7 BREW & US BANK ATM GROUND LEASES

2901 W BROADWAY, COUNCIL BLUFFS (OMAHA MSA), IA 51501

- **TOP-PERFORMING QSR CORRIDOR - ADJACENT BRANDS RANK IN THE TOP 3% NATIONALLY (PER PLACER.AI)**
- **LONG-TERM ABS NNN GROUND LEASES | EXPERIENCED OPERATOR**

OFFERING MEMORANDUM

Marcus & Millichap


EPPLEY AIRFIELD AIRPORT
INDUSTRIAL
NEBRASKA
MISSOURI RIVER
IOWA
DOWNTOWN
OMAHA
75
6
29
80
UNIVERSITY OF NEBRASKA
OMAHA
15,300 STUDENTS
Creighton
UNIVERSITY
8,400 STUDENTS
CHI Health
Creighton University
Medical Center - Bergan Mercy
University of Nebraska
Medical Center
BREAKTHROUGHS FOR LIFE.
569 BED FACILITY
FAMILY FARE
SUPERMARKETS
Baxter
ARENA
ASIAN
HIGHLANDS
ALDI
SONIC
Popeyes
LOUISIANA KITCHEN
BURGER KING
AutoZone
Arby's
Casey's
Wendy's
DAIRY QUEEN
Little Caesars
SEVEN BREW
7B
DRIVE THRU COFFEE
HyVee
EMPLOYEE OWNED
cricket
wireless
DUNKIN'
verizon
jiffy lube
TIRES PLUS
TOTAL CAR CARE
Walmart
Supercenter
ROSS
DRESS FOR LESS
sam's club
THE HOME DEPOT
golden corral
SIERRA
HARBOR FREIGHT TOOLS
N

Executive Summary

2901 W Broadway, Council Bluffs (Omaha MSA), IA 51501

FINANCIAL SUMMARY

Price	**$1,958,000**
Cap Rate	6.00%
Building Size	510 SF
Net Cash Flow	6.00% $117,500
Year Built	2026
Lot Size	0.52 Acre

LEASE SUMMARY (7 BREW)

