



UPSTATE SC / GREENVILLE MSA

203 S. MAIN ST | MAULDIN, SOUTH CAROLINA 29662

2026 CONSTRUCTION • 15-YEAR NNN CORPORATE LEASE
47,600+ VPD TRAFFIC COUNT • \$122K+ AVG SURROUNDING INCOME

BEST CAP
RATE IN THE
CAROLINAS



* ACTUAL PHOTO OF SUBJECT PROPERTY

CONFIDENTIAL OFFERING MEMORANDUM

TYSON GLASSER, CCIM

Senior Associate

404.435.6312 | tglasser@trinity-partners.com

LAKIN PARR

Partner

864.421.4747 | lparr@trinity-partners.com

**TRINITY
PARTNERS**

CONTACT



TYSON GLASSER, CCIM
Senior Associate
404.435.6312 | tglasser@trinity-partners.com



LAKIN PARR
Partner
864.421.4747 | lparr@trinity-partners.com

Index

INVESTMENT OVERVIEW	05
TENANT OVERVIEW	09
LOCATION OVERVIEW	14
MARKET OVERVIEW	19

MARKET SURROUNDINGS





A photograph of a Dutch Bros Coffee storefront at dusk, with a dark blue overlay. The building is a single-story brick structure with a large sign that reads "DUTCH BROS Coffee" in white and red lettering with a rainbow stripe. The address "203" is visible on the right side of the building. A large window displays various coffee products and a sign that says "FEEL GOOD ENERGY". To the left of the building is a large, illuminated coffee cup sculpture. In the foreground, there is a sidewalk and a parking lot. A banner hanging over the entrance reads "NOW OPEN Dutch Bros". Two people are standing near the entrance.

NO. 01

INVESTMENT OVERVIEW

Offering Introduction

Trinity Partners is proud to serve as exclusive advisor to ownership and offer the marketplace this net lease retail investment opportunity in the Greenville SC MSA. Dutch Bros is a rapidly expanding leader in the drive-thru beverage sector with over 1,200 locations across the U.S. and is projected to hit 2,000 stores in the next 4 years. ("Property")

The Property is developed along one of the highest traffic corridors in the Upstate (47,600+ VPD) at a high-profile signalized intersection. The site includes a 950 SF building with double drive-thru lanes, 10 total parking spaces, and multiple access points. The 15-year NNN lease commenced in March 2026, features a corporate guaranty, 10% rent bumps every 5 years, multiple 5-year renewal options, and ZERO landlord responsibilities.

The Property is located a few minutes off I-85 and I-385, 15 minutes from Greenville-Spartanburg International Airport, and 20 minutes from downtown Greenville. Mauldin is consistently ranked among the fastest-growing cities in South Carolina, benefiting from its position within the Upstate and the region's robust economic expansion.



Offering Specifics

Purchase Price	\$2,566,400
Purchase Cap Rate	5.65% (Years 1-5)
Base Rent/NOI	\$145,000 (Years 1-5) See Lease Summary for full schedule
Tenant Credit	Corporate / Public (NYSE: BROS)
Lease Type	Absolute NNN / Fee Simple Land + Bldg
Tenant Responsibilities	Everything
Landlord Responsibilities	Nothing
Base Lease Term	15 Years
Commencement Date	March 27, 2026
Expiration Date	March 31, 2041
Renewal Options	3 – 5 years each
Rent Increases	10% every 5 years
Building Age	Q1 2026
Building Size	± 950 SF
Land Size	± 0.588 AC
Parking Spaces	10 total spaces (1 handicap)
Zoning	C-2 (Highway Commercial)





