

Dunkin' Donuts for Sale

4720 Ladson Rd. | Summerville, SC 29485





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FOR FURTHER INFORMATION

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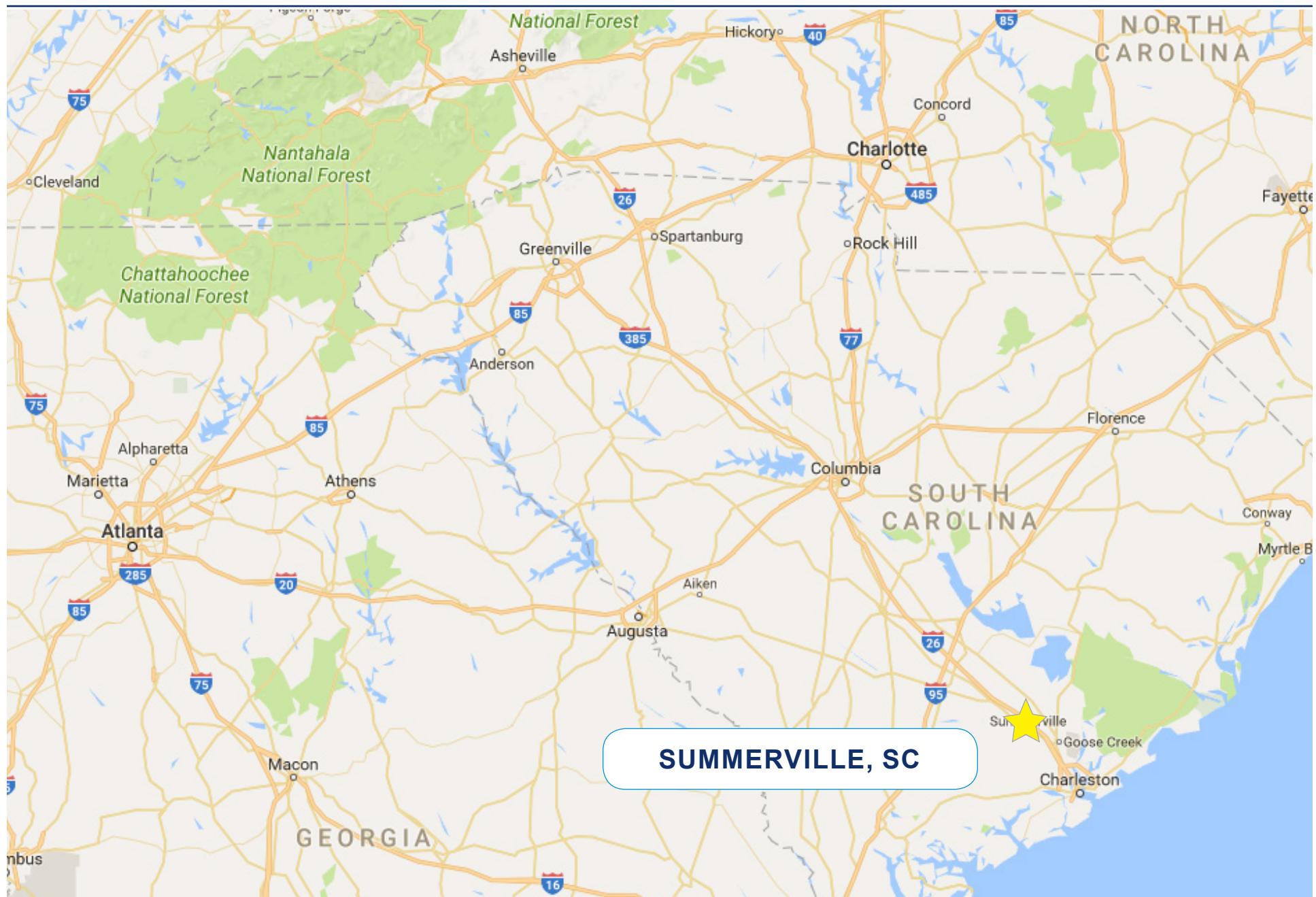