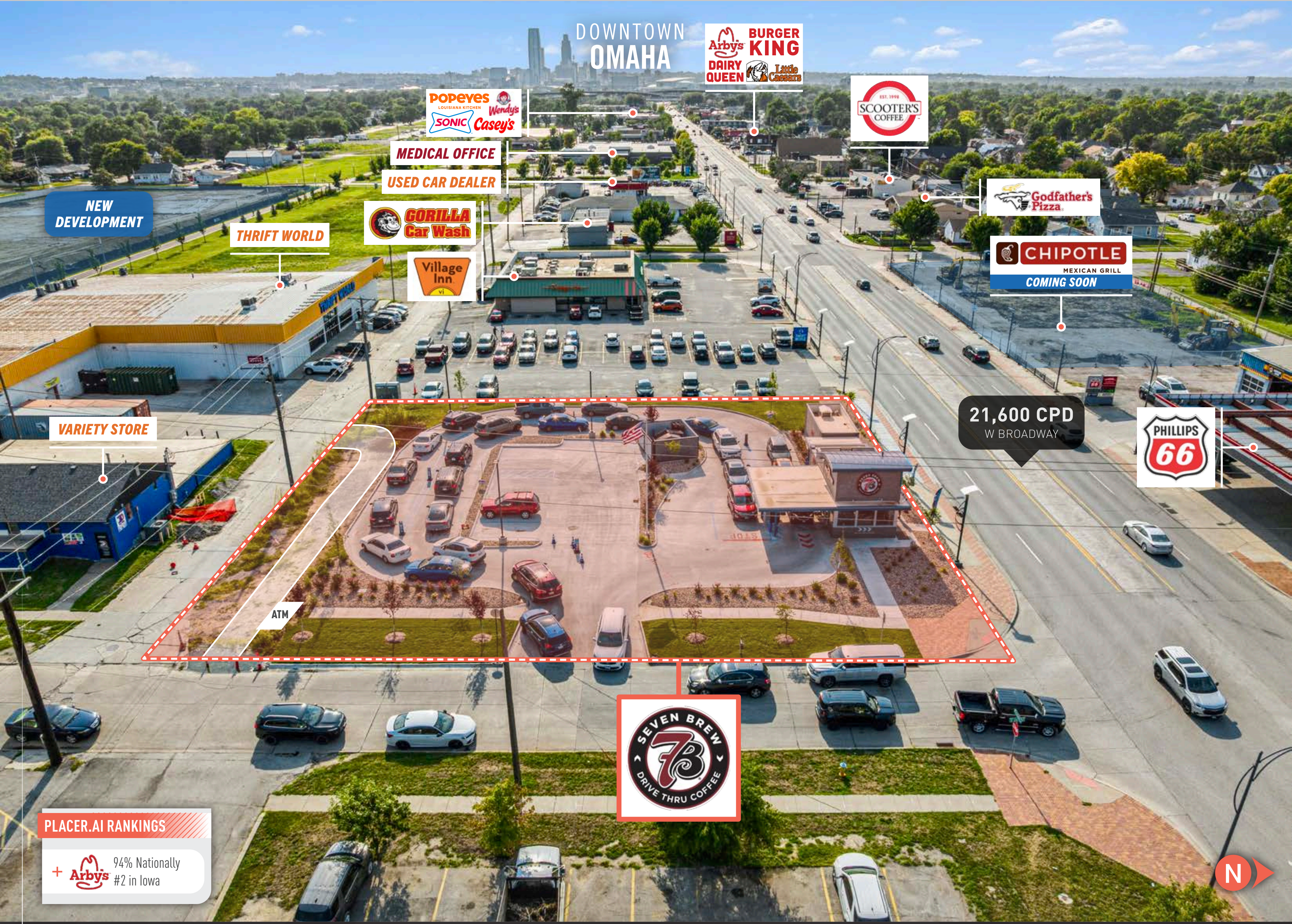
Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	7 Brew
Franchisee	High Plains Brew, LLC (15 Units Open, 50 Committed)
Guarantor	Personal
Est. Rent Commencement	June 30, 2026
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None
Base Rent	$99,500

LEASE SUMMARY (US BANK ATM)

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	US Bank
Guarantor	Corporate
Rent Commencement	April 24, 2026
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None
Base Rent	$18,000

Base Rent	**$117,500**
Net Operating Income	**$117,500**
Total Return	**6.00% $117,500**

McDonald's
Domino's
boost mobile
Raising Cane's
Walgreens
fnbo
Krispy Kreme
HyVee
cricket wireless
DUNKIN'
verizon
jiffy lube
TIRES PLUS
FIRE STATION
Valvoline
brakes plus
FAMILY DOLLAR
KFC
TACO BELL
O'Reilly AUTO PARTS
AutoZone
PHILLIPS 66
21,600 CPD
W BROADWAY
ATM
VARIETY STORE
THRIFT WORLD
SEVEN BREW
7B
DRIVE THRU COFFEE
N
PLACER.AI RANKINGS
\+ #6 in Iowa
\+ #8 in Iowa
\+ TACO BELL 89% Nationally #3 in Iowa
\+ McDonald's 97% Nationally; #2 in Iowa


DOWNTOWN
OMAHA
Arby's
BURGER KING
DAIRY QUEEN
Little Caesars
POPEYES LOUISIANA KITCHEN
Wendy's
SONIC
Casey's
SCOOTER'S COFFEE
MEDICAL OFFICE
USED CAR DEALER
GORILLA Car Wash
Godfather's Pizza
NEW DEVELOPMENT
THRIFT WORLD
Village Inn
CHIPOTLE MEXICAN GRILL
COMING SOON
21,600 CPD
W BROADWAY
PHILLIPS 66
VARIETY STORE
ATM
SEVEN BREW DRIVE THRU COFFEE
PLACER.AI RANKINGS
Arby's
94% Nationally
#2 in Iowa
N

