



OFFERING MEMORANDUM

824 N BROADWAY | PERU, IN





AVERY BARRY

Associate

avery.barry@matthews.com
DIR 949.873.0295
MOB 949.769.1821
LIC # 02036379 (CA)



WESLEY CONNOLLY, MBA

Senior Associate

wesley.connolly@matthews.com
DIR 949.432.4512
MOB 707.477.7185
LIC # 01962332 (CA)

KYLE MATTHEWS
BROKER OF RECORD

LIC # RC51700140

CONTENTS

03 INVESTMENT HIGHLIGHTS

04 FINANCIAL OVERVIEW

05 PROPERTY OVERVIEW

08 AREA OVERVIEW



Representative Photo

INVESTMENT HIGHLIGHTS

PROPERTY DETAILS



- Very sustainable base rent with an attractive percentage of sales rent in place
- Tenant has continually had increasing sales year after year
- Absolute NNN Lease - Tenant takes care of all responsibilities including property tax, insurance, and property and building maintenance

LOCATION



- Close Proximity to National tenants with strong retail synergy and just down the street from Peru High School
- One of the main national tenants in a small town poised for big growth
- Subject property was built in 2003 and well maintained

TENANT



- American Dairy Queen Corporation is a subsidiary of Berkshire Hathaway inc
- Dairy Queen has been providing customers with satisfying treats and food since 1940
- Dairy Queen has over 6,400 stores in more than 27 countries

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



LIST PRICE

\$919,708



CAP RATE

6.85%



TERM REMAINING

± 5 Years

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Current - 3/31/2023	\$5,000	\$60,000	6.85%
*4/1/2023 - 3/31/2028	\$5,000	\$60,000	6.85%
*4/1/2028 - 3/31/2033	\$5,000	\$60,000	6.85%

*Based rent plus 8% of sales that exceed \$750,000

EXECUTIVE SUMMARY

Property Name	Dairy Queen
Address	824 N Broadway, Peru, IN 46970
Year Built	2003
GLA	± 2,436 SF
Lot Size	± 1.01 Acres

TENANT SUMMARY

Tenant Trade Name	Dairy Queen
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Roof & Structure	Tenant Responsible
Original Lease Term	20 years
Rent Commencement Date	3/19/2003
Lease Expiration Date	3/31/2023
Term Remaining	± 5 years
Options	Two, 5-Year Options

TENANT OVERVIEW

DAIRY QUEEN

A subsidiary of Berkshire Hathaway, Inc., American Dairy Queen Corporation is a leading franchiser of quick-service restaurants specializing in frozen treats, with more than 6,000 Dairy Queen outlets located throughout the US. Along with ice cream, its menu also includes burgers, hot dogs, chicken, salads, and sweet eats, including DQ cakes, pies, sundaes, cones, and Blizzard treats.

STRATEGY

With a focus on efforts to update its menu, including the introduction of a value menu called Sweet Deals and the launch of such new products as the mini Blizzard, Dairy Queen works to maintain its iconic status among quick-service snack brands. American Dairy Queen Corporation has also begun investing in national advertising campaigns to promote the brand.

OPERATIONS

American Dairy Queen Corporation is the franchising domestic arm of International Dairy Queen, which also franchises DQ Orange Julius outlets and Karmelkorn popcorn stands. International Dairy Queen has been able to expand and manage an extensive network of ice cream stores through franchising: Few Dairy Queen stores are company owned.

Company Name	American Dairy Queen Corporation
Parent Company Trade Name	Berkshire Hathaway (NYSE: BRK/B)
No. of Locations	± 6,000
Headquartered	Minneapolis, Minnesota
Website	www.dairyqueen.com
Year Founded	1938



PARCEL MAP



THE OFFERING

Property Name	Dairy Queen
Property Address	824 N Broadway, Peru, IN 46970
Assessor's Parcel Number	52-08-21-400-005.002-016

Site Description	
Number of Stories	One
Year Built/Renovated	2003
GLA	± 2,436 SF
Lot Size	± 1.01 Acres (43,995 SF)
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

SURROUNDING TENANTS

Heraeus
Electro-Nite

Irving Materials, Inc.

First Merchants















AREA OVERVIEW

PERU, IN

Incorporated as a city in 1835, Peru is the county seat of Miami County. Situated on the banks of the Wabash River, Peru is a community that is rich in history. Also known as “The Circus Capital of the World,” Peru has been the home to seven of the world’s major circuses for their winter headquarters and still boasts an amateur circus performance that brings fans of all ages from all around the world.

ECONOMY

Miami County is at the center of Indiana’s northern agriculture and food corridor. Within a 100-mile radius of Miami County exists significant raw materials, processing plants, distribution requirements and population density. Miami County is ideally positioned to optimize manufacturing and distribution businesses serving northern Indiana, including Indianapolis. Recent improvements to U.S. 24 and U.S. 31 have placed the key interior intersection of Indiana commerce in the center of Miami County.

The agriculture and food sectors are well represented in the Miami County region and likewise can be well serviced from a Miami County base. Agriculture and food manufacturers, parts suppliers, maintenance operations, engineering, equipment manufacturers, contractors, and related resources will immediately see the transportation and logistic advantages of a Miami County location.

PERU DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	2,389	12,935	16,834
2018 Estimate	2,432	13,127	17,036
2010 Census	2,585	13,871	17,884

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	1,014	5,482	7,073
2018 Estimate	1,027	5,533	7,128
2010 Census	1,078	5,771	7,409

INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$50,535	\$54,740	\$57,655

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Dairy Queen** located at **824 N Broadway, Peru, IN 46970** (**"Property"**). It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXCLUSIVELY LISTED BY



AVERY BARRY

Associate

avery.barry@matthews.com
DIR 949.873.0295
MOB 949.769.1821
LIC # 02036379 (CA)



WESLEY CONNOLLY, MBA

Senior Associate

wesley.connolly@matthews.com
DIR 949.432.4512
MOB 707.477.7185
LIC # 01962332 (CA)

KYLE MATTHEWS
BROKER OF RECORD

LIC # RC51700140

DAIRY QUEEN

824 N BROADWAY | PERU, IN

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES