CUSHMAN & WAKEFIELD | sage PARTNERS

OFFERING MEMORANDUM | 7 BREW

ABSOLUTE NET GROUND LEASE

918 W MAIN ST | CABOT, AR

PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a fully occupied, ground lease investment property in Searcy, Arkansas. The site is 100% leased to 7 Brew under an Absolute Net Ground Lease, providing zero landlord responsibilities. The property sits on approximately 0.67 acres, with 12+ years remaining on the lease, offering strong, built-in income growth potential.

Located along W Main St (±20,000 vehicles per day) with easy access to Interstate 57 (±37,000 vehicles per day), the property benefits from excellent visibility and accessibility in a high-traffic commercial corridor.

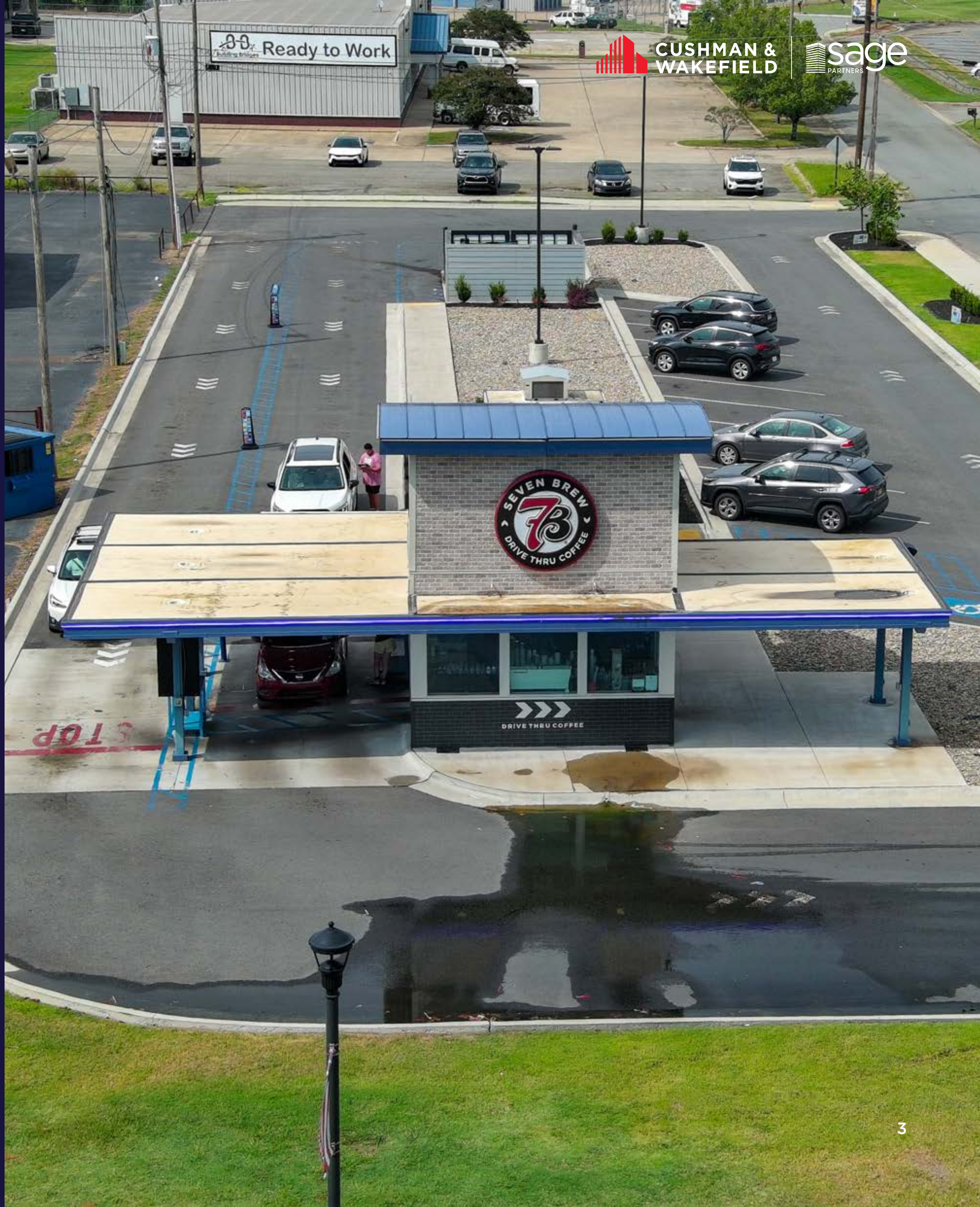
The site is surrounded by prominent national retailers and restaurants, including Chick-Fil-A, Aldi, Kroger, Home Depot and more, further reinforcing the strength of the location.

