SURMOUNT

ISSENBERG BRITTI GROUP

7 Brew Brand New Construction | Fee Simple Absolute NNN Lease | Strong Operator

Property Rendering

7 Brew
1403 North Woodland Boulevard, DeLand, FL 32720

Offering Memorandum
Exclusive Net-Lease Offering

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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.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties, Florida, LLC have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties, Florida, LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties, Florida, LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Offering Memorandum

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Content

7 Brew

Investment Overview

LIST PRICE

$2,000,000

CAP RATE

5.75%

NET OPERATING INCOME

$115,000

Street	1403 North Woodland Boulevard
City, State Zip	DeLand, FL 32720
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Restaurant - Quick Service
Year Built	2026

Estimated Building SF	780 SF
Estimated Lot Size	0.49 AC
Credit Type	Franchisee
Guarantor	JAI Brew Orlando LLC Subsidiary of JAI Restaurant Group
Lease Term	15 Years
Lease Commencement	10/31/26

Lease Expiration	10/30/41
Lease Term Remaining	15 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None;
Rental Increases	7.50% Every 5 Years
Renewal Options	5, 5-Year Options

7 Brew

Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
10/31/2026 - 10/30/2031	$115,000	$9,583	7.50%	5.75%
10/31/2031 - 10/30/2036	$123,625	$10,302	7.50%	6.18%
10/31/2036 - 10/30/2041	$132,896	$11,075	7.50%	6.64%
10/31/2041 - 10/30/2046	$142,864	$11,905	7.50%	7.14%
10/31/2046 - 10/30/2051	$153,579	$12,798	7.50%	7.68%
10/31/2051 - 10/30/2056	$165,097	$13,758	7.50%	8.25%

7 Brew

Investment Highlights

Investment Summary

The Issenberg-Britti Group of Surmount is pleased to present for sale this 7 Brew Drive-Thru Coffee located at 1403 Woodland Blvd. in Deland, Florida (Population 37,351) and part of the Deltona-Daytona Beach-Ormond Beach Metropolitan Area (Population 746,933). Deland is home to Stetson University (Florida's Oldest Private University 3,775 Students) and home to Museum of Art-Deland and The Deland Municipal Airport. Apartments nearby this 7 Brew include Athens Commons and shopping centers nearby include Northgate Shopping Center. 7 Brew is a rapidly expanding drive-thru coffee franchise founded in Rogers, Arkansas in 2017. It is backed by Blackstone Inc. which operates over 600 locations across the United States. It stands out for its high-energy service and customization options, offering over 20,000 unique drink combinations. 7 Brew places a heavy emphasis on community connection and speed of service, often hiring locally and promoting from within. The 7 Brew Chain boasts impressive sales with top-performing locations grossing over $4 Million Annually. This Triple Net 15-year lease has 5 five-year option periods with 7.5% increases in rent every 5 years.

Triple Net 15 Year Lease with 5 Renewal Options and 7.5% Increases in Rent Every 5 Years

Located in Part of the Deltona-Daytona Beach-Ormond Beach Metropolitan Area (Population 746,933)

Deland is Home to Stetson University (3,775 Students and Florida's Oldest Private University), Museum of Art-Deland and Deland Municipal Airport

Apartments nearby Include Athens Commons and Shopping Centers Nearby Include Northgate Shopping Center

7 Brew is a Rapidly Expanding Drive-Thru Coffee Franchise Founded in 2017 Backed by Blackstone, Inc. with Over 600 Locations Across the U.S. with 20,0

7 Brew

Concept Overview

About the Tenant

The brand's current trajectory began in January 2020 when it was acquired by Brew Culture, a parent company formed by Davidson and a group of entrepreneurs. At the time, there were seven shops. A year later, the brand initiated its franchise program and back-to-back record development years followed in 2022 and 2023. The company crossed the 100-unit mark in June thanks to openings in Auburn, Alabama; San Antonio; Springdale, Arkansas; and Traverse City, Michigan.
The success was enough to place 7 Brew on QSR's Best Franchise Deals in September. The chain's massive rise is fueled by serious multi-brand operators who are signing on for 50-60 shops on average. Notable franchisees include Tacala Companies and K-Mac Enterprises, which both oversee Taco Bell restaurants. There's also Meritage Hospitality Group, a franchisee of more than 380 Wendy's units in 15 states.

About the Tenant

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. The dream came alive with their first "stand" in Rogers, AR in 2017 and their 7 original coffees. Today, they serve a wide array of specialty coffees, smoothies, chillers, teas, and exclusive 7 Energy, a premium energy drink that can be infused with over 20,000 flavor combinations. 7 Brew cultivates kindness and joy with every drink — through their service, speed, quality, energy and atmosphere. 7-Brew is a drive-through coffee concept that offers no interior seating. Customers typically order from their vehicles — face to face with the order taker. Some locations with high pedestrian traffic areas have walk-up windows. The product is amazing and customizable, but the real attraction to this brand is the way these units are operated, and the people working there.

Instagram

JAI

JAI Restaurant Group is a premier, multi-brand quick-service restaurant (QSR) operator fiercely dedicated to growth and operational excellence.

Established with a vision for strategic expansion, JAI proudly owns and operates **129 restaurants** across the United States and Panama. The company's robust footprint includes **89 Wendy's** locations spanning Georgia, South Carolina, Texas, New Mexico, and Tennessee, alongside **20 Wendy's** locations in Panama and **20 Taco Bell** restaurants in Atlanta, Georgia.

Cementing its status as an elite tier operator, JAI is recognized in the Top 20 out of 360 Wendy's franchisees nationwide.

Driven by a forward-looking growth strategy, JAI recently expanded and diversified its portfolio through a new partnership with the high-energy drive-thru coffee concept, **7 Brew Coffee, with plans to open 51 new locations** in Orlando, Florida. This addition further reflects JAI's commitment to investing in high-demand brands while continuing to build a diversified multi-brand platform positioned for long-term scalability.

Wendy's

SEVEN BREW DRIVE THRU COFFEE

TACO BELL

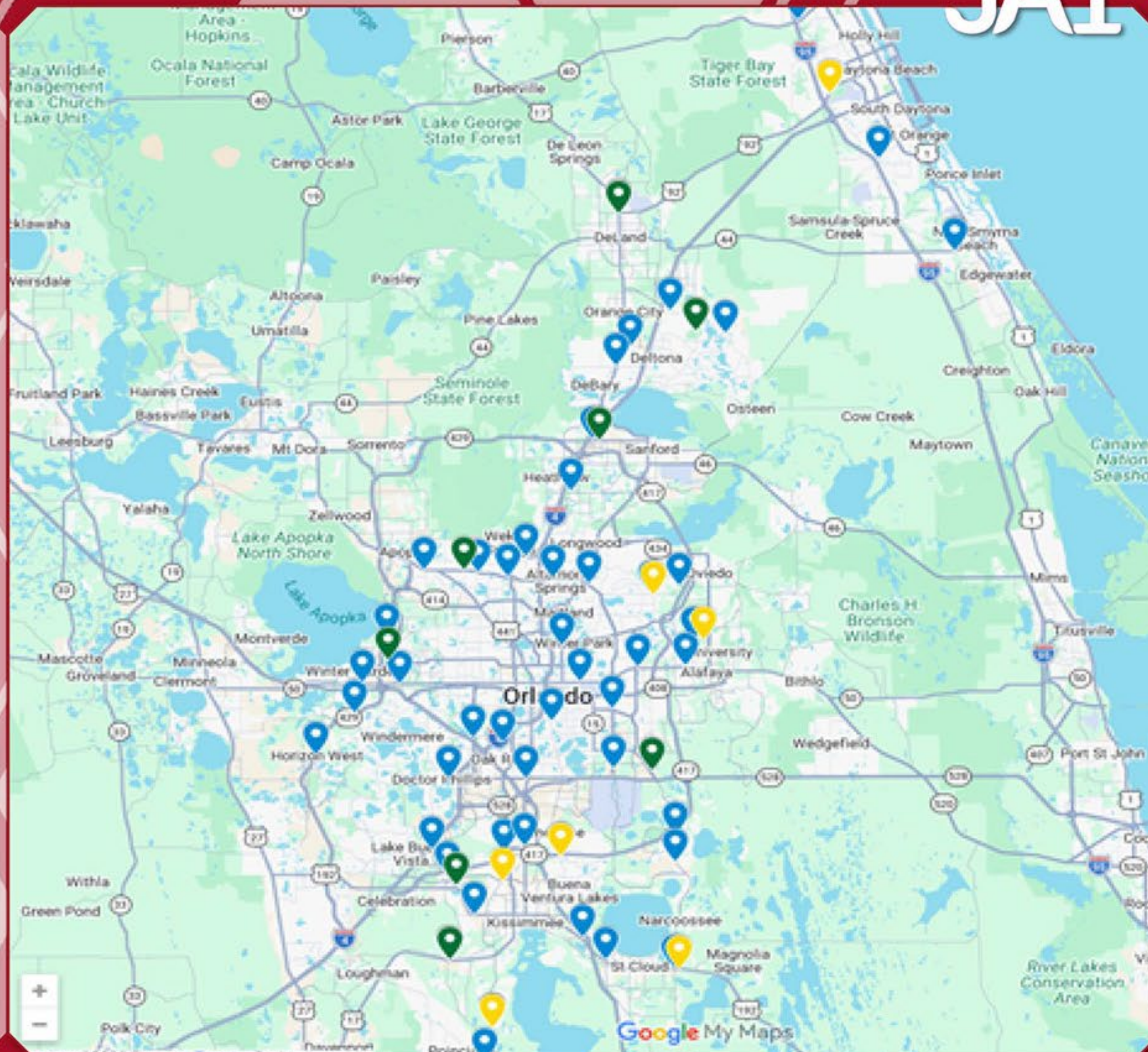
Investing In Growth

JAI

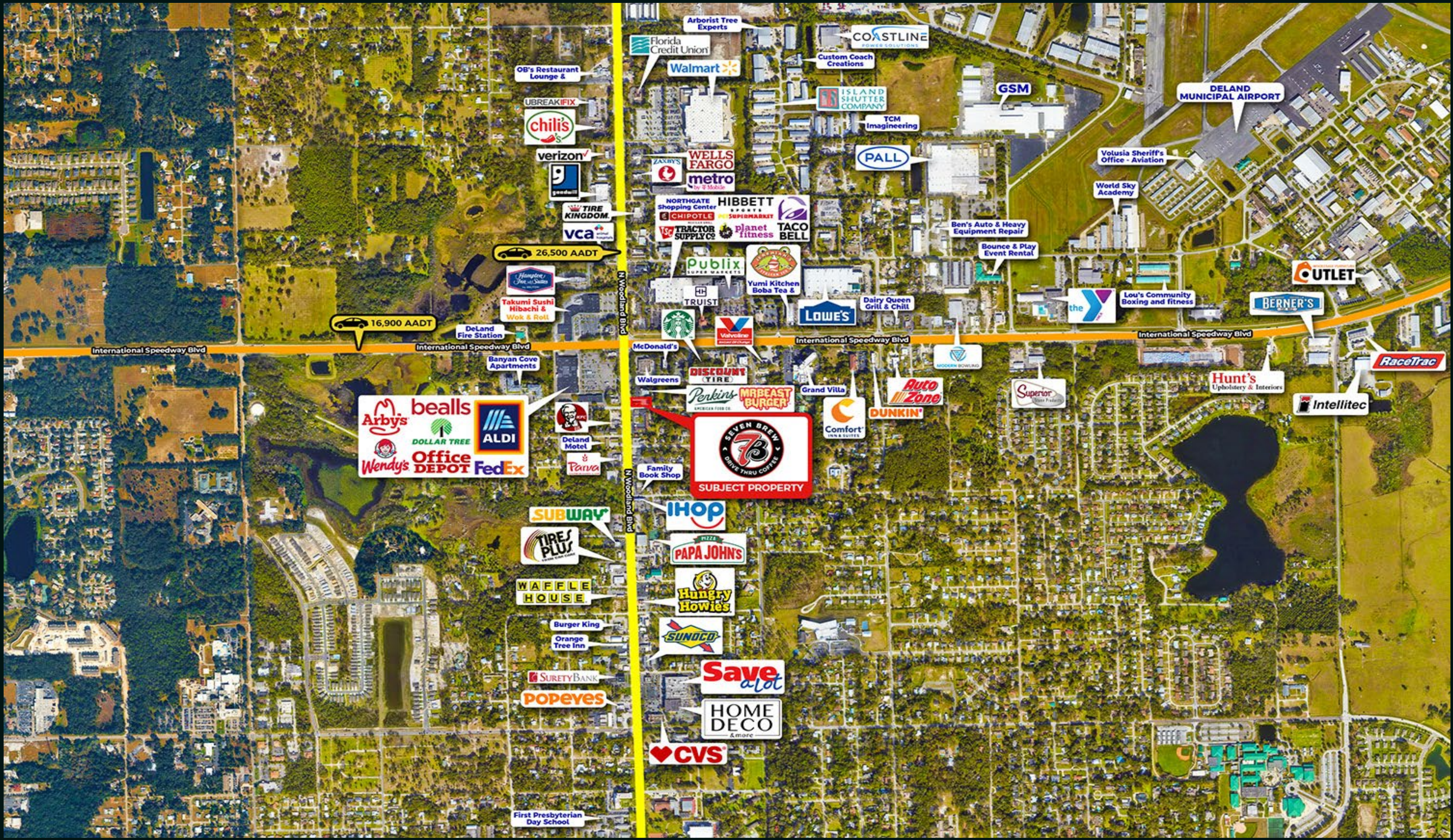
51 Orlando Territory Points

8 Sites Currently Advancing through the Process, with 4 LOIs / PSA / Leases Already Excecuted

8 Sites Currently under Negociation




verizon
goodwill
TIRE KINGDOM
vca animal hospitals
26,500 AADT
Hampton Inn & Suites by HILTON
Takumi Sushi Hibachi & Wok & Roll
16,900 AADT
DeLand Fire Station
International Speedway Blvd
Banyan Cove Apartments
Arby's
bealls
DOLLAR TREE
ALDI
Wendy's
Office DEPOT
FedEx
KFC
Deland Motel
Parva
SUBWAY
TIRES PLUS TOTAL CAR CARE
N Woodland Blvd
ZAXBY'S
WELLS FARGO
metro by T-Mobile
NORTHGATE Shopping Center
HIBBETT SPORTS
CHIPOTLE MEXICAN GRILL
PETSUPERMARKET
TACO BELL
TRACTOR SUPPLY CO
planet fitness
Publix SUPER MARKETS
JEREMIAH'S ITALIAN ICE
Yumi Kitchen Boba Tea &
TRUIST
LOWE'S
Dairy Queen Grill & Chill
Valvoline Instant Oil Change
McDonald's
MODERN BOWLING
Walgreens
DISCOUNT TIRE
Grand Villa
Auto Zone
Perkins AMERICAN FOOD CO.
MRBEAST BURGER
Comfort INN & SUITES
DUNKIN'
SEVEN BREW DRIVE THRU COFFEE
SUBJECT PROPERTY
Family Book Shop
IHOP

