



JDS Real Estate Services, Inc.  
MO Lic. # 2011038702

SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM  
Triple Net (NNN) Lease Investment Opportunity

412 Northland Drive | Cameron, MO 64429

# EXCLUSIVELY MARKETED BY:

2



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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# TABLE OF CONTENTS

DQ Grill & Chill | 412 Northland Drive | Cameron, MO 64429



## Investment Overview

Investment Summary  
Investment Highlights

## Property Overview

Location Map  
Aerial Maps  
Retail Map

## Area Overview

City Overview  
Demographics

## Tenant Overview

Tenant Profile

## Lease Abstract

Lease Summary  
Rent Roll

# INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,510 SF DQ Grill & Chill Located at 412 Northland Drive in Cameron, Missouri. This Opportunity Includes a New 20 Year Sale Leaseback With Minimal Landlord Responsibilities, Providing For a Unique Investment.



## OFFERING SUMMARY

PRICE	\$1,170,700
CAP	6.15%
NOI	\$72,000
PRICE PER SF	\$333.53
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	412 Northland Drive Cameron, MO 64429
COUNTY	DeKalb
BUILDING AREA	3,510 SF
LAND AREA	1.10 AC
BUILT   RENOVATED	1974   2018

# HIGHLIGHTS



New 20 Year Sale Leaseback – Triple Net (NNN) Lease With No Landlord Responsibilities



10% Rental Increases Every 5 Years With Four (5) Year Options



Strong Multi-Unit Franchise Operator With DQ Grill & Chill Locations Throughout the Kansas City MSA – With Plans to Expand Over the Years



Located on the Corner of N Walnut Street and Northland Drive With Over 13,750 VPD and Easy Access to I-35 & US Highway 36



Healthy Rent to Sales Ratio - Call Listing Brokers For Additional Information



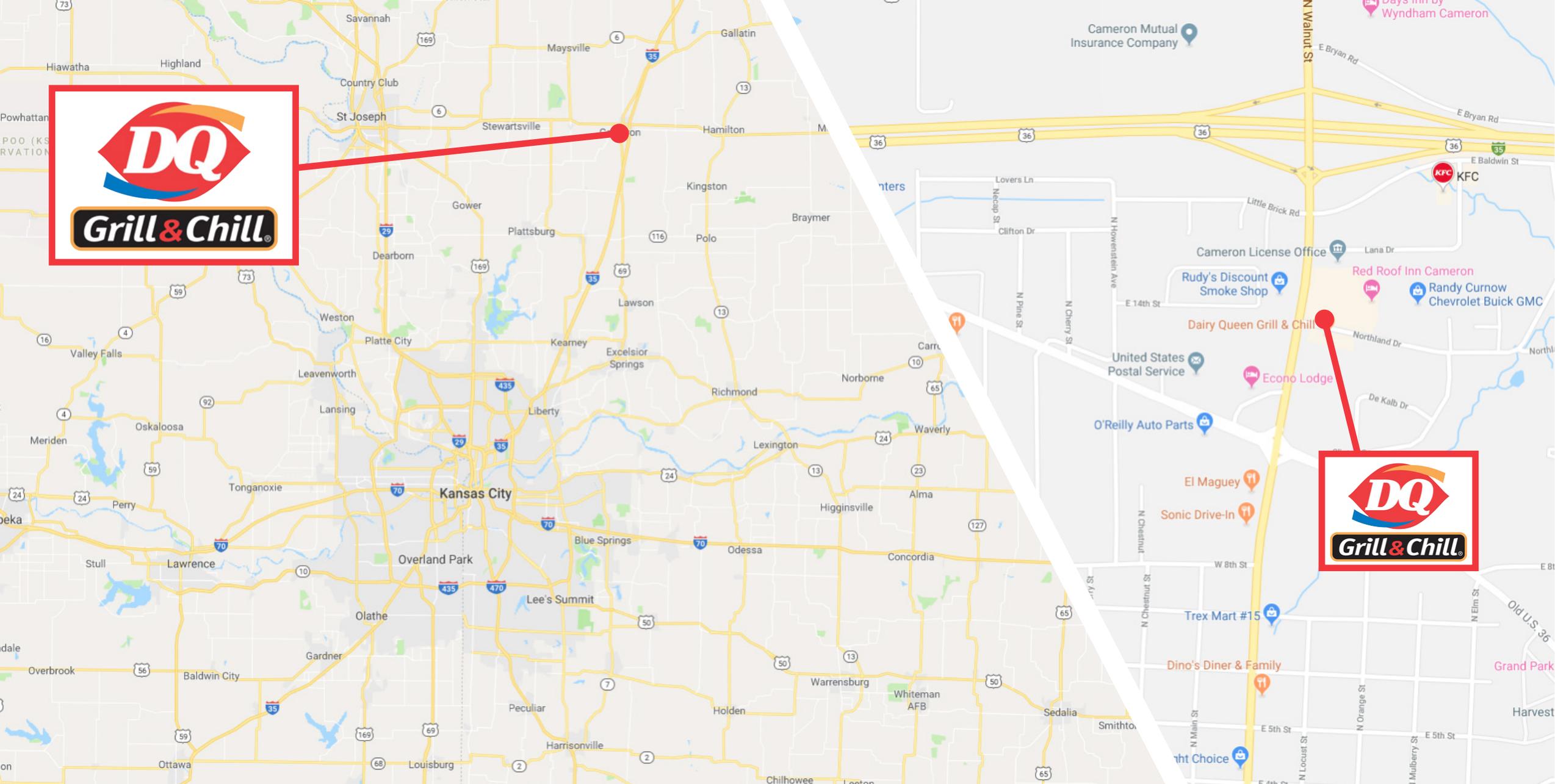
Well Located on the City of Cameron's Primary Thorough Fare Between the Main Highway and Downtown Cameron



The 130 Acre Crossroads Corporate Center Located Just to the North of the Site Includes a 500,000 SF Case New Holland Distribution Depot, Walmart Supercenter, Dohrn Trucking Transfer Station and Two Correctional Facilities



Neighboring Tenants Include: Walmart Supercenter, Sutherlands, Cameron YMCA, Bank Northwest, Pizza Hut, Taco Bell, Burger King, O'Reilly Auto Parts, Advance Auto Parts and Hertz Rent-A-Car



DQ Grill & Chill | 412 Northland Drive | Cameron, MO 64429



Case New Holland



Douglas A. Wyckoff DDS, PC  
GENERAL DENTISTRY

sears  
HOMETOWN STORE  
LOCALLY OWNED AND OPERATED

ORSCHELN  
FARM & HOME

ANYTIME  
FITNESS  
Get to a healthier place.



Walmart  
Supercenter

Western MO  
Correctional Center

Crossroads  
Correctional Center



Briarwoods  
Apartments



Washington  
Street Restaurant



Kwik Kar  
WASH • DETAIL • LUBE

PUCKETT LAW FIRM, P.C.  
ATTORNEYS & COUNSELORS AT LAW

The Village  
Senior Living



World Finance

CENTURY 21

CAMERON REGIONAL  
MEDICAL CENTER

Rudy's Smoke Shop

Advance  
Auto Parts

Red Roof

GMC  
RANDY CURNOW

verizon

United  
Country  
Real Estate

The O'Connor  
Agency



State Farm

Payday Loans

St. Pats Manor



Bank Midwest  
A Division of NBH Bank, N.A. Member FDIC  
Where common sense lives.

Cameron Market  
Floral & Gifts

N Walnut St

**VAN'S ENTERPRISES**  
**FSB** **U-HAUL**  
FARMERS STATE BANK AMERICAN FAMILY INSURANCE  
**MFA OIL** **Edward Jones**  
Stronger Together MAKING SENSE OF INVESTING



*El Maguery*  
MEXICAN RESTAURANT



Papa's Sweets  
Grill and Bar



**Sutherland**  
Hardware & Mercantile  
SINCE 1917



**Cameron Market**  
Floral & Gifts



The O'Connor Agency



Rudy's Smoke Shop

St. Pats Manor



N Walnut St

Payday Loans



the X **DOLLAR TREE** cricket  
**ORSCHELN**  
FARM & HOME **Do it Best**

**ANY TIME FITNESS**



**Walmart**  
Supercenter

**Super 8** **Days Inn**

**TACO BELL** **BURGER KING**  
Kentucky Fried Chicken

**McDonald's** **QUALITY**

**RLH CORPORATION** **6**  
**SUBWAY**



**EconoLodge**

**Advance Auto Parts**

**Godfather's Pizza**  
**BR** **Shell**

**O'Reilly**  
AUTO PARTS

N Walnut St

**DQ**  
**Grill & Chill**

**SONIC**

**NBH Bank**

**Sutherlands**

**CARQUEST**

**Pizza Hut**

# CITY OVERVIEW

Cameron | DeKalb County | Missouri



DEKALB COUNTY COURTHOUSE

## Cameron, MO

Cameron is a city in Clinton, DeKalb, and Caldwell counties in the state of Missouri. The city's 2017 estimated population was 9,761 residents. The Clinton County portion of Cameron is part of the Kansas City, MO-KS Metropolitan Statistical Area with 2,122,908 residents, while the DeKalb County portion is part of the St. Joseph, MO-KS Metropolitan Statistical Area. Cameron is located less than 50 miles to Kansas City, which is the largest city in Missouri. Kansas City is the central city of the Kansas City metropolitan area, which straddles the Kansas-Missouri state line. Sitting on Missouri's western boundary, with downtown near the confluence of the Kansas and Missouri Rivers, the modern city encompasses some 319.03 square miles, making it the 23rd largest city by total area in the United States. <https://www.cameronmo.com/258/History>



