

ESTD.'12

NEVIN'S BREWING CO.™

12337IL-59

## NEVIN'S BREWING COMPANY

An award-winning brewery and bar-restaurant with an energetic atmosphere that boasts its love for great beer, food, and entertainment.

The beers, food, and restaurant experience are well developed. The beer places a focus on pushing the limits on traditional brewing techniques; yet, they are simple without much baggage. While other craft breweries / beer brands are trying to 'out-loud' each other with their story and offerings, we have an opportunity to create an authentic story that lets the innovation behind our brews, and its roots in Chicago history, speak for itself.

We will leverage Chicago Prohibition undertones, an unbelievable chapter of American history, to create a story around our master brewers' ambition to experiment with ingredients and flavors to create new brews that customers will love.

## ROOTS

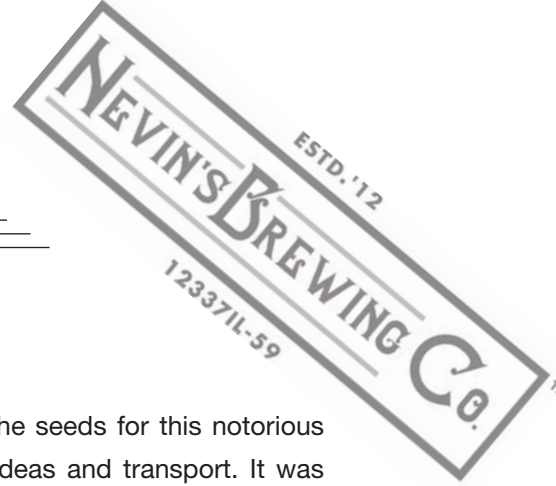
Rather than focus on the obvious parts of Prohibition, the fitting angle for our story is to celebrate the innovation and ingenuity that gave rise to this renowned era. Even in its early days, innovation in the beer and spirit worlds was never about names or label. Everything happened in the dark, and oftentimes disguised as "prescription," all in the name of getting people a good drink.

## NEVIN'S BREWING CO - BREW CO

You can't talk about the history of brewing without acknowledging it's infamous prohibition

"Great service. Great food. Great live music! The band that played was an 80s cover band playing rock and new wave called "Members Only". I highly recommend going out to see them. Our waiter was super attentive and timely."

- Yelp Review



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era past; indeed, we're talking about Chicago's brewing pioneers who sewed the seeds for this notorious time-from inventive recipes and brewing techniques to reimagined packaging ideas and transport. It was sometimes rough around the edges, but that's what made this serious business so exciting, all in the name of giving beer enthusiasts something original and authentic.

During Prohibition, the true innovators transported their concoctions in unmarked mason jars nicknamed "pigs". It is one of the technologies that contributed to Chicago's unique and infamous beer brewing past emboldening us with the spirit and dedication of those original trailblazers to create new and interesting beers just as those original innovators intended.

It's in the spirit of determined novelty that we find our source of inspiration. We carry on the tradition of finding nuanced ways to bring interesting tastes to beer lovers through experimentation. We've learned to embrace that moment when a beer comes out truly novel. Even in its early days, innovation in the beer and spirit worlds revolved around the fearless ability to be a little different all in the name of providing beer lovers with something new and interesting to enjoy.

We've been delivering on that promise since February 2013 when our brew kettle fired up its inaugural beer. Contentious, an IPA Fermented with Belgian yeast, created a slightly spicy brew with a shockingly enormous hop presence. Since that first brew, we have worked diligently to provide a wide range of beer for all to enjoy.

Today our brew master focuses on pushing traditional lager techniques and continuing to brew award-winning beer. While we brew some German-style beers like our Shamefaced Pilsner and our Hook & Hatchet Vienna-style Lager, we also push for extremely clean IPAs, American reds, and a variety of others. We encourage you to join us as we dream up our own modern day innovations.

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-Yelp***



Address: 12337 IL Route 59  
Plainfield, IL 60585

Building Size: 13,500 SF  
Patio Size: 1,900 SF  
Net Rentable: 13,500 SF  
Land Area: Unknown  
Zoning: C4 business district  
Year Built: 2011

Opening Date: 2012  
Lease Ends: Sep 2025  
Annual Rents: \$199,112 (NNN)  
RE Owned/Leased: Leased

### INTERIOR DESCRIPTION

This venue is a big and cozy (13,500 s.f.) brewery. You can catch live bands with all of your friends, host a fundraiser, arrange for tasting parties or have a few with old friends. Nevin's Brewing Company is an award winning brewery conveniently located in Plainfield, IL, just south of Naperville, Aurora and Bolinbrook Townships.

The venue features a wide open floorplan with 30 foot ceilings, ample seating arrangements for up to nearly 500, and live band staging. No matter where you sit, you can easily view your favorite team on one of the 20 HD TVs on the dark wood and stone walls.

Always a fan favorite, the completely visible state-of-the-art brewhouse system that produces the Midnight Pig beer lineup. Guests are enamored by the large but intricate system. Nevin's Brewing Company provides inhouse retail space where guests can purchase all varieties of the Midnight Pig at the end of a visit or by walkin.

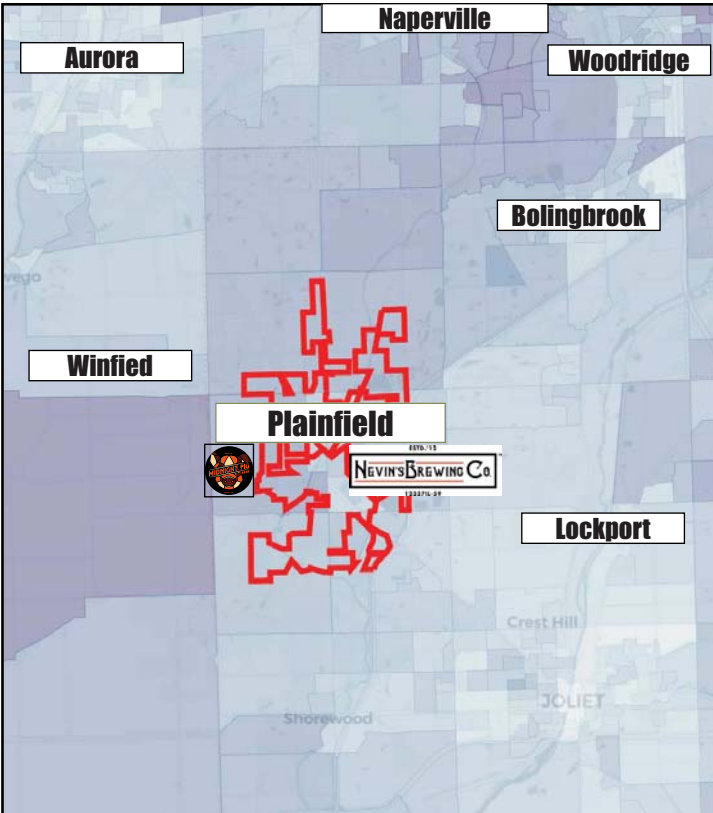
The entrance is a brick and stones facade which leads to the polished concrete, easily maintained floors. Nevin's signature classic wooden beer barrels are seen throughout the space.

Stories: 1  
Foundation: Concrete  
Exterior: Masonry and frame  
Ceilings: 12' - 25'  
Use: Restaurant & Brewery  
Seating: 393 / 75 (patio)  
Appraisal Value: N/A

Area Demographics	
Population - Plainfield	42,138
Median Age:	35.1
Median Household Inc.:	\$122,825
Median House Value:	\$306,185



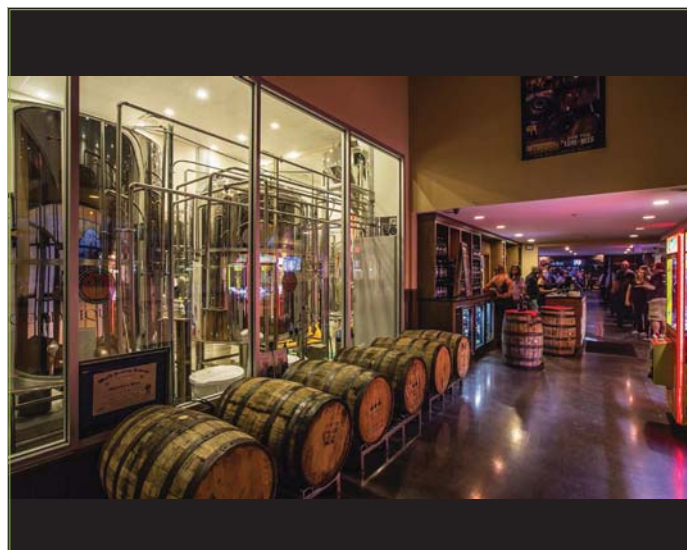
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Wheaton City Boundary

# Midnight Pig Distribution

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Address: 12337 IL Route 59  
Plainfield, IL 60585

Location: Nevin's Brewery Co.  
Outlets: 150  
Product Line: 9  
Land Area: 52,925 SF  
Zoning: C4 business district  
Initial Year: 2013

Opening Date: 2013  
Annual Sales: approx. \$87,000  
Annual Kegs Sold: approx. 2,500

## MIDNIGHT PIG'S DISTRIBUTION

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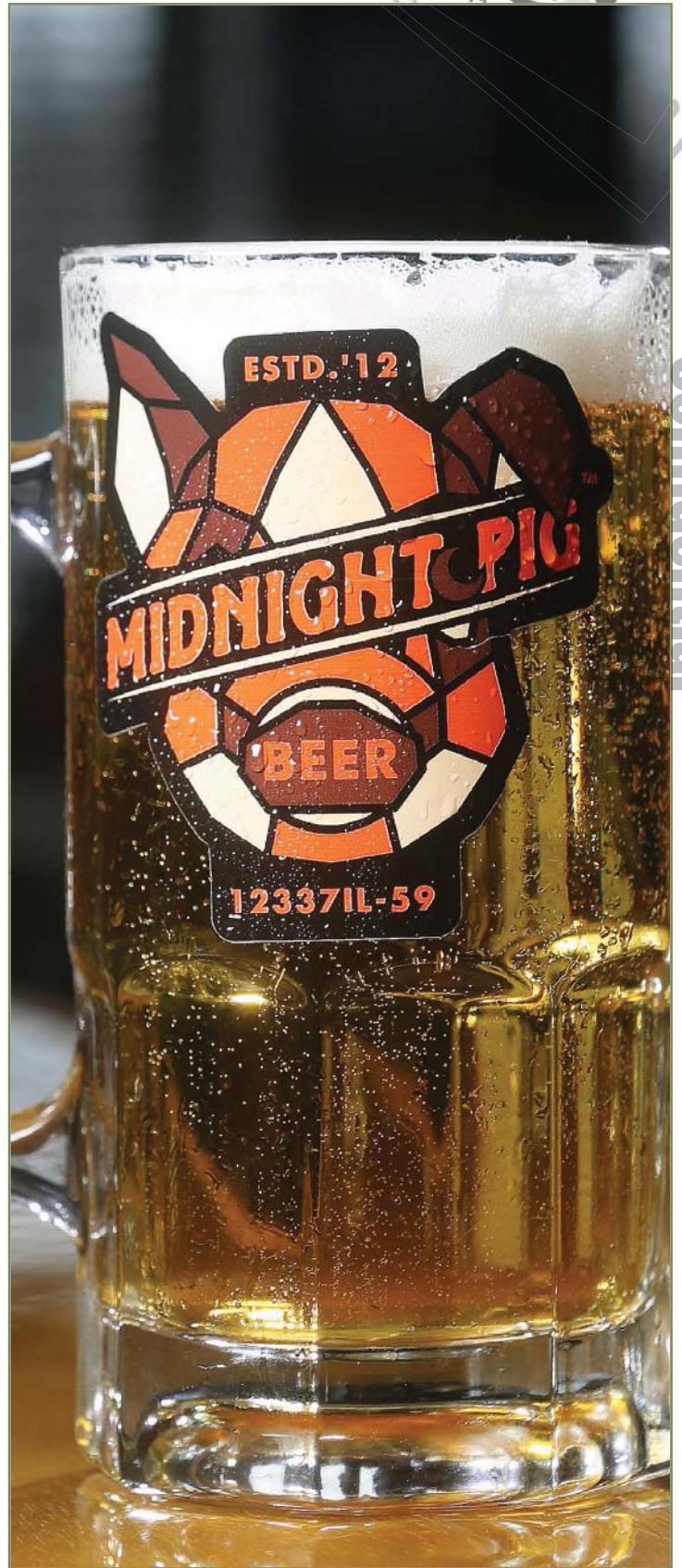
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## Draught Line Up

- DEVIL'S BREW
- RESURRECTION
- BOOTLEGGERS PARADISE
- WINK & NOD
- HORNER'S BREW
- FOUR HORSEMEN
- HOOK & HATCHET
- GOLDEN GIRL
- THE MIDNIGHT SMASHER

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