Property Description

INVESTMENT HIGHLIGHTS

- **New 15-Year Lease with 7 Brew and New 10-Yr Corporate Lease with US Bank - Both Absolute NNN Ground Leases**
- 10% Rental Increases Every 5 Years with Multiple Renewal Options
- **Proven QSR Corridor - Five Neighboring Brands Rank Among the Top 10 in Iowa per Placer.ai: McDonald's (#2), Arby's (#2), Taco Bell (#3), Starbucks (#6) and KFC (#8)**
- Adjacent McDonald's and Arby's Rank in the Top 3% and Top 6% of Their Chains Nationally per Placer.ai
- **Experienced Multi-Brand Operator - High Plains Brew Holds Development Rights to 50+ Units, Has Opened 15+, and Its Principals Were the First Freddy's Frozen Custard Franchisee with 20+ Years in QSR Business**
- Location Validated by Its Prior Occupant – US Bank Operated a Branch Here for Over 30 Years and Requested to Retain Its ATM Through the Redevelopment, Signing a New 10-Year Corporate Absolute NNN Ground Lease
- **Diversified Credit at a Sub-$2M Price Point – Corporate Bank Tenant and National Coffee Brand on a Single Parcel**
- Excellent Frontage on W Broadway (±21,600 CPD), a Direct Route to Downtown Omaha – Less Than Five Miles from Downtown and Eppley Airfield, with 175,134 Residents Within Five Miles

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	15,784	70,501	177,387
2025 Estimate	15,768	69,672	175,134
Growth 2025 - 2030	0.10%	1.19%	1.29%
Households			
2030 Projections	6,674	29,903	74,053
2025 Estimate	6,622	29,262	72,474
Growth 2025 - 2030	0.78%	2.19%	2.18%
Income			
2025 Est. Average Household Income	$68,494	$70,151	$71,217
2025 Est. Median Household Income	$57,186	$55,564	$56,457

Tenant Overview

FAYETTEVILLE, ARKANSAS
Headquarters

670+
Locations

7BREW.COM
Website

2017
Founded

PRIVATE
Company Type

7 Brew Coffee founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee to energy drinks, tea, smoothies, and shakes, 7 Brew has a variety of beverages. The menu at 7 Brew features unique and imaginative drinks, such as the Blondie (caramel and vanilla breve), the Brunette (hazelnut and caramel mocha), the Smooth 7 (white chocolate and Irish cream breve), and the Cinnamon Roll.

7 Brew has grown to over 670 locations (as of March 2026) in 38 states throughout the country. The brand is rapidly expanding, with nearly half of its stores opening in the past year. The company's Franchise Disclosure Document released in December 2024 noted that there are roughly 2,500 future locations under development agreements. Total revenue for 7 Brew in 2024 totaled $43.5 million, compared to $15.4 million in 2023.

FRANCHISEE OVERVIEW

The Tenant, High Plains Brew, LLC, is a single purpose entity who purchased rights to develop 50+ units throughout Nebraska, South Dakota, and Iowa. The company has already successfully opened 15+ locations, with several additional sites currently in development. The principals behind High Plains Brew, LLC bring more than 20 years of proven operating experience in the quick-service restaurant (QSR) sector. Notably, they were the first franchise operators of Freddy's Frozen Custard & Steakburgers, establishing a long track record of successful restaurant development, operations, and growth. Their experience and financial backing position High Plains Brew, LLC as a capable, sophisticated, and growth-oriented tenant.