This offering presents an opportunity to acquire a stabilized, corporate-backed ground lease asset in a well-established Benton retail corridor.

ADDRESS	918 W Main St, Cabot, AR
OFFERING PRICE	$1,636,363
CAP RATE	5.50%
RENTAL INCREASES	10% every 5 years
REMAINING TERM	8/31/2038 (12.1 years)
OCCUPANCY	100%
LAND AREA	0.67 ±ac

INVESTMENT HIGHLIGHTS

- **Absolute Net Leased –** Leased under a Ground Lease Absolute Net structure, providing no landlord management or expense obligations.
- **Stable Cash Flow with Built-In Growth –** Approximately twelve years remaining on the primary lease term featuring 10% rental escalations every five years.
- **Premier Retail Positioning – Surrounded by strong national retailers including Chick-Fil-A, Aldi, Kroger, and Home Depot, driving consistent consumer traffic.**
- **Strong Demographics –** Nearly 26,414 residents within three miles with average household incomes around $89,468 more than 43,999 residents within five miles with average household incomes approaching $97,000.
- **High-Traffic Corridor –** Positioned along W Main St (±20,000 vehicles per day) with convenient access to Interstate 57 (±37,000 vehicles per day).



LEASE OVERVIEW

LEASE ABSTRACT	
TENANT	7 Brew
INITIAL LEASE TERM	15 years
LEASE TERM REMAINING	12.1+ years
LEASE COMMENCEMENT	August 31, 2023
LEASE EXPIRATION	August 31, 2038
LL EXPENSES	None
ANNUAL BASE RENT	$90,000
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	Three (3) Five (5) Year Options

RENT SCHEDULE

YEAR	ANNUAL BASE RENT	INCREASES	CAP RATE
1-5	$90,000	10%	5.50%
6-10	$99,000	10%	6.05%
11-15	$108,900	10%	6.66%

RENT SCHEDULE OPTIONS

16-20	$119,790	10%	7.33%
21-25	$131,769	10%	8.06%
26-30	$144,945	10%	8.86%

7 Brew Drive Thru Coffee is a beverage brand revolutionizing how customers experience drive-thru service. 7 Brew's goal is to be the best part of our Brewistas' day and our Customers' day by offering an unmatched experience spreading kindness and positivity with speed and customized handcrafted drinks.

7 Brew has quickly grown from 38 stands in January 2023 to over 700+ across 38 states. It serves a menu of 20,000+ possible flavorful drinks across 7 categories, including Coffees, 7 Energy drinks, 7 Fizz Sodas, Teas, Lemonades, Smoothies, and Shakes. It is broadly recognized as the "fastest growing restaurant chain in America," has been rated "#1 in overall customer rating" out of 1,500 restaurants, and it continues to Cultivate Kindness in communities and with customers across America.

7 Brew's parent company, Brew Culture, LLC, is a privately held limited liability company. Blackstone Inc. took a minority stake in 7 Brew in 2024. The original Brew Culture LLC leadership continues to operate a franchised business model in partnership with best-in-class multi-unit Franchisee organizations.

**Source: 7brew*

FRANCHISEE OVERVIEW

Southern Brew is a rapidly growing 7 Brew franchisee affiliated with Tacala Companies, one of the nation's largest and most established quick-service restaurant operators. Southern Brew was formed as a sister company to Tacala to expand the platform into the fast-growing drive-thru beverage category and is backed by Altamont Capital Partners, which has partnered with Tacala since 2012.

The Southern Brew leadership platform brings more than 35 years of QSR operating experience, leveraging Tacala's proven infrastructure, development capabilities, and extensive multi-unit operating expertise. Tacala operates approximately 381 Taco Bell restaurants, while Southern Brew continues to aggressively expand its 7 Brew portfolio across Alabama, Tennessee, Georgia, Arkansas, Louisiana, and Texas.

Southern Brew has an exclusive development agreement with 7 Brew and currently plans to develop more than 200 stands over the next four years, positioning the company as one of the brand's major growth partners. The company has also supplemented organic development through acquisitions, including the acquisition of 26 Tennessee 7 Brew locations in January 2026.

