



# OFFERING MEMORANDUM



REPRESENTATIVE PHOTO

**SEVEN BREW | 1698 COUNTRY CLUB PLAZA DR, ST. CHARLES, MO 63303**

In Association with **ParaSell, Inc.** | A Licensed Missouri Broker #2019035835

**VERITAS**  
REALTY



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# EXECUTIVE SUMMARY

REPRESENTATIVE PHOTO



**ASKING PRICE**

**\$ 1,920,000**

**CAP RATE**

**6.25 %**

**NET INCOME**

**\$ 120,000**

TENANT NAME	<b>BREW CREW, LLC</b>
ADDRESS	<b>1698 Country Club Plaza Dr</b>
CITY, STATE	<b>St. Charles, MO 63303</b>
COUNTY	<b>St. Charles County (County Seat)</b>
ACREAGE	<b>1.07 Acres</b>
YEAR BUILT	<b>2025</b>
LEASE TYPE	<b>Absolute NNN - Ground Lease</b>
INITIAL LEASE TERM	<b>10 Years</b>
LANDLORD RESP.	<b>None</b>
PARCEL NUMBER	<b>3-0003-5835-00-0005.0000000</b>

Veritas Realty is pleased to offer the Exclusive Opportunity to buy the new 7 Brew Coffee in St Charles, MO (St Louis MSA). The Subject Property is surrounded by some of the best incomes in the St Louis MSA (3-Miles: \$122,894 per household) and sees heavy traffic along Missouri State Hwy 94 (41,422 vehicles daily). The Subject Property is surrounded by prominent retailers like McAlister's Deli, Jimmy John's, and Dollar General. 7 Brew Coffee executed a new 10-Year Absolute NNN Ground Lease, which is ideal for investor seeking a low-management investment as 7 Brew pays and performs all CAM, Property Tax, and Insurance expenses directly.





ABOUT THE FRANCHISOR

OWNERSHIP	PRIVATE
FRANCHISE / CORPORATE	FRANCHISE
FOUNDER	RON CRUME
LOCATIONS	292
ESTABLISHED	2017
HEADQUARTERS	FAYETTEVILLE, AR
AVG. UNIT VOLUME	\$ 1,800,000
# OF EMPLOYEES	1,080
ESTIMATED REVENUE	\$ 191,000,000
WEBSITE	7BREW.COM

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.

ABOUT THE FRANCHISEE

FRANCHISE ENTITY	BREW CREW, LLC
FOUNDERS	LARRY WILSON & BRANDON SEBALD
ESTABLISHED	2022
LOCATIONS	40+
STATES (CURRENT)	LOUISIANA, ILLINOIS, KENTUCKY, INDIANA
STATES (FUTURE)	NEW YORK, PENNSYLVANIA, WEST VIRGINIA





LEASE ABSTRACT

LEASEHOLDER	BREW CREW, LLC
GUARANTOR	BREW CREW, LLC
LEASE STRUCTURE	Absolute NNN - Ground Lease
EXECUTION DATE	6.10.2024
DELIVERY DATE	10.30.2024
ESTIMATED OPENING	3.10.2025
RENT COMM. DATE	4.28.2025
EXPIRATION DATE	4.30.2035
ORIGINAL LEASE TERM	10 Years
RENEWAL OPTIONS	Four Options of 5-Years
RENTAL INCREASES	10.0% Every 5 Years
OPERATING EXPENSES	Tenant Performs & Pays
REAL ESTATE TAXES	Tenant Pays Directly
INSURANCE EXPENSES	Tenant Pays Directly
ADMINISTRATIVE FEE	None
ROOF & STRUCTURE	Tenant Responsibility
PARKING LOT	Tenant Responsibility
HVAC	Tenant Responsibility
PERMITTED USE	Operation of a drive-thru coffee shop
TERMINATION RIGHT	None

RENT SCHEDULE

	START	END	MONTH	ANNUAL
	4.28.2025	4.30.2030	\$ 10,000	\$ 120,000
	5.1.2030	4.30.2035	\$ 11,000	\$ 132,000
OPTION 1	5.1.2035	4.30.2040	\$ 12,100	\$ 145,200
OPTION 2	5.1.2040	4.30.2045	\$ 13,310	\$ 159,720
OPTION 3	5.1.2045	4.30.2050	\$ 14,641	\$ 175,692
OPTION 4	5.1.2050	4.30.2055	\$ 16,105	\$ 193,262

INCOME STATEMENT

BASE RENT	\$ 120,000
NNN REIMBURSEMENTS	-
OTHER INCOME	-
TOTAL INCOME	\$ 120,000
CAM EXPENSES	-
RET EXPENSES	-
INSURANCE EXPENSES	-
MANAGEMENT FEE	-
TOTAL EXPENSES	-
NET OPERATING INCOME	\$ 120,000











