



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

DAIRY QUEEN

ABSOLUTE NNN LEASED OFFERING

1265 POWDER SPRINGS STREET, MARIETTA, GA 30064

OFFERING MEMORANDUM
PRESENTED BY:

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

DRE **#01385529**

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

GA LIC **#381358**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS **IK**

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	CONCEPT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject property is a single tenant absolute NNN Dairy Queen located in Marietta, Georgia. There are 18 years remaining on the original 20 year Absolute NNN lease with 10% increases in rent every 5 years. The lease also calls for four, 5 year options to renew with 10% rent bumps at each option. This location has a strong and experienced operator that runs 4 stores and has been in business for 50 years.

This Dairy Queen is located on a signalized corner on a 5-lane corridor with daily traffic counts of 37,000 VPD. Neighboring tenants include ALDI, CVS, McDonald's, Waffle House, Taco Bell, Zaxby's, O'Reilly, Family Dollar, and more. The property is located in 3 miles from Marietta Town Square and 20 miles northwest of downtown Atlanta.

INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

100% FEE SIMPLE INTEREST

STRONG OPERATOR - 50 YEAR OPERATING HISTORY

SCHEDULED INCREASES IN RENT

TRAFFIC COUNTS +/- 37,000 AADT ON POWDER SPRINGS

LOCATED 3 MILES FROM MARIETTA TOWN SQUARE,
6 MILES OFF I-75, AND 20 MILES NORTHWEST OF
DOWNTOWN ATLANTA

OFFERING SPECIFICATIONS

PRICE \$2,452,431

CAP RATE 6.50%

NET OPERATING INCOME \$159,408

SQUARE FOOTAGE 3,212

LOT SIZE 0.92 AC

MARKET Atlanta

FINANCIAL SUMMARY

DAIRY QUEEN • ABSOLUTE NNN LEASED OFFERING

1265 POWDER SPRINGS STREET, MARIETTA, GA 30064

\$2,452,431 • 6.50%

SUMMARY

TENANT NAME	Dairy Queen
SQUARE FOOTAGE	3,212
LEASE START	12/26/2018
LEASE END	12/31/2038
ANNUAL RENT	\$159,408
OPTIONS	Four, 5 Year
INCREASES	10% Increases Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$159,408.00	6.50%
YEARS 6-10	\$175,348.80	7.15%
YEARS 11-15	\$192,883.68	7.86%
YEARS 16-20	\$212,172.05	8.65%
OPTION 1	\$233,389.25	9.52%
OPTION 2	\$256,728.18	10.47%
OPTION 3	\$282,401.00	11.52%
OPTION 4	\$310,641.10	12.67%

CONCEPT OVERVIEW



DAIRY QUEEN

Dairy Queen (DQ) is an American chain of soft serve ice cream and fast-food restaurants owned by International Dairy Queen, Inc., a subsidiary of Berkshire Hathaway. International Dairy Queen, Inc., also owns Orange Julius and Karmelkorn.

The first DQ restaurant was located in Joliet, Illinois. It was operated by Sherb Noble and opened for business on June 22, 1940. It served a variety of frozen products, such as soft serve ice cream. The company's corporate offices are located in the Minneapolis suburb of Edina, Minnesota.

The company's stores are operated under several brands, all bearing the distinctive Dairy Queen logo and carrying the company's signature soft-serve ice cream (along with the trademark "curl"). In the 1970s, most restaurants were "Brazier" locations with a second floor for storage, recognizable for their red mansard roofs.

As of the end of 2014, Dairy Queen had more than 6,400 stores in 27 countries, including more than 1,400 locations outside the United States and Canada.

The largest Dairy Queen in the United States is located in Bloomington, Illinois. The largest store in the world was built in Riyadh, Saudi Arabia. The busiest store in the world is located in Charlottetown, Prince Edward Island.



\$3.64 BILLION
IN REVENUE



6,800+ LOCATIONS

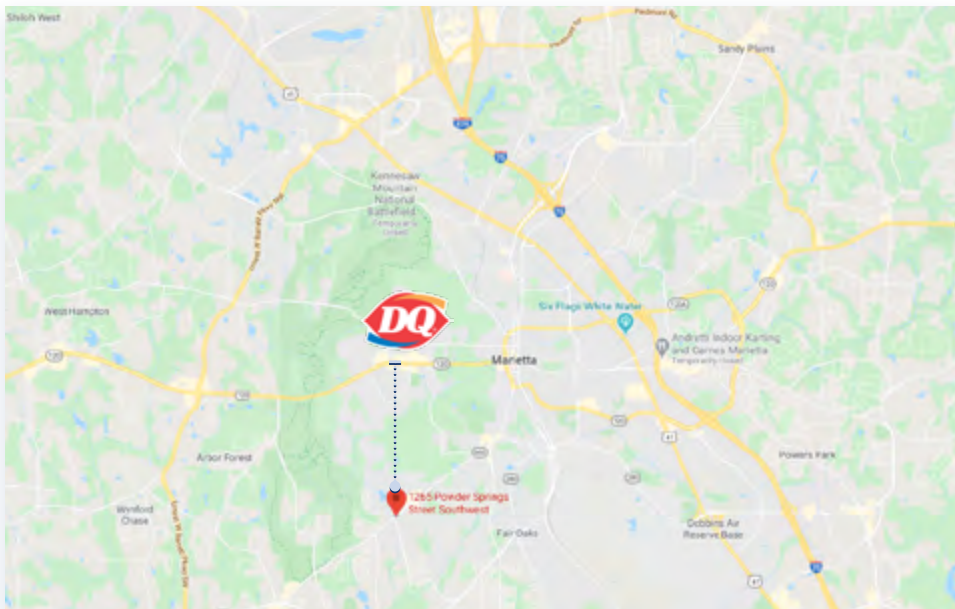
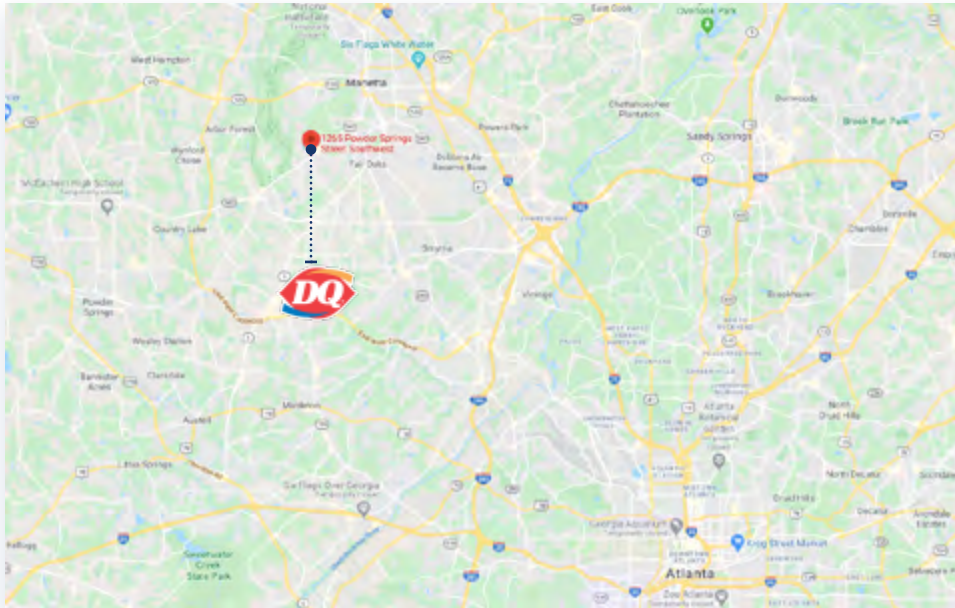


GLOBAL LOCATIONS

