



TRINITY

REAL ESTATE INVESTMENT SERVICES



NNN DAIRY QUEEN - KANSAS CITY MSA

409 S SILVER ST, PAOLA, KS 66071

\$269,000

10.6% CAP

TRINITYREIS.COM

Actual Property



PAOLA, KS

\$269,000 | 10.6% CAP

- Absolute NNN Lease Dairy Queen Grill & Chill Property With Drive-Thru
- Very Low Price/SF For a QSR at \$176.74
- Over \$25,000 in Capital Improvements to the Roofing and Insulation Systems in the Last 3 Years
- Kansas City MSA - Situated on Main Traffic Corridor Through Town, Just 45 Miles S of Downtown Kansas City
- Above Average Household Income of \$70,000/yr. in the 5 Mile Radius

EXCLUSIVELY MARKETING BY:

ERIC NORREGAARD

817.262.9945 | eric@trinityreis.com

PROPERTY DETAILS:

Building Area:	1,522 SF
Land Area:	0.4 AC
Year Built:	1952
Guarantor:	Franchisee
Price (Psf):	\$176.74

LEASE OVERVIEW:

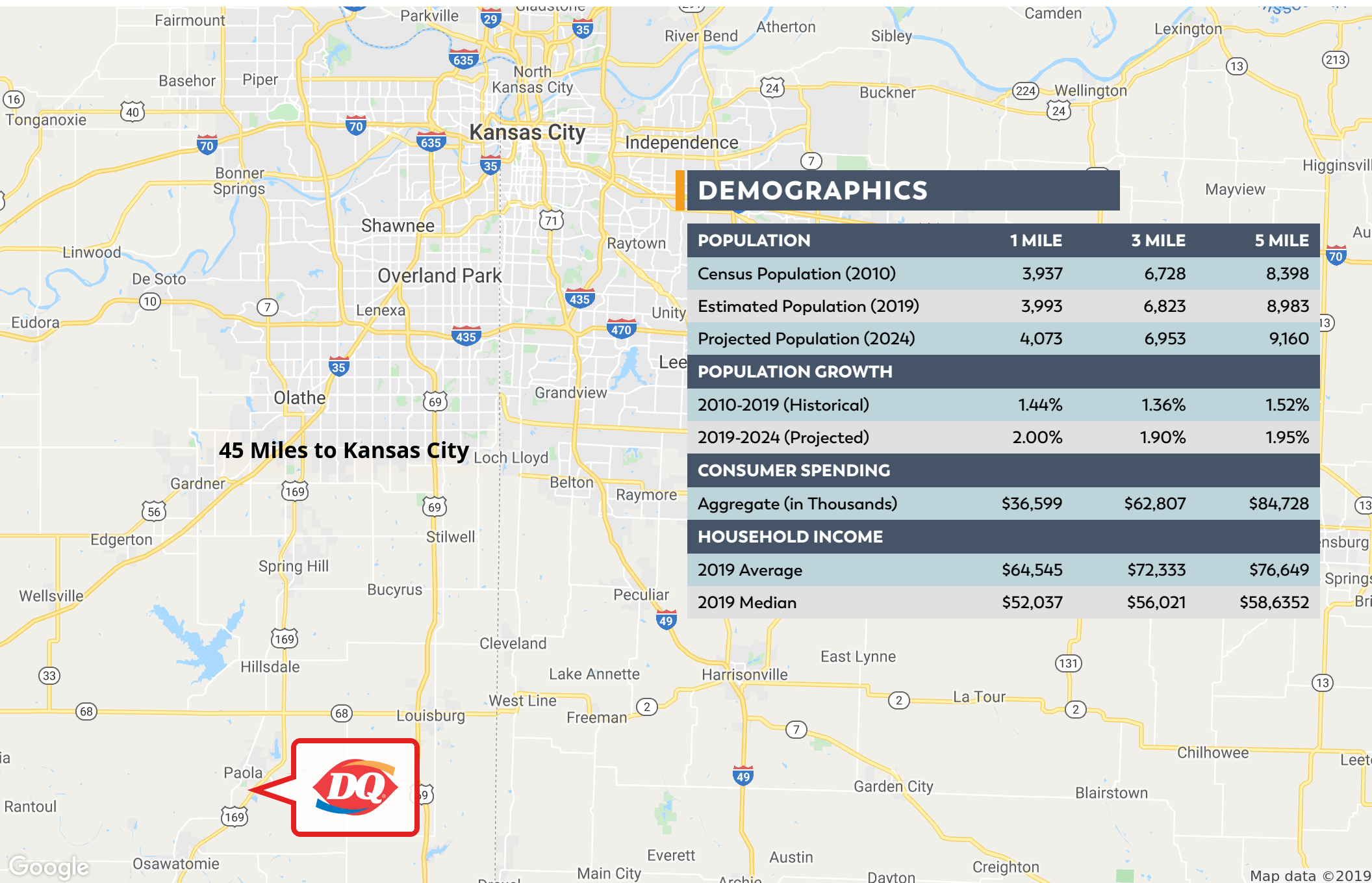
Remaining Lease Term:	+/- 6 Months
Rent Commencement:	12/4/2018
Lease Expiration:	3/31/2020
Base Annual Rent:	\$28,500
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Please Inquire
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