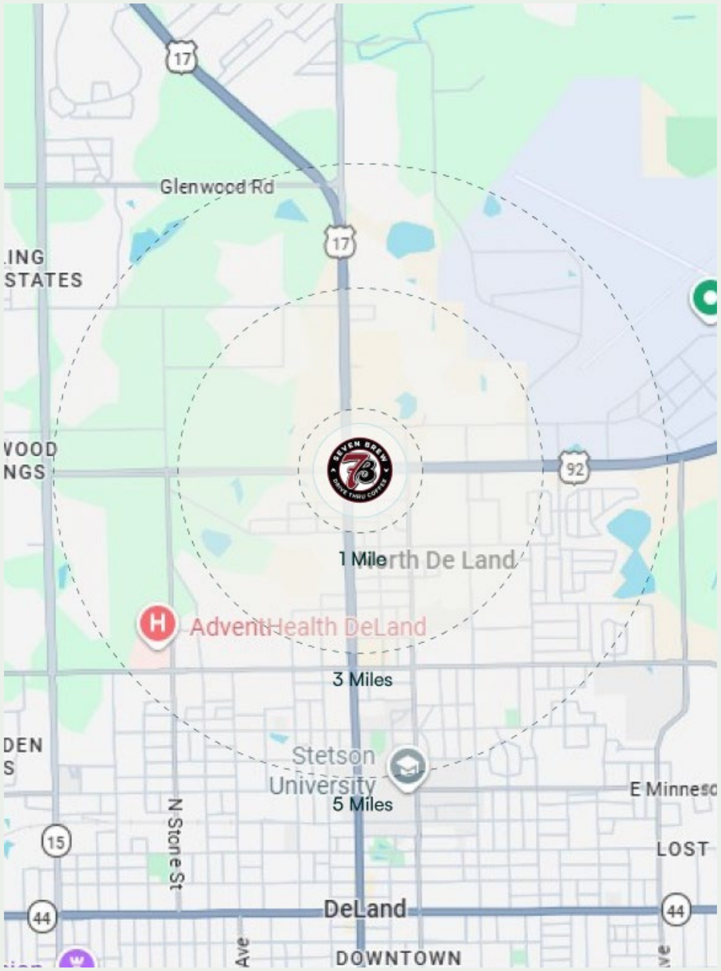

Arborist Tree Experts
Florida Credit Union
Walmart
COASTLINE
Custom Coach Creations
ISLAND SHUTTER COMPANY
GSM
DELAND MUNICIPAL AIRPORT
TCM Imagineering
OB's Restaurant Lounge &
UBREAKIFIX
chili's
verizon
PALL
Volusia Sheriff's Office - Aviation
World Sky Academy
WELLS FARGO
metro by T-Mobile
NORTHGATE Shopping Center
HIBBETT SPORTS
CHIPOTLE
PET SUPERMARKET
TRACTOR SUPPLY CO
planet fitness
TACO BELL
TIRE KINGDOM
vca
Ben's Auto & Heavy Equipment Repair
Bounce & Play Event Rental
26,500 AADT
Publix
Yumi Kitchen Boba Tea &
TRUIST
OUTLET
Lou's Community Boxing and fitness
Dairy Queen Grill & Chill
LOWE'S
BERNER'S
Takumi Sushi Hibachi & Wok & Roll
16,900 AADT
DeLand Fire Station
International Speedway Blvd
N Woodland Blvd
Valvoline
McDonald's
Banyan Cove Apartments
RaceTrac
Hunt's Upholstery & Interiors
Superior
DISCOUNT TIRE
Walgreens
Grand Villa
Auto Zone
Perkins
MRBEAST BURGER
DUNKIN'
Intellitec
Arby's
bealls
ALDI
DOLLAR TREE
Wendy's
Office DEPOT
FedEx
Deland Motel
Comfort INN & SUITES
Parva
SEVEN BREW DRIVE THRU COFFEE
SUBJECT PROPERTY
Family Book Shop
IHOP
SUBWAY
TIRES PLUS
PAPA JOHN'S
WAFFLE HOUSE
Hungry Howies
Burger King
SUNOCO
Orange Tree Inn
SuretyBank
Save a lot
Popeyes
HOME DECO &more
CVS
First Presbyterian Day School