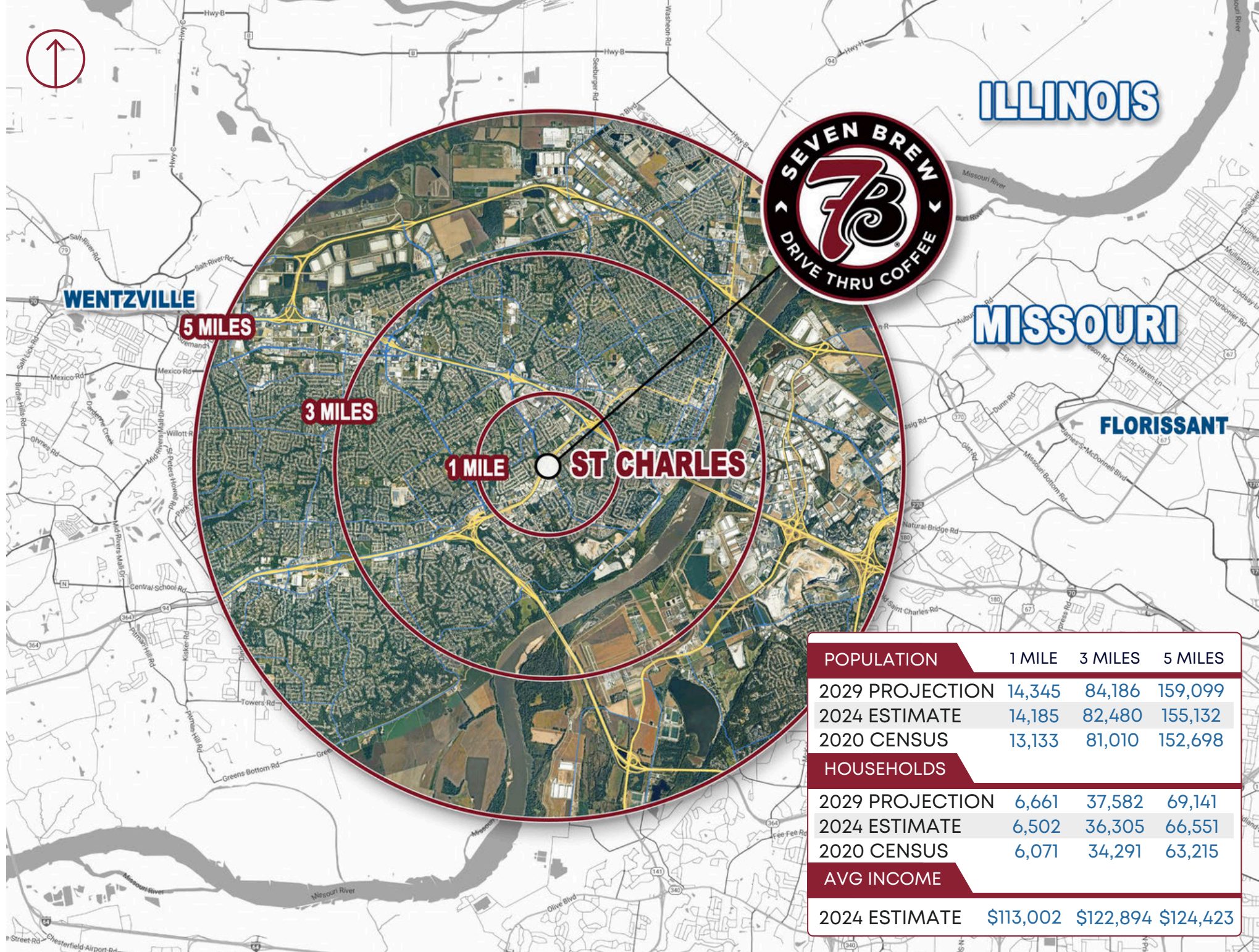












ILLINOIS

MISSOURI

FLORISSANT

POPULATION	1 MILE	3 MILES	5 MILES
2029 PROJECTION	14,345	84,186	159,099
2024 ESTIMATE	14,185	82,480	155,132
2020 CENSUS	13,133	81,010	152,698
HOUSEHOLDS			
2029 PROJECTION	6,661	37,582	69,141
2024 ESTIMATE	6,502	36,305	66,551
2020 CENSUS	6,071	34,291	63,215
AVG INCOME			
2024 ESTIMATE	\$113,002	\$122,894	\$124,423





ST. CHARLES RIVERPOINTE MASTER PLAN

LJC developed the vision for the St. Charles RiverPointe Master Plan, a \$350 million project to transform 82 acres along the Missouri River at I-70 and Main Street. Anchored by a 40-acre lake, the plan envisions office space, 500 apartments, a 150-key hotel, and 100,000 SF of riverfront retail and restaurants featuring rooftop patios with scenic views. Centered around an active main street and central plaza, RiverPointe includes a river walk path, an amphitheater, and expanded access to the popular Katy Trail. The project also preserves Bangert Island, a nearby 160-acre county park, protected by covenants to maintain its natural beauty. The design aims to improve water quality and create new opportunities for recreation and education along the waterfront.

HISTORIC MAIN STREET

Established in 1769, this cobblestone street features beautifully preserved 19th-century buildings, housing unique boutiques, antique shops, cozy cafes, and popular local restaurants. Main Street also hosts St. Charles' signature events, like the Christmas Traditions® festival and the Festival of the Little Hills.

STRATEGIC LOCATION

Located just 25 minutes from downtown St. Louis and along the Missouri River, St. Charles offers seamless access to major highways and the St. Louis Lambert International Airport.

RAPID GROWTH

St. Charles County, Missouri's fastest-growing area, is projected to reach over 470,000 residents by 2030. With over 9,000 employers and the lowest unemployment rate in the St. Louis area, the county's strong workforce fuels rapid job growth.





# ABOUT VERITAS REALTY

With a team of 18 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

## INVESTMENT TEAM

The Veritas Realty Investment Sales is led by Jon Bannister who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. Our team provides a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.

## RECENT TRANSACTIONS

Auburn Shoppes	Auburn, IN
County Line Crossing	Indianapolis, IN
Johnson Fields	Indianapolis, IN
Windridge Shops	Indianapolis, IN
Fishers Shoppes	Fishers, IN
Starbucks Center	Chesterton, IN
Athletico Center	Martinsville, IN
T-Mobile Center	Columbus, IN
Jasper Crossing	Jasper, IN
Fremont Outlets	Fremont, IN
Medical Center	Plainfield, IN
Fremont Outlet	Fremont, IN
Domino's Center	Edinburg, IN

Chipotle	Multiple Locations
Starbucks	Multiple Locations
Wendy's	Multiple Locations
Verizon	Multiple Locations
WellNow	Multiple Locations
CVS	Multiple Locations
Domino's	Multiple Locations
Enterprise	Multiple Locations
Big Red Liquors	Multiple Locations
Valvoline	Ft Wayne, IN
Goodyear	Indianapolis, IN
Steak N Shake	Multiple Locations
Dollar General	Multiple Locations





# CHAINLINKS SUMMARY

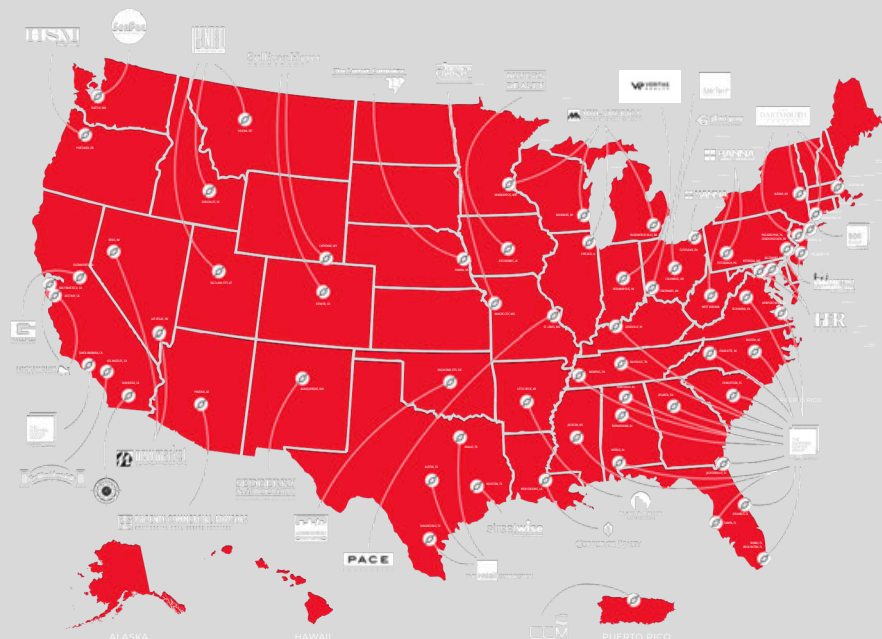
Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.



## LOCAL. NATIONAL. EXECUTE.



## BY THE NUMBERS...

REAL ESTATE TRANSACTIONS

**6,000+**

OFFICES IN THE USA

**56**

CONSIDERATION EARNED

**\$8.5+B**

LANDLORDS REPRESENTED

**3,000+**

RETAIL BROKERS

**750+**

RETAILERS REPRESENTED

**1,500+**



# VERITAS REALTY

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