**Source: Southern Brew, Altamont Capital Partners, Multi-Unit Franchisee Magazine, and company announcements. Information as of August 2026*

35+

years of QSR operating experience across the leadership platform

200+

additional 7 Brew stands planned over the next four years

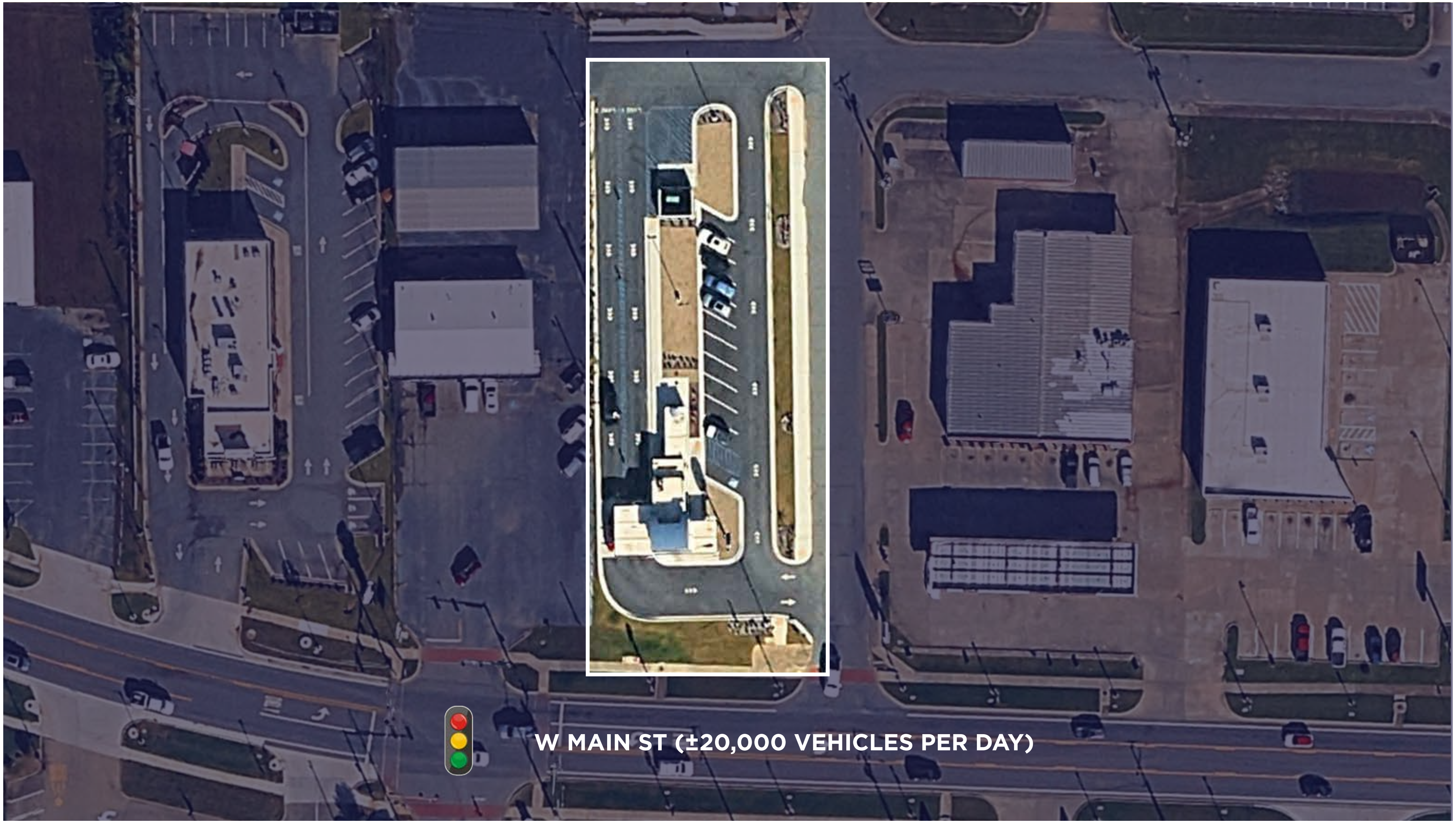
381

Taco Bell locations operated by Tacala Companies as of early 2026

6

states that Southern Brew currently operates in across the Southeast and Texas.

PROPERTY SITE PLAN



PROPERTY AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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