Investment Highlights

- » NEW CONSTRUCTION: Project broke ground in October 2025 and was completed in March 2026
- » LONG-TERM NET LEASE: 15-year absolute NNN lease with 3 renewal options of 5 years each and ZERO landlord responsibility
- » RENTAL UPSIDE: 10% rent bumps every 5 years including option periods
- » NATIONAL BRAND: 1,200+ locations across 25 states (2,029 projected by 2029) with average unit sales volume of $\pm$ \$2.1M
- » CREDIT TENANT / CORPORATE GUARANTY: Dutch Bros, Inc. (NYSE: BROS) reported total revenues of \$1.64B in 2025 with a 2026 projection of \$2B
- » RECORD 2025 RESULTS: 28% revenue growth over 2024 and 19 consecutive years of positive same-shop sales growth
- » HIGH TRAFFIC CORRIDOR: Traffic Counts of 47,600+ VPD directly in front of the property
- » STRONG TRADE AREA: Immediate trade area consists of 1.4 million SF of retail space that is 99.3% leased
- » DENSE RESIDENTIAL BASE: Over 58,200 households and 137,700 residents within a 5-mile radius
- » AFFLUENT DEMOGRAPHICS: \$122,700 average HH income and \$88,200 median HH income within a 5-mile radius
- » DYNAMIC GROWTH REGION: Anchored by Greenville, Spartanburg, and Anderson, the Upstate is a 10-county region with 1.6+ million residents, 580 international companies, and a net migration of more than 80 people each day



A photograph of a Dutch Bros Coffee storefront at night, with a dark blue overlay. The building is a single-story brick structure with a large sign that reads "DUTCH BROS Coffee" in white and blue letters with a rainbow stripe. The address "203" is visible on the right side of the building. A large window displays various coffee products and a sign that says "FEEL GOOD ENERGY". To the left of the building is a large, illuminated sign of a Dutch Bros coffee cup. In front of the building is a small tree and some landscaping. To the right, a blue banner hanging over the entrance reads "NOW OPEN Dutch Bros". Two people are standing near the entrance. The overall scene is dimly lit, with the primary light sources being the building's signage and the cup sign.

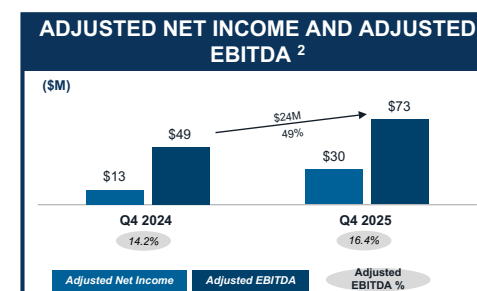
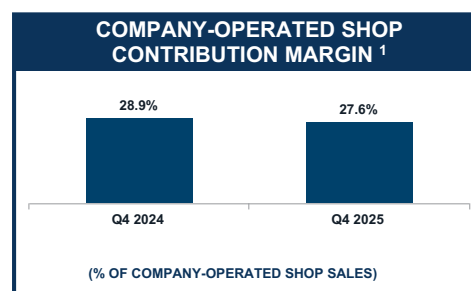
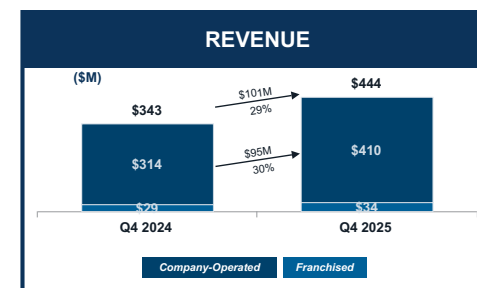
NO. 02
TENANT OVERVIEW

Tenant Summary

Dutch Bros Inc. (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focus on serving high quality, hand-crafted beverages with unparalleled speed and superior service.

Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers.

They believe Dutch Bros is more than just the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv” at over 1,200 locations across 25 states. For more information, visit www.dutchbros.com.