4720 Ladson Road
Summerville, SC

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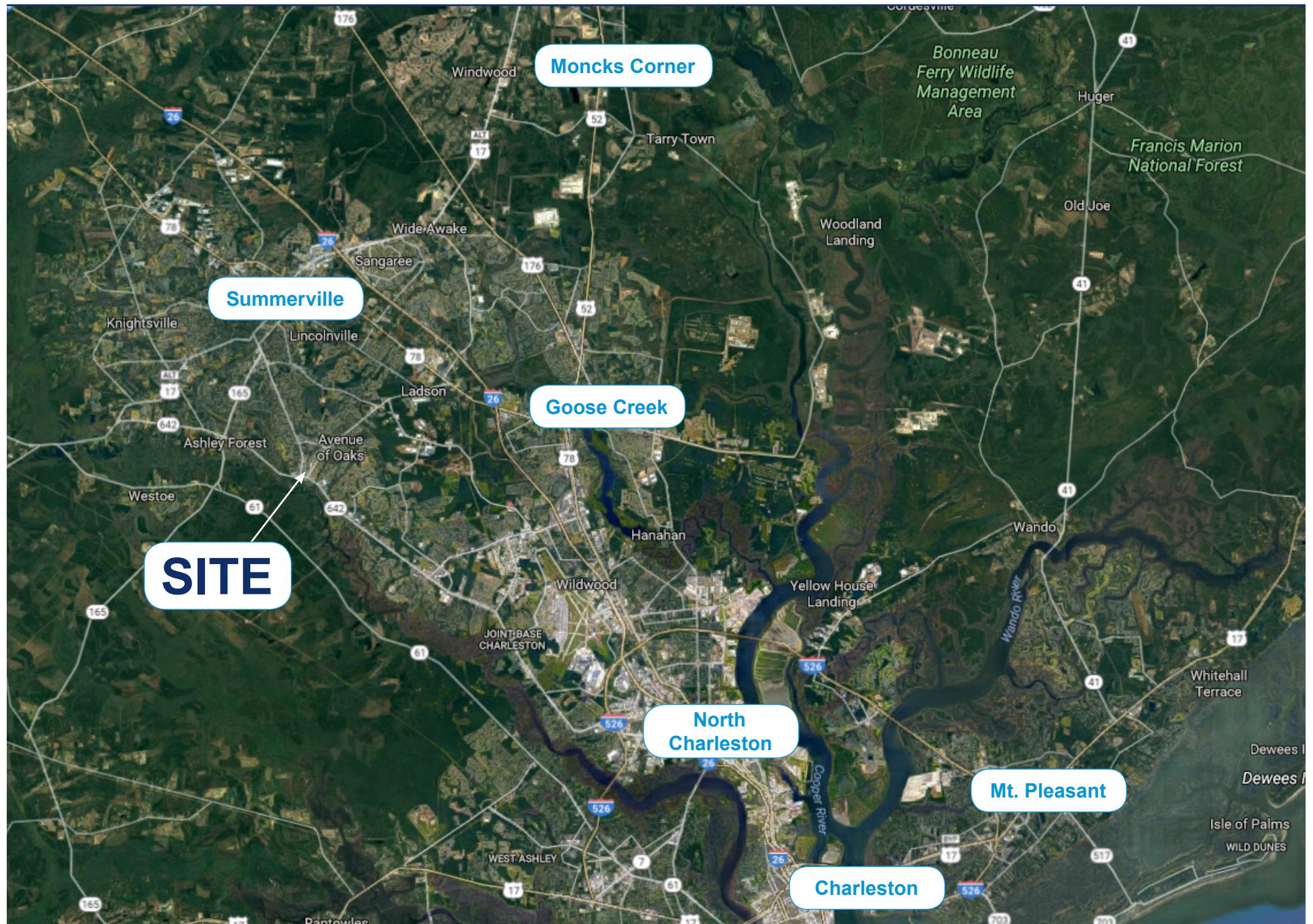


Locator Map





Locator Aerial





Mid Aerial



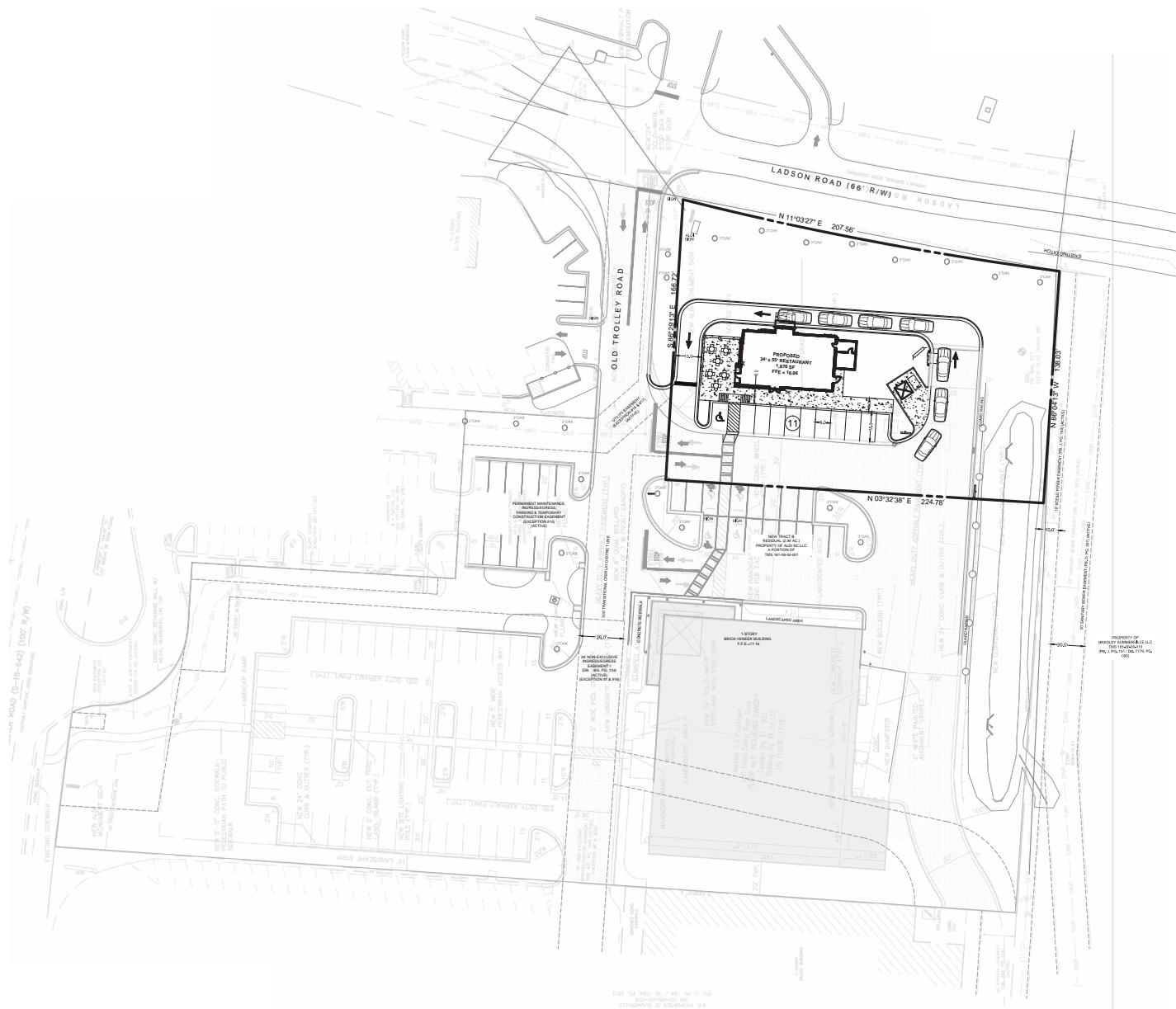


Site Aerial





Site Plan





Elevations





Property Information

Property and Location Highlights

SUMMERTVILLE, SC

Summerville is part of the Charleston-North Charleston-Summerville MSA. It is located mainly in Dorchester County, with small portions in Berkeley and Charleston counties.

With the arrival of Boeing Aircraft, the area has gained international importance and stature as one of only four places in the world for the manufacture and assembly of wide-body commercial aircraft. Since the construction of Palmetto Commerce Parkway, many businesses (including Venture Aerobearings, Daimler Vans Manufacturing, Cummins Turbo, and the VTL Group) have invested hundreds of millions of dollars in the area economy. Industrial hubs continue to provide high-paying jobs. Major businesses in the area include:

- Boeing: Facility manufactures fuselage components and assembles and flight tests Boeing 787 aircraft, employs more than 6,000.
- Cummins Turbo Technologies: Corporate center and manufacturing plant.
- Daimler Vans Manufacturing LLC: Plant for manufacturing Daimler Vans, employing 200. The company announced expansion plans that will bring an additional 1,200+ jobs to the area.
- InterContinental Hotels Group: Call center of parent company for Holiday Inn hotels, employing 400+ people.
- iQor: Call center providing outsourced customer service, retention, and revenue recovery services. Employs 360.
- Kapstone Paper and Packaging: Kraft paper mills employing 1,100.
- Verizon Wireless: Call center of parent company Verizon, employs 700.
- T-Mobile US: New Customer Care Center, an investment of \$16.7 million, to create 400 new jobs
- Venture Aerobearings: Plant manufactures bearings for jet engines.
- Volvo Cars is investing \$500 million to build its first US factory in the area. The plant is projected to contribute approximately \$4.8 billion in total economic output each year.
- Charleston International Airport and the Charleston Air Force Base, provide commercial and military air service for the region. The airport currently serves more than 2.9 million passengers annually.

> NN LEASE

> 5% BUMP IN YEAR 6

> 10 YEAR LEASE WITH FOUR 5-YEAR OPTIONS WITH 10% BUMPS IN EACH OPTION

> 1,870 SF

> 0.78 ACRES

> CAP RATE: 5.75%

> UPGRADED ARCHITECTURE

> LANDLORD RESPONSIBILITIES: ROOF, STRUCTURE & PARKING LOT

> 27,400 VPD

> DEMOGRAPHICS 1 Mile 3 Mile 5 Mile

| | | | |
|------------|-------|--------|--------|
| Population | 6,733 | 47,021 | 58,449 |
|------------|-------|--------|--------|

| | | | |
|-------------|--------|--------|--------|
| Average HHI | 70,746 | 75,743 | 72,622 |
|-------------|--------|--------|--------|





Tenant & Lease Information

TENANT PROFILE

Tenant: Dorchester Ladson, LLC (Dunkin' Donuts)

Guarantors: 8501 Dorchester Road, LLC
University Blvd. Charleston, LLC

Both 8501 Dorchester Road, LLC and University Blvd. Charleston, LLC are existing Dunkin' Donuts stores in the Charleston, SC market, owned and operated by Coastal Franchising, Inc., the parent company.

Coastal Franchising, Inc.

Coastal Franchising, Inc., which is led by George Ross, currently owns over 40 Dunkin' Donuts locations throughout the Carolinas; making them the second largest Dunkin' Donuts franchisee in the Southeast. They are an elite and premier franchisee for Dunkin' Donuts and have been operating stores for the past 10 years.

Coastal currently owns 7 units in Charleston, SC and is currently expanding to double its size in the Charleston Metro Area. Coastal also owns 4 units in the Raleigh-Durham market and is looking to expand to another 7 units in this market as well. As a whole, Coastal owned locations generate over \$35 million in sales each year and is a constant winner of Dunkin' Donuts corporate awards.

Mr. Ross is co-chair of the Joy in Childhood Foundation, which provides the simple joys of childhood to sick and hungry kids. In addition, Coastal Franchising, Inc. is a member of the Leadership & Development Team helping to fund the new MUSC Children's Hospital.

"Dunkin' Donuts' growth would not be possible without the continued support of our existing franchisees, who continue to demonstrate their high confidence in our brand and world-class support team," said Grant Benson, CFE, Senior Vice President of Franchising and Development of Dunkin' Brands. "Our hard-working and dedicated franchisees bring the Dunkin' Donuts brand, products and promotions to life each and every day, and have been essential to our growth over the years."

Dunkin' Donuts

Founded in 1950, Dunkin' Donuts is America's favorite all-day, everyday stop for coffee and baked goods.

- > Dunkin' Donuts has earned a No.1 ranking for customer loyalty in the coffee category by Brand Keys for 11 years running
- > The company has more than 12,300 restaurants in 46 countries worldwide
- > Based in Canton, Massachusetts, Dunkin' Donuts is part of the Dunkin' Brands Group, Inc. family of companies
- > dunkindonuts.com

NASDAQ: DNKN

LEASE INFORMATION

- > Lease term: 10 years
- > Four 5-year options
- > 10% bumps in each option
- > 5% bump in year 6





Financials

Rent Roll

Tenant: Dorchester Ladson, LLC (Dunkin' Donuts)

Guarantors: 8501 Dorchester Road LLC
University Blvd Charleston LLC

NN Lease

Price Summary

Price \$1,544,783

Cap Rate 5.75% on year 1 rent
5.89% initial term

| TENANT | BUILDING SQ FT | LEASE START/EXPIRATION | RENT PER SQ FT | MONTHLY RENT | ANNUAL RENT | OPTIONS |
|----------------|----------------|------------------------|---|---|---|---|
| Dunkin' Donuts | 1,870 SF | Fall 2018 | Years 1 – 5: \$47.50 Years 6 – 10: \$49.87 | Years 1 – 5: \$7,402.08 Years 6 – 10: \$7,772.19 | Years 1 – 5: \$88,825 Years 6 – 10: \$93,266 | Four 5-year options; 5% bump in year 6; 10% bumps in each option period |



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly 200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



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Client Roster

FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON

WALMART
SHERWIN WILLIAMS
DICK'S
AT&T

HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES