

BEAR CREEK COFFEE



A Great Business Opportunity!

Never a Franchise Fee or Royalty required!

NEW!



Bear Creek Coffee 2006 Signature Double Drive-thru concept.

All Buildings are ADA Compliant where required.

Concept shown as as 12' x 28'

It is the policy of Bear Creek Coffee to assist our licensee partners with running and maintaining a viable and profitable business. We maintain a strong Corporate infrastructure with a team of Architects, Engineers and Project Managers. We assist our Licensees with support through the Real Estate acquisition process, permitting, site engineering and design.

A separate agreement for General Contracting services through Bear Creek is available.

We maintain strong affiliations with National Real Estate Networks which help to shorten the time from site search to

lease signing. Our in-house BCC Real Estate department will help to negotiate fair leases and contracts for Licensees.

Bear Creek Coffee owns and operates several Drive thrus and Cafes, enabling us to keep our hands on the pulse of the industry.

As the coffee roaster and supplier we are able to service our Licensees promptly and efficiently.

Bear Creek Coffee Drive-thru buildings are customizable and are available in varying sizes, styles and configurations.

All Standard Double Drive-Thru 14' x 8' buildings are:

- Built to prevailing building codes.
- Construction is steel framing with concrete floors
- Roofs (metal) are constructed to state codes
- Drive-thru windows are commercial brands built to NSF and State codes (Ready Access, Quik-Serve or equal)
- Exterior finishes are available in a variety of materials

All Buildings are equipped with:

- 1-each ADA Bathroom w/fixtures to code
- 1-each Three (3) compartment stainless steel sink (NSF)
- 1-each Hand washing sink (NSF)
- 1-each Floor mount mop sink
- Laminate on plywood Counter top (other choices available)
- Interior cabinets and shelving
- Water heater per code
- HVAC system per building size
- Finished floors and ceilings
- Fluorescent lighting
- Plumbing as required per code & load
- Standard electric service is 220 Volt 50 amp w/panel and outlets.
- All specifications are subject to change per location and code.



BEAR CREEK DOUBLE DRIVE-THRU PROGRAM

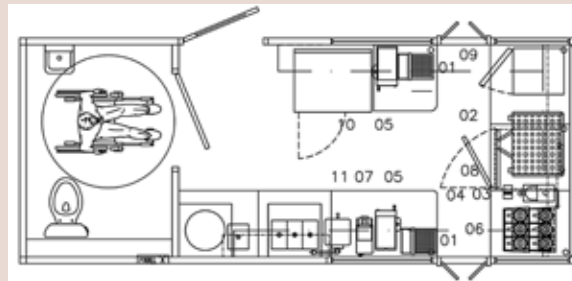
The following information pertains to the **BEAR CREEK STANDARD DDT - 14' L x 8' W BUILDING**



Many exterior materials are available.



Building is ADA compliant



14' L x 8' W

Double Drive-Thru Building, Equipment, Training and Licensee Agreement \$ 102,500
 Initial Product Inventory...(Typically a one month supply) \$... 3,000
 Unit Shipping Cost is determined by mileage.
 Upon BCC Real Estate or affiliates successfully delivering a leasable site, cost to the licensee \$...5,000
 Engineering cost are determined by site and are estimated at approximately \$.15,000
 Site Improvement Cost: Costs are determined by site and usually range between \$ 5,000 - \$.50,000
 Site conditions and location will determine final costs TBD
 A comprehensive 40-hour on-site training program with manuals, guides and OEM warranties is included .
 Final costs will vary from site to site and could vary from the numbers shown here.

Estimated overall Investment..... \$ 140,500- \$ 170,500*

*Sales and/or Use tax is not included

The Bear Creek Equipment package is applicable to any size DDT building.

- 1-each ECM Sorrento DS, 220 volt, two group semi-automatic espresso machine
- 1-each Milano Normale semi auto espresso grinder
- 2-each 6.2 cu. ft. single-door under counter front breather refrigerators (UCR 27)
- 1-each Bunn pour over single air pot brewer
- 1-each Bunn bulk grinder
- 1-each Vitamix Commercial blender
- 1-each Samsung ER- 650 Register
- 1-each Panini grill
- 5-each 74.4 oz. Air pots

Many additional add-ins and options are available. These include freezers, ice machines, ice cream machines and any other equipment that will help the licensee expand and personalize their menu.

Notes of interest: Site improvement costs (see above) may include: Water/Sewer/Electrical hook ups, Permit fees, etc. and are the responsibility of the owner. (As noted above.) Assistance with financing is available to qualified buyers through private leasing sources and through SBA. Time lines - The entire process can take upwards of a year from site acquisition to opening.

Food Handling Certification: Most locales will require one of your managerial staff to be certified in Food Handling. Check with your local Board of Health for requirements and information.



BEAR CREEK COFFEE COMPANY

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