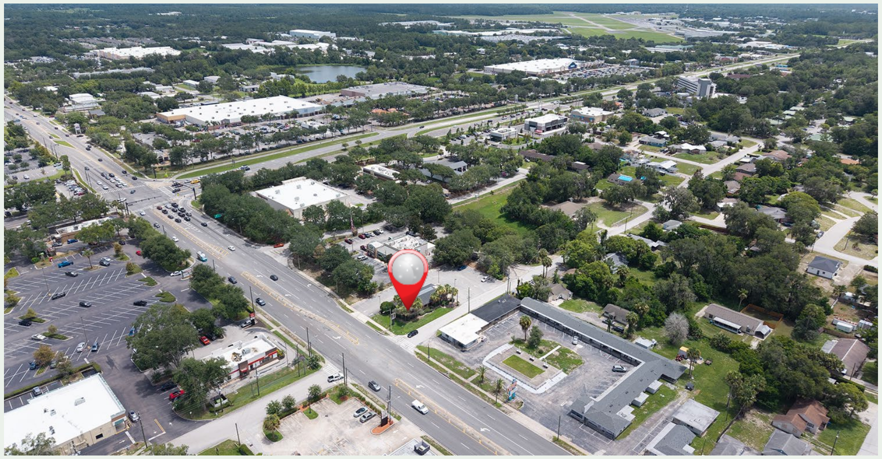
7 Brew

Location Overview

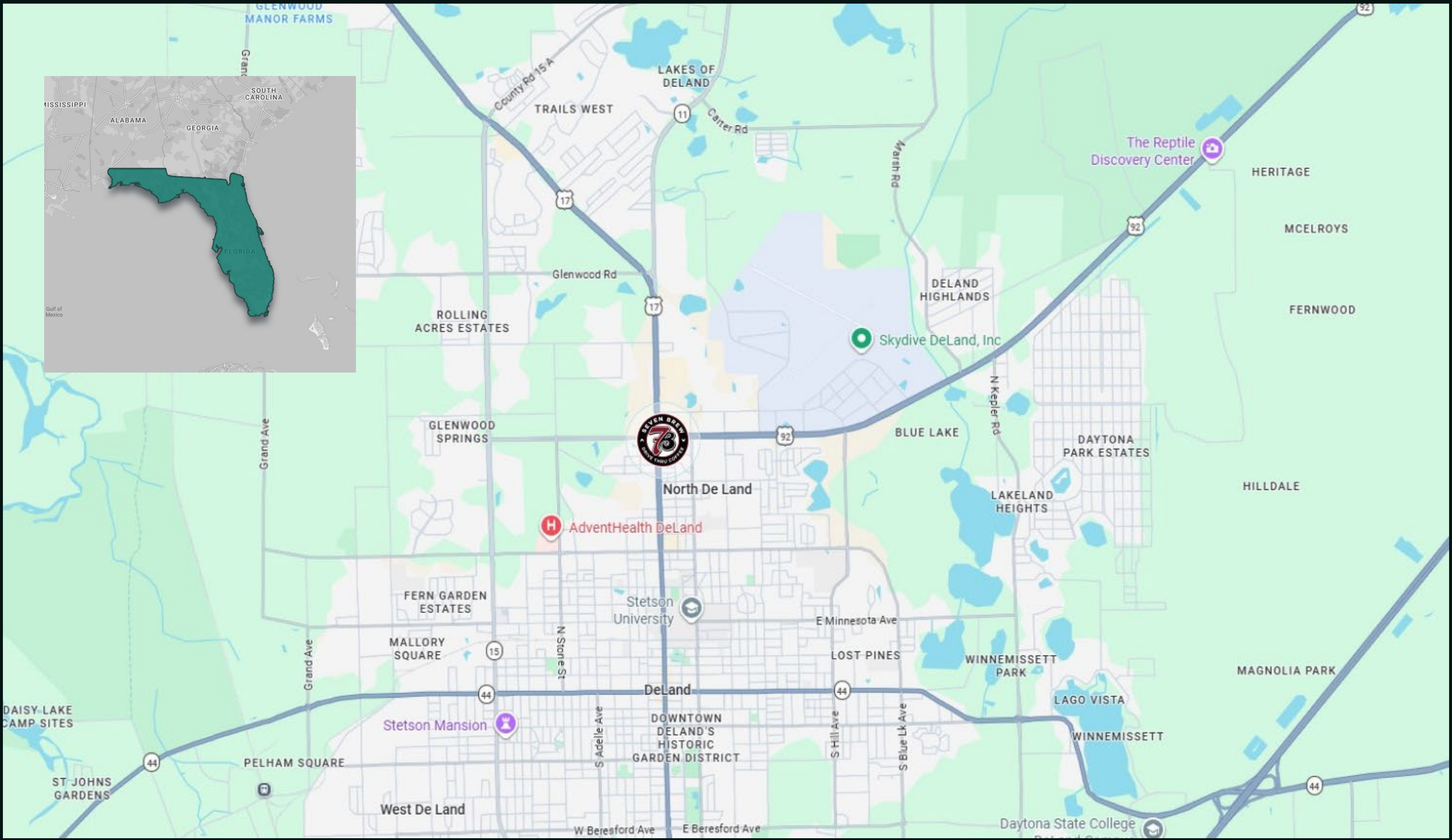
Positioned along North Woodland Boulevard (US-17), this brand-new 7 Brew benefits from a premier retail corridor in the heart of DeLand, one of Central Florida's fastest-growing communities. The property is surrounded by a strong mix of national retailers, restaurants, grocery anchors, and daily-needs businesses, creating consistent consumer traffic throughout the day. Nearby retailers include Publix, Lowe's, ALDI, Walgreens, Wendy's, Taco Bell, IHOP, Planet Fitness, Bealls, Dollar Tree, AutoZone, and many others. The site also draws from a diverse customer base supported by Stetson University, DeLand Municipal Airport, nearby multifamily communities, and the broader Deltona-Daytona Beach-Ormond Beach Metropolitan Area.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	5,412	42,548	66,578
2025 Population	5,775	44,881	71,372
2030 Population	6,183	47,956	76,491
Growth '20 — '25	1.30%	1.10%	1.40%
Growth '24 — '30	1.40%	1.40%	1.40%
Household Trends			
2020 Households	2,007	16,461	26,173
2025 Households	2,104	17,139	27,671
2030 Households	2,249	18,297	29,624
Growth '20 — '25	1.30%	1.30%	1.70%
Growth '24 — '30	1.40%	1.40%	1.40%
Household Income			
Average Household Income	$81,309	$83,894	$87,672
Median Household Income	$58,362	$60,981	$65,997






