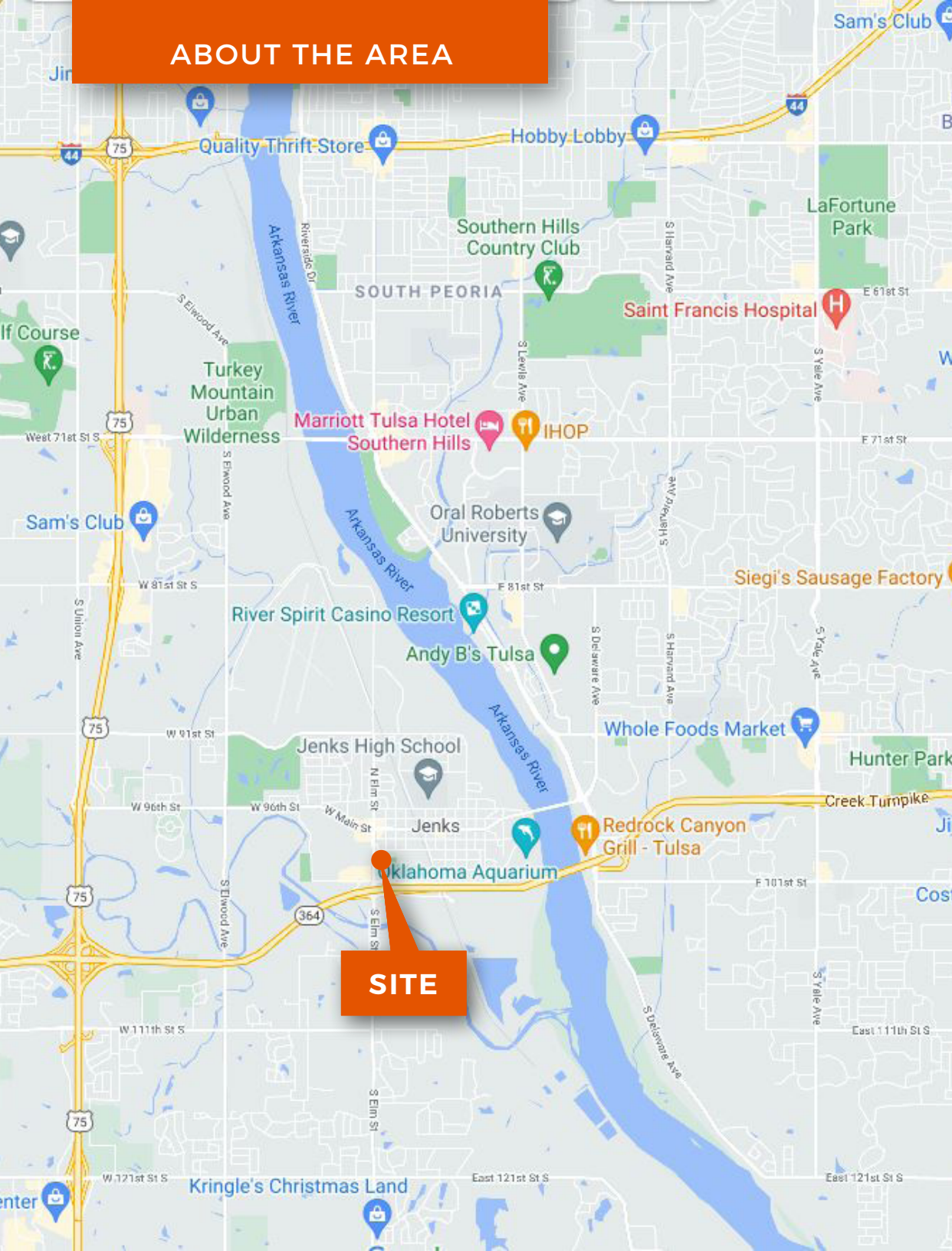
General Overview

Jenks (population 25,949) is a suburb of Tulsa and one of the fastest-growing cities in Oklahoma. Tulsa is the second largest city in the state of Oklahoma, the seat of Tulsa County, and a principal city of the Tulsa-Broken Arrow-Owasso Metropolitan Statistical Area. The city benefits from a central location with access to major markets throughout the Midwest and southern United States; the city is approximately 2 hours' drive from Oklahoma City, 4 hours from Dallas/Fort Worth and Kansas City, 6 hours from St. Louis and Omaha, and 10 hours' drive from Chicago.