KANSAS CITY

## Economy

Due to the cities close proximity, Kansas City's economy affects Cameron's. The federal government is the largest employer in the Kansas City metro area. More than 146 federal agencies maintain a presence there. Kansas City is one of ten regional office cities for the US government. The Internal Revenue Service maintains a large service center in Kansas City that occupies nearly 1,400,000 square feet. It is one of only two sites to process paper returns. The IRS has approximately 2,700 full-time employees in Kansas City, growing to 4,000 during tax season. Dairy Farms of America, the largest dairy co-op in the U.S. is located in northern Kansas City. The city is also home to many company headquarters including Applebee's, Barkley Inc., Bernstein-Rein, Hallmark Cars, H&R Block, HNTB, Hostess Brands, and Russell Stover Candies.



KANSAS CITY FOUNTAINS

## Contemporary Life

Cameron is only about a 45 minute drive to Kansas City, which is the perfect place for a day trip. Kansas City is a great sports town, a hub of innovation and packed with history and culture—including the 100-year old Union Station and the National World War I Museum and Memorial. The city is known for its amazing barbecue and visitors can go on a barbeque tour. The city is also home to the City Market, which includes local produce, hipster goods, home accessories, as well as restaurants and cafes. Since 1857, the City Market is always packed with people. The city is also home to the Kansas City Amusement Park filled with all kinds of rides. The city is known for its fountains, and guest can take a tour to see them all. Every spring, all 48 publicly-operated fountains come to life. Ranging from classical to modern and minimalist to ornate, they can be found everywhere.

# DEMOGRAPHICS

DQ Grill & Chill | 412 Northland Drive | Cameron, MO 64429



## Population

3-MILE	5-MILE	10-MILE
10,380	11,161	15,335



## Average Household Income

3-MILE	5-MILE	10-MILE
\$59,969	\$60,743	\$63,960



# TENANT PROFILE



Dairy Queen, often abbreviated as DQ, is a chain of soft serve ice cream and fast-food restaurants. DQ Grill & Chill locations feature hot food, treats, table delivery and self-serve soft drinks. In most cases, they offer an expanded menu including breakfast, Grill Burgers, and grilled sandwiches, as well as limited table service (customers still place orders at the counter). Since 1940, the chain has used a franchise system to expand its operations globally. In the United States, it operates under American Dairy Queen Corp. Dairy Queen reported over 6,800 stores in more than 25 countries; about 4,500 of its stores (approximately 70%) were located in the United States. There are few brands as iconic as the DQ® brand. Since the beginning, the innovative DQ food and treats along with the unique DQ restaurant concepts, have positioned International Dairy Queen as a leader in the quick-service restaurant industry both in the U.S. as well as internationally.

Dairy Queen is owned by International Dairy Queen, Inc., a subsidiary of Berkshire Hathaway. Berkshire Hathaway Inc. is an American multinational conglomerate holding company headquartered in Omaha, Nebraska, United States. The company wholly owns GEICO, Duracell, Dairy Queen, BNSF, Lubrizol, Fruit of the Loom, Helzberg Diamonds, Long & Foster, FlightSafety International, Pampered Chef, and NetJets. According to the Forbes Global 2018 list, Berkshire Hathaway is the fourth largest public company in the world. Berkshire is currently the seventh largest company in the S&P 500 Index by market capitalization, and is famous for having the most expensive share price in history with a Class A share costing around \$300,000 each.



COMPANY TYPE  
NYSE: BRK.A



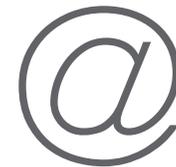
FOUNDED  
1940



# OF LOCATIONS  
6,800+



HEADQUARTERS  
Edina, MN



WEBSITE  
dairyqueen.com



# LEASE SUMMARY

TENANT	DQ Grill & Chill
PREMISES	A Building Approximately 3,510 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	20 Years From COE
LEASE TERM	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food/QSR
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

# RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
DQ Grill & Chill	3,510 SF	\$72,000	\$20.51	10%	Every 5 Years	Close of Escrow	20 Years From COE	4 x 5 Years



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image



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