SEVEN
BREW


GLENWOOD MANOR FARMS
LAKES OF DELAND
TRAILS WEST
County Rd 15 A
Carter Rd
Marsh Rd
The Reptile Discovery Center
HERITAGE
MCELROYS
FERNWOOD
Glenwood Rd
ROLLING ACRES ESTATES
DELAND HIGHLANDS
Skydive DeLand, Inc
N Kepler Rd
GLENWOOD SPRINGS
Grand Ave
BLUE LAKE
DAYTONA PARK ESTATES
North De Land
LAKELAND HEIGHTS
HILLDALE
AdventHealth DeLand
FERN GARDEN ESTATES
Stetson University
E Minnesota Ave
MALLORY SQUARE
N Stone St
LOST PINES
WINNEMISSETT PARK
MAGNOLIA PARK
DeLand
LAGO VISTA
DAISY LAKE CAMP SITES
Stetson Mansion
S Adelle Ave
DOWNTOWN DELAND'S HISTORIC GARDEN DISTRICT
S Hill Ave
S Blue Lk Ave
WINNEMISSETT
PELHAM SQUARE
ST JOHNS GARDENS
West De Land
W Beresford Ave
E Beresford Ave
Daytona State College
SOUTH CAROLINA
MISSISSIPPI
ALABAMA
GEORGIA
FLORIDA

7 Brew

Market Overview

Orlando is a city that has undergone a remarkable evolution. Established in 1875, Orlando's early agrarian history laid the groundwork for its transformation into a dynamic metropolis. The city experienced a monumental shift with the opening of Walt Disney World Resort in 1971, a transformative moment that catapulted Orlando into the international spotlight and solidified its reputation as the theme park capital of the world. As of the 2020 US Census, Orlando's population had surpassed 290,000 residents, fostering a vibrant community characterized by a rich tapestry of cultures and backgrounds.

Orlando's economic landscape is notably shaped by its thriving tourism industry, with world-renowned theme parks like Walt Disney World, Universal Studios, and SeaWorld drawing millions of visitors annually. However, the city's economic resilience extends beyond tourism. Orlando has emerged as a major convention destination, with the Orange County Convention Center hosting a diverse array of events. The city's growing influence in technology, aerospace, and healthcare further diversifies its economic portfolio. The Central Florida Research Park, in conjunction with the city's robust defense and aerospace industries, positions Orlando as a center for innovation. Culturally, Orlando proudly embraces its moniker as the "City Beautiful," offering a plethora of cultural and recreational offerings. Orlando's commitment to providing a high quality of life has not gone unnoticed, earning it accolades such as being named one of the "Best Places to Live" by U.S. News & World Report. The city's continuous growth, economic dynamism, and cultural richness make it an appealing destination for residents and visitors alike. Orlando's narrative as a city of entertainment, innovation, and diverse experiences undoubtedly continues to unfold.

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