Tenant Overview

REPRESENTATIVE PHOTO

MINNEAPOLIS, MINNESOTA
Headquarters

2,000+
Banking Offices

USBANK.COM
Website

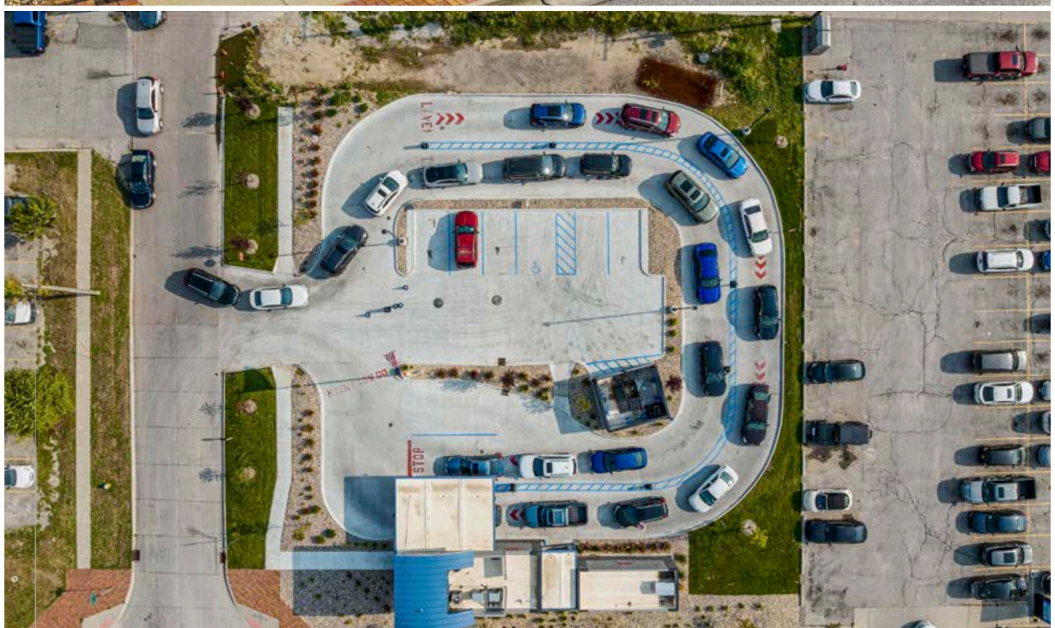
NYSE: USB
Stock Symbol

U.S. BANCORP
Parent Company

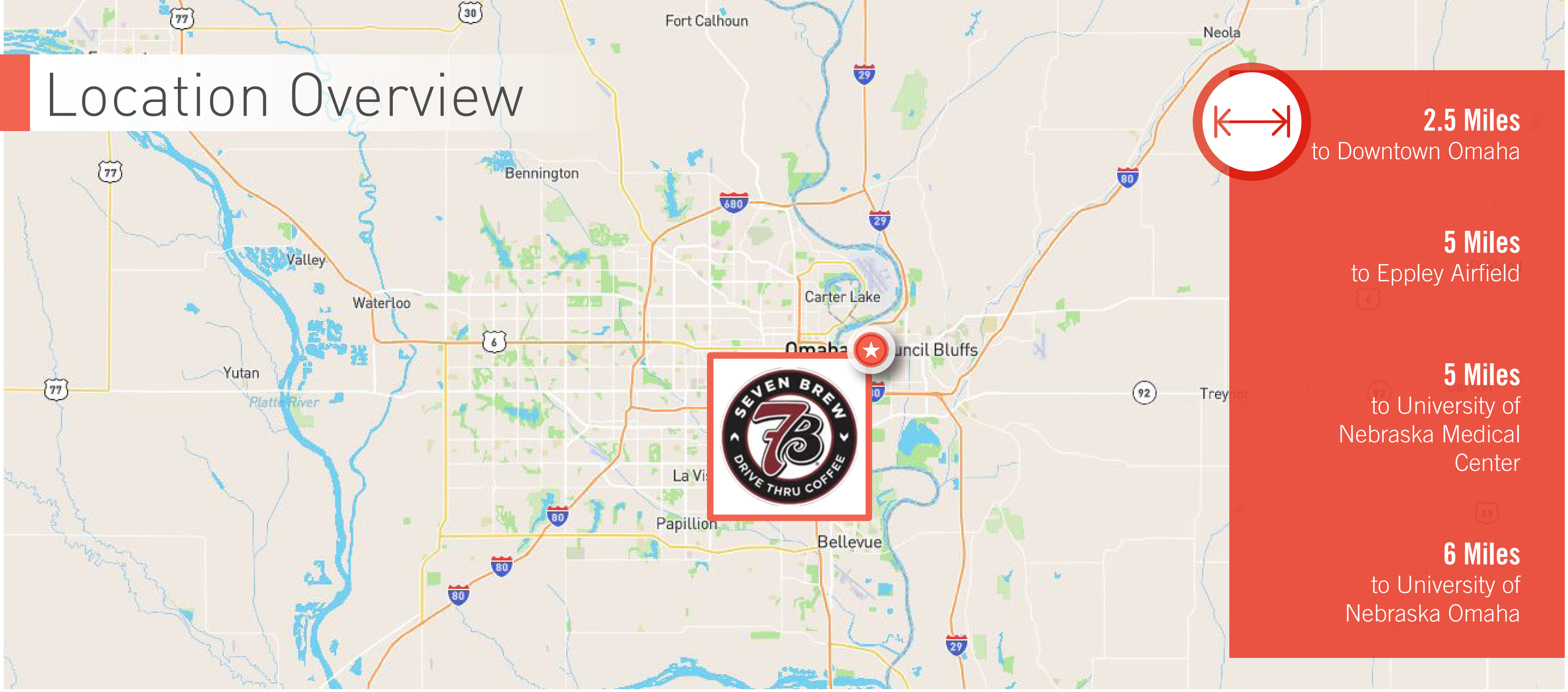
Based in Minneapolis, Minnesota, U.S. Bancorp serves millions of customers locally, nationally, and globally through a diversified mix of businesses. The company has been recognized for its approach to digital innovation, social responsibility, and customer service, including being named as one of the 2025 World's Most Ethical Companies by Ethisphere and maintaining its position as one of Fortune's World's Most Admired Companies in the superregional bank category. Union Bank, consisting primarily of retail banking branches on the West Coast, joined U.S. Bancorp in 2022. U.S. Bancorp, with approximately 70,000 employees and $692 billion in assets as of end of December 31, 2025, is the parent company of U.S. Bank National Association.