Though the city's economic base has historically relied on the oil and gas industry, in recent years it has diversified, developing a broad economic base in manufacturing, aerospace, finance, technology, communications, and more. The city is home to the headquarters of a number of major corporations, including QuikTrip, BOK Financial Corporation, Williams Companies, Sem Group, Syntroleum, ONEOK, Laredo Petroleum, Samson Resources, Magellan Midstream Partners, and more. Other companies with significant operations within the region include American Airlines, Dish Network, DirecTV/AT&T, Agile Networks, Northwestern Mutual, Sutherland Global, Calyx Energy, and more. The city is home to American Airlines' Maintenance Repair and Overhaul Division, which employs nearly 5,000, and has worked to attract additional aerospace companies to the region. In August 2018, Amazon announced plans to establish a new, \$130+ million 600,000+ square foot fulfillment center adjacent to the Tulsa International Airport, expected to create approximately 1,500 new jobs upon completion.

The Tulsa region has benefited from rapid growth in recent years, as businesses and individuals are drawn by the relatively low cost of living and doing business. In 2017, the city was ranked first nationwide in speed of income growth, the fourth best large city in which to start a business, and the 7th most entrepreneurial mid-sized metropolitan area. In recent years, the city has invested more than \$10 million in its education system and is at the forefront of efforts to invest in improving early childhood education.

ABOUT THE AREA



Site Information

The subject property is centrally located with excellent visibility along the Elm Street (17,908 AADT) retail corridor in close proximity to the Creek Turnpike (35,200 AADT) arterial. The site benefits from robust demographics with a total daytime population of 133,010 within a 5 mile radius. Average household income within 3 miles of the site is \$105,990.

The property benefits from a prominent retail location in close proximity to numerous shopping centers, major retail tenants, schools, and employers. Nearby retail centers include Tulsa Hills Shopping Center, anchored by Target & Sam's Club, and Riverside Market, anchored by Kohl's. Major retail tenants in the surrounding area include Reasor's, CVS, Walgreens, ALDI, Walmart Supercenter, Costco, and more.

In addition, the property is located just 1 mile from the Riverside Campus of Tulsa Tech and Tulsa Community College – Aviation, and approximately 4 miles from the campus of Oral Roberts University, with a student body of 3,686.



305 S Elm St | Jenks, OK 74037



2021 TOTAL POPULATION
129,344



AVERAGE HOME VALUE
\$318,055



AVG. HOUSEHOLD INCOME
\$105,990

Population Summary	1 Mile	3 Miles	5 Miles
2010 Total Population	3,689	39,647	108,230
2021 Total Population	4,814	45,494	129,344
2026 Total Population	5,210	48,101	134,603
2021-2026 Annual Rate	1.59%	1.12%	0.80%
Average Household Income			
2021	\$69,631	\$105,990	\$105,318
2026	\$76,421	\$116,556	\$115,833
Average Home Value			
2021	\$177,024	\$318,055	\$305,584
2026	\$226,394	\$359,111	\$345,515

Top Employers in Tulsa County

of Employees

Saint Francis Healthcare System	10,250
Wal-mart/Sam's Club	7,335
Tulsa Public Schools	6,269
American Airlines	5,400
Hillcrest Healthcare System	5,358
Ascension Saint John	5,332
City of Tulsa	3,628
Quiktrip	3,051
Union Public Schools	2,533
Cherokee Hard Rock Hotel and Casino	2,500



ACTUAL SITE

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