DEMOGRAPHICS OVERVIEW

409 S SILVER ST | PAOLA, KS



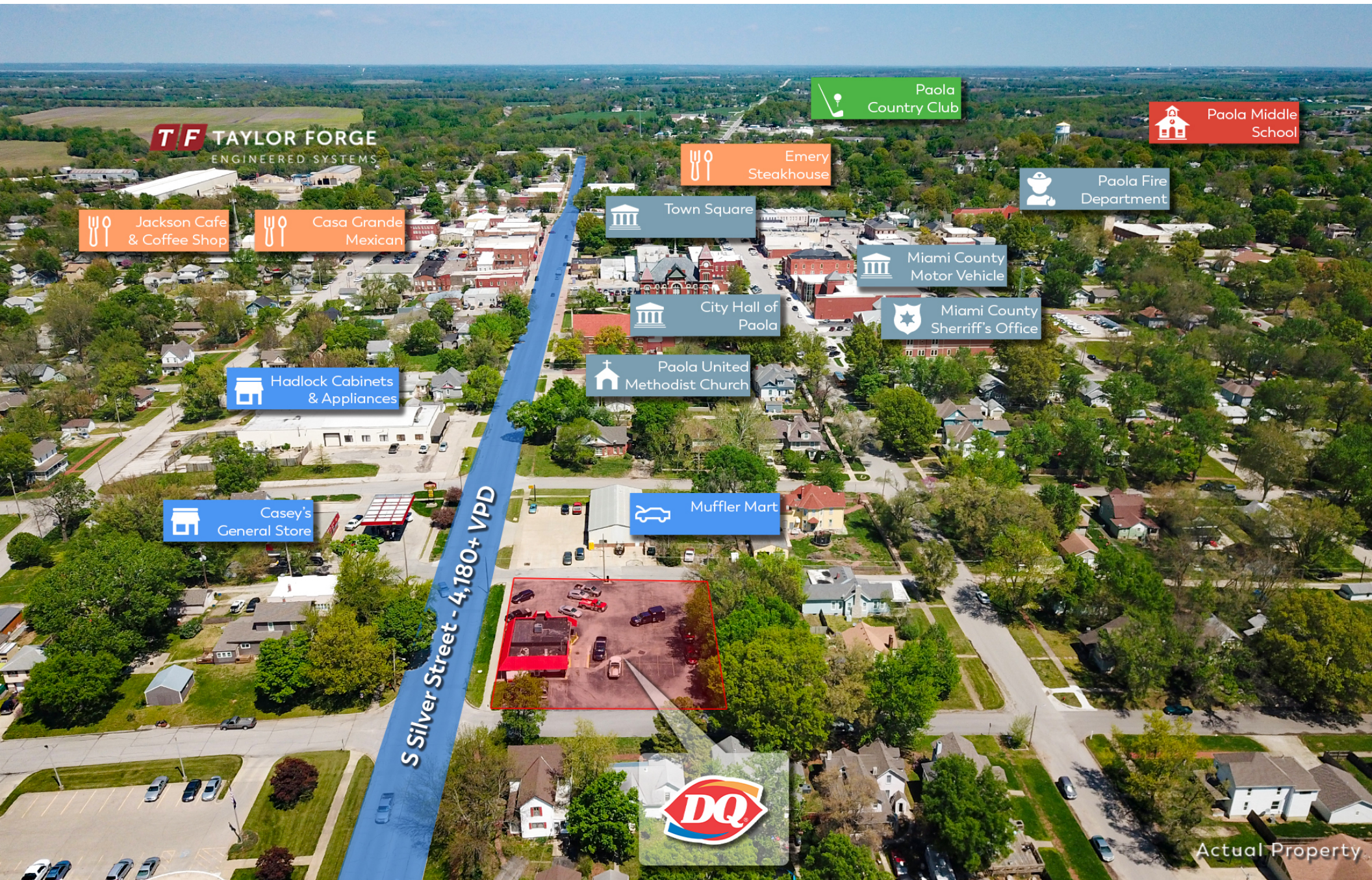


Actual Property



Actual Property





RETAILER MAP

409 S SILVER ST | PAOLA, KS



- Paola, KS is located just 45 miles south of Kansas City. It is the county seat and most populous city of Miami County located in the Kansas City MSA. Miami County is one of the fastest growing counties in Kansas.
- The Kansas City MSA is the 30th largest in the US with 2.34 million residents and has grown by more than 6% since 2010.
- As of October 2018 the Kansas City MSA had an unemployment rate of 3.1% compared to the US average of 3.8%.
- The Kansas City MSA has a robust economy and serves as the headquarters for large US job creators including AMC Theatres, Applebees, DST Systems, Garmin, Hallmark Cards, H&R Block, Hostess, Sprint Nextel Corporation, and many others.

PAOLA 5 MILE RADIUS KEY DEMOGRAPHICS



8,983

2019 Total
Population



\$76,649

2019 Average
Household Income



1.95%

2019-2024
Growth/Yr:
Population

Actual Property

TENANT SUMMARY

American Dairy Queen Corporation is a subsidiary of Berkshire Hathaway, Inc. DQ® operators have been providing consumers with crave-satisfying treats and food since 1940. The founders of the Dairy Queen® system were men and women who introduced a new kind of dessert treat and, in the process, developed the foundation of the franchising industry. The history of the DQ® system is a story of a unique product that created an industry. For more than 70 years, the DQ® system's recipe for success has been simple. It's been a combination of hardworking people who own and operate restaurants, and great-tasting food and tempting treats served in our establishments.

STRATEGY

Although much has changed in the world and in the DQ® system through the years, one constant has remained: DQ® restaurants are still, and always have been, the place to find kids' sports teams celebrating a victory, business people on their lunch break and families taking time out to enjoy great food and soft serve treats. And success for the DQ® system is as simple today as it was in 1940. Satisfied customers lead to successful restaurants. Each owner of our independently owned and operated establishments worldwide is committed to nothing less than the "Fan Food not Fast Food" slogan.



TENANT DETAILS:

Tenant Name:	Dairy Queen
Tenant Type:	Net-Leased Restaurant
Parent Company Trade Name:	Berkshire Hathaway (BRK)
Ownership:	Franchisee
No. of Locations:	6,000+ (as of August 2017)
Website:	dairyqueen.com
Year Founded:	1940
Credit Rating (S&P):	AA
No. of Employees:	30,000+/-
Headquartered:	Edina, Minnesota

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Actual Property

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BROKER OF RECORD

ROD STEWART

Rod M. Stewart, Inc

KS #00008590

Actual Property