The company ended the second quarter of 2026 with $7.71 billion in net revenue and 1.26% return on average assets. U.S. Bancorp operates over 2,000 banking offices in 26 states with over 4,700 ATMs nationwide.

Property Photos



Location Overview



2.5 Miles
to Downtown Omaha

5 Miles
to Eppley Airfield

5 Miles
to University of Nebraska Medical Center

6 Miles
to University of Nebraska Omaha

Council Bluffs is a historic city in southwest Iowa and the county seat of Pottawattamie County. Situated on the east bank of the Missouri River directly across from Omaha, Nebraska, it has a population of roughly 63,000 and serves as a major rail, tech, and cultural hub in the region.

OMAHA, NE

Omaha, the largest city in the State of Nebraska and the 42nd-largest city in the United States, is located on the Missouri River and just 10 miles north of the Platte, or Nebraska River. The city is home to roughly 484,400 residents. Omaha is the county seat of Douglas County and the anchor of the Omaha-Council Bluffs metropolitan area, which boasts a population of nearly one million residents and spans five counties in Nebraska and three in Iowa.

In recent years, Omaha has experienced tremendous growth with over two billion dollars in new development. Major industries include banking and insurance, logistics, life sciences, military, and agriculture. Health services firms provide more than 60,000 jobs a companies like Nebraska Medicine, Methodist Health System, CHI Health, and Children's Hospital and Medical Center. The city accommodates four Fortune 500 company headquarters: Berkshire Hathaway, Union Pacific Railroad, Mutual of Omaha Insurance, and the Kiewit Corporation. The University of Nebraska Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.

An affordable cost-of-living and diverse cultural amenities attract businesses and residents to the region. Omaha is on the forefront of the farm-to-fork movement with some of the top 100 certified restaurants on the Good Food 100 List. Omaha is home to Henry Doorly Zoo & Aquarium, which contains the world's largest indoor desert, the world's largest glazed geodesic dome, and North America's largest indoor rain forest.

[exclusively listed by]

NET LEASED DISCLAIMER
Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:
By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Jon Ruzicka
Broker of Record
952 852 9700
License #: B63379000

For financing options, please reach out to:
JOSH SCIOTTO
602-687-6647
josh.sciotto@marcusmillichap.com
Marcus & Millichap Capital Corporation

Marcus & Millichap
Offices Nationwide
www.marcusmillichap.com