¹ See slide 6 for breakdown of company-operated shop contribution, a non-GAAP measure

² See appendix for a reconciliation to the most directly comparable financial measure stated in accordance with GAAP

FY 2026 Outlook	
Total System New Shop Openings	at least 181
Revenue	between \$2 billion and \$2.03 billion
Same Shop Sales Growth	approximately 3% to 5%
Adjusted EBITDA ¹	between \$355 million and \$365 million
Capital Expenditures	between \$270 million and \$290 million

2026 Outlook is Derived From Recent Trends and Does Not Assume Material Changes to the Current Operating Environment

¹ We have not reconciled guidance for Adjusted EBITDA to the corresponding GAAP financial measure because the various reconciling items are not available on a forward-looking basis. We are unable to determine the probable significance of reconciling items because certain items are outside of our control and vary significantly from period to period. Accordingly, reconciliation to the corresponding GAAP financial measure is not available without unreasonable effort.

Dutch Bros Inc. Reports First Quarter 2026 Financial Results

ACHIEVES 31% REVENUE GROWTH YEAR-OVER-YEAR

DELIVERS 8.3% SYSTEM SAME SHOP SALES GROWTH, INCLUDING 5.1% SYSTEM SAME SHOP TRANSACTION GROWTH **RAISES 2026 GUIDANCE ON TOTAL REVENUES, SYSTEM SAME SHOP SALES GROWTH, ADJUSTED EBITDA AND TOTAL** **SYSTEM SHOP OPENINGS**

TEMPE, Ariz.--(BUSINESS WIRE)-- Dutch Bros Inc. (NYSE: BROS; “Dutch Bros” or the “Company”), one of the fastest-growing brands in the U.S. quick service beverage industry, today reported financial results for the first quarter ended March 31, 2026.

First Quarter 2026 Highlights

- Opened 41 new shops, 33 of which were company-operated.
- Total revenues grew 30.8% to \$464.4 million as compared to \$355.2 million in the same period of 2025.
- Systemwide same shop sales¹ increased 8.3% and systemwide same shop transactions increased 5.1% relative to the same period in 2025. Company-operated same shop sales¹ increased 10.6% and company-operated same shop transactions increased 6.9% relative to the same period of 2025.
- Net income was \$23.7 million as compared to \$22.5 million in the same period of 2025.
- Adjusted EBITDA² grew 26.2% to \$79.4 million as compared to \$62.9 million in the same period of 2025.

Christine Barone, Chief Executive Officer and President of Dutch Bros, said, “Our first quarter results reinforce that Dutch Bros continues to operate in a category of its own. Our foundation is built for long-term scale, anchored by our people-led culture, meaningful customer connection, and industry-leading innovation. I am incredibly proud of the execution from our teams, and the results they have driven.”

Barone continued, “We delivered exceptionally strong results this quarter, highlighted by 31% revenue growth and an outstanding 8.3% increase in system same shop sales, driven by our seventh consecutive quarter of transaction growth. We’re seeing this strength in existing and new markets, throughout dayparts and customer segments. Our teams continue to bring the electric energy, kindness, and connection that define the Dutch Bros experience and earn unrivaled customer engagement.”

Josh Guenser, Chief Financial Officer of Dutch Bros, concluded, “Based on the strong performance throughout the first quarter and the performance we have seen into the second quarter, we are raising our full-year guidance across the board. The trajectory of Dutch Bros remains incredibly strong.”

2026 Guidance

- Total revenues are now projected to be between approximately \$2.05 billion and \$2.08 billion.
- Same shop sales¹ growth is now estimated to be in the range of 4% to 6%.
- Adjusted EBITDA³ is now estimated to be between \$370 million and \$380 million.
- Total system shop openings are now estimated to be at least 185.

The item below remains unchanged.

- Capital expenditures are estimated to be between \$270 million and \$290 million



DUTCH BROS STOCK POISED FOR UPSIDE, UBS REITERATES BUY RATING

Investing.com - UBS has reiterated its Buy rating and \$85.00 price target on Dutch Bros Inc. (NYSE:BROS) ahead of the company's third-quarter earnings report scheduled for November 5. According to InvestingPro data, analyst targets for the stock range from \$70 to \$95, with the company currently valued at \$10.55 billion.

[CLICK TO READ THE
FULL ARTICLE](#)



DUTCH BROS' GROWTH STORY IN 1 CLEAR CHART

Dutch Bros ended its second quarter of 2025 with just 831 locations. But it's opened an impressive 160 new locations in just the past year. This rapid nationwide expansion for this Oregon-based coffee stock is expected to continue for many years. It should lead to strong revenue growth. And this could be very important for investors.

[CLICK TO READ THE
FULL ARTICLE](#)



DUTCH BROS TARGETS 2,029 STORES BY 2029

US drive-through coffee chain Dutch Bros aims to double its store count to 2,029 outlets by 2029. The announcement was made at the company's annual investor day held in Tempe in the US state of Arizona on 27 March 2025, at which the potential for more than 7,000 stores in the US was also highlighted.

The company reached 1,000 outlets in February 2025 and has a presence across 18 states in the US.

[CLICK TO READ THE
FULL ARTICLE](#)

Lease Summary

Address	203 S. Main Street, Mauldin, SC 29662
Lot Premise	± 0.588 AC
Building Premise	± 950 SF
Tenant / Guarantor	Boersma Bros, LLC (corporate)
Base Lease Term	15 Years
Early Termination	None
Commencement Date	March 27, 2026
Expiration Date	March 31, 2041
Base Annual Rent	\$145,000.00 (Years 1-5) \$159,500.00 (Years 6-10) \$175,450.00 (Years 11-15)
Option Periods	3 – 5 Years each
Option 1 Rent	\$192,995.00 (Years 16-20)
Option 2 Rent	\$212,294.50 (Years 21-25)
Option 3 Rent	\$318,961.74 (Years 31-35)
Landlord Responsibilities	Absolutely Nothing
Tenant Responsibilities	All expenses, maintenance, repairs, replacement, management
Assignment/Subletting	See Lease Section 16
Financial Reporting	https://investors.dutchbros.com
Right to Purchase	Yes – 7 days to exercise from notice

NO. 03

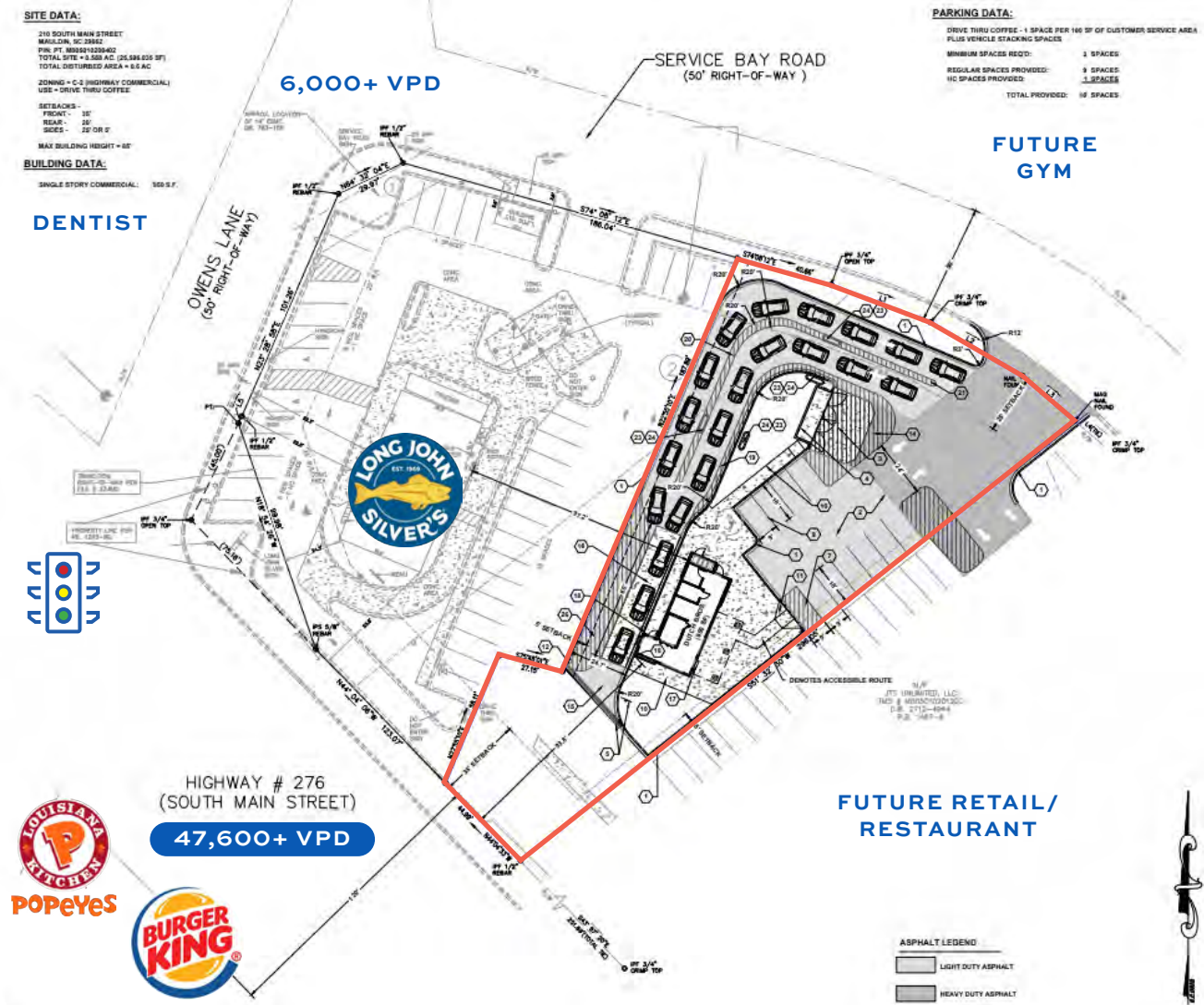
LOCATION OVERVIEW



Site Description

Situated on approximately 0.6 acres, the Property features a newly constructed ±950 square foot freestanding drive-thru coffee building designed to accommodate modern quick-service operations. The site offers surface parking for customers and employees, as well as a dedicated drive-thru lane that ensures efficient traffic flow and strong throughput during peak hours.

OPENING DAY 3.27.26



MARKET AERIALS



MARKET AERIALS

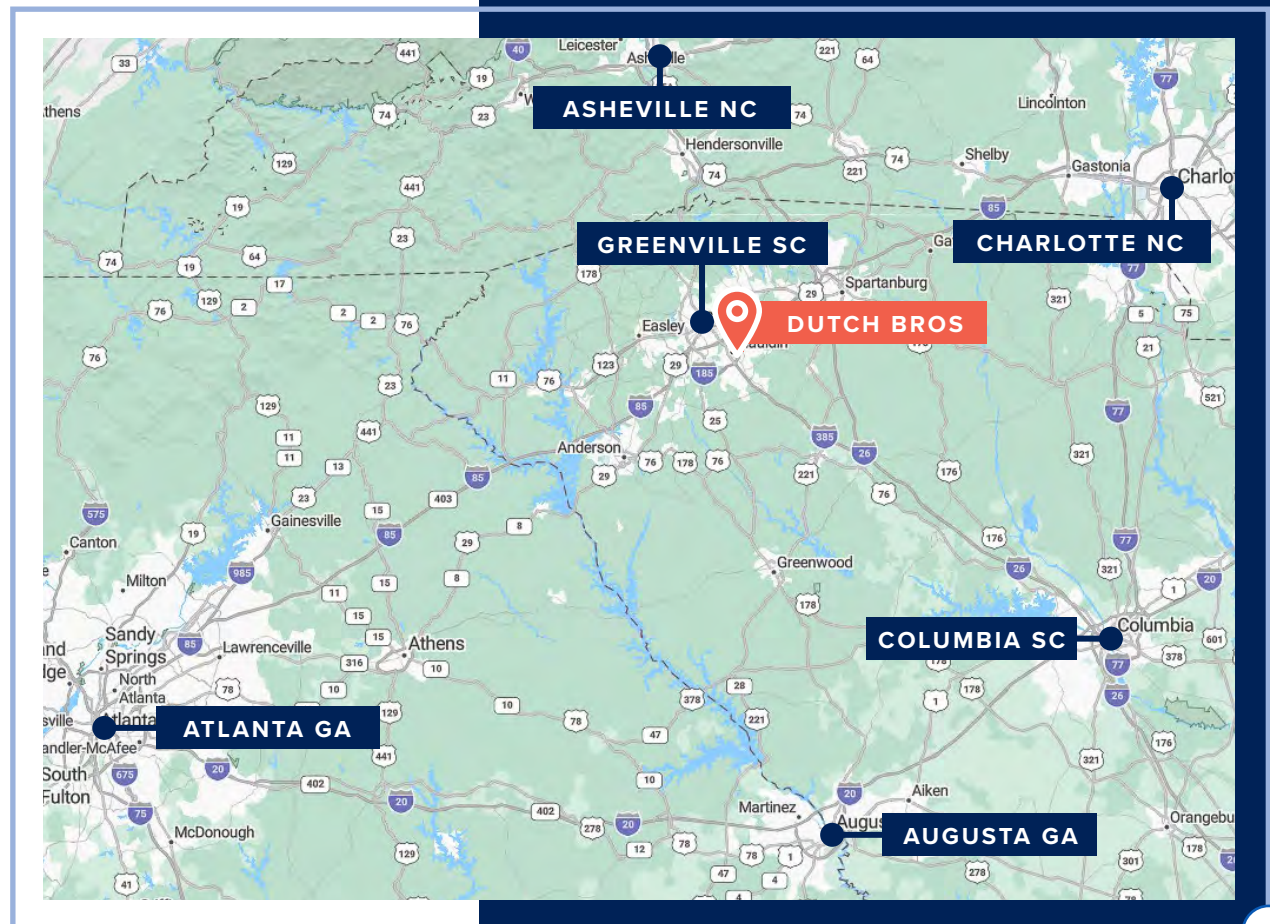


Region Summary

Mauldin, South Carolina is strategically positioned in the Upstate SC region, offering businesses excellent access to major highways, rail lines, and proximity to Interstate 85, Greenville-Spartanburg International Airport, and deepwater ports like Charleston and Savannah. This connectivity, combined with the town's proximity to industrial hubs in Greenville and Spartanburg, makes it an ideal location for manufacturing, distribution, and logistics operations.

DRIVING DISTANCES

Downtown Greenville, SC	8 miles
Asheville, NC	73 miles
Columbia, SC	93 miles
Charlotte, NC	99 miles
Augusta, GA	108 miles
Atlanta, GA	149 miles



NO.

04

MARKET OVERVIEW



Maverick Yards

Maverick Yards will be a mixed-use development comprised of townhomes and an entertainment and dining complex with eventual access to the Swamp Rabbit Trail.

As the focal point of the project, the Parker Group will redevelop a 20,000 square-foot industrial warehouse into “The Pickle Yard,” which will feature pickleball courts as its primary attraction. The redevelopment will also include three or four food concepts, outdoor seating, a stage for live performances, fire pits and a beer garden. Adjacent to that complex, Longbranch Development will redevelop 2.4 acres of property into more than 40 townhomes that will be available for rent. That property is the former site of the City’s Public Works facility and a light industrial building.



Bridgeway Station

BridgeWay Station will be a multi-phase, mixed-use development. In addition to the 500,000+ SF of surrounding condominiums and office space, the first phase of development will include: 68,939 SF of retail, 210,824 SF of residential, $\pm 73,000$ SF of office, $\pm 81,000$ SF of institutional development, 24,691 square feet of plaza and pavilion public space, and 5+ AC of parks connected to the Swamp Rabbit Trail.

Future phases of development on the ± 80 AC site may exceed 2.5M SF. With a focus on parks, plazas, towers, fully utilized rooftops, outdoor dining, and outdoor entertainment space, BridgeWay will meaningfully cultivate the most successful, safe, and highly desired components of large-scale, mixed-use developments to create a pedestrian-oriented, vibrant community.



Upstate Summary

Downtown Greenville features a vibrant Main Street connecting numerous activities, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square.

Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. Nationally recognized retailers set the stage for a diverse selection of independent boutiques, creating a vibrant shopping experience.

The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele and fostering a culture of after-work socializing that energizes the district well into the evening. This carefully curated blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The area boasts pedestrian paths linking to the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5 million annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.



**TOP 10 BEST
DOWNTOWNS IN THE
COUNTRY (LIVABILITY)**

115 RETAILERS

**MORE THAN 110
INDEPENDENT
RESTAURANTS**

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	10,624	82,212	173,830
HOUSEHOLDS	4,836	36,534	75,013
AVG. H INCOME	\$122,168	\$109,589	\$106,450
MED. HH INCOME	\$78,431	\$63,406	\$62,949
% OF HOMES VALUED \$300,000+	66.80%	54.30%	44.50%

Upstate Summary

1.6 million

TOTAL POPULATION
IN UPSTATE SC

79 people

MOVE TO GREENVILLE
EVERY DAY

**Home to more
than 575**

INTERNATIONAL
COMPANIES

724,981

TOTAL LABOR FORCE

2.9%

UNEMPLOYMENT RATE

CONNECTED TO

**100 million
people**

BY A DAY'S DRIVE VIA FOUR
MODAL TRANSPORTATION
(INTERSTATES, PORTS,
RAIL AND AIR)

DATA FROM UPSTATE SC ALLIANCE

Demographics

POPULATION

	1 Mile	3 Miles	5 Miles
2010 Population	6,246	36,928	103,381
2020 Population	6,812	43,212	125,322
2025 Population	7,164	47,530	137,719
2030 Population	7,553	51,280	148,480
2010-2020 Annual Rate	0.87%	1.58%	1.94%
2020-2025 Annual Rate	0.96%	1.83%	1.81%
2025-2030 Annual Rate	1.06%	1.53%	1.52%
2025 Median Age	40.4	38.8	39.1

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 Households	2,464	14,919	41,241
2020 Households	2,792	18,075	51,348
2025 Households	3,014	20,468	58,284
2030 Households	3,240	22,530	64,160
2010-2020 Annual Rate	1.26%	1.94%	2.22%
2020-2025 Annual Rate	1.47%	2.40%	2.44%
2025-2030 Annual Rate	1.46%	1.94%	1.94%
2025 Average Household Size	2.37	2.31	2.35

MEDIAN HOUSEHOLD INCOME

2025 Median Household Income	\$77,732	\$84,521	\$88,186
2030 Median Household	\$84,567	\$95,115	\$100,365
2025-2030 Annual Rate	1.70%	2.39%	2.62%

AVERAGE HOUSEHOLD INCOME

2025 Average Household Income	\$93,778	\$108,150	\$122,731
2030 Average Household Income	\$104,872	\$121,085	\$137,241

PER CAPITA INCOME

2025 Per Capita Income	\$41,716	\$46,830	\$52,023
2030 Per Capita Income	\$47,601	\$53,526	\$59,374
2025-2030 Annual Rate	2.67%	2.71%	2.68%

CONTACT



TYSON GLASSER, CCIM

Senior Associate

404.435.6312 | tglasser@trinity-partners.com



LAKIN PARR

Partner

864.421.4747 | lparr@trinity-partners.com

DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to Acre Mauldin, LLC (the "Owner") regarding the sale of 203 S. Main Street, Mauldin, SC 29662 (the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and Trinity Partners expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trinity Partners is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or Trinity Partners, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Trinity Partners, and (v) to return it to Trinity Partners immediately upon request of Trinity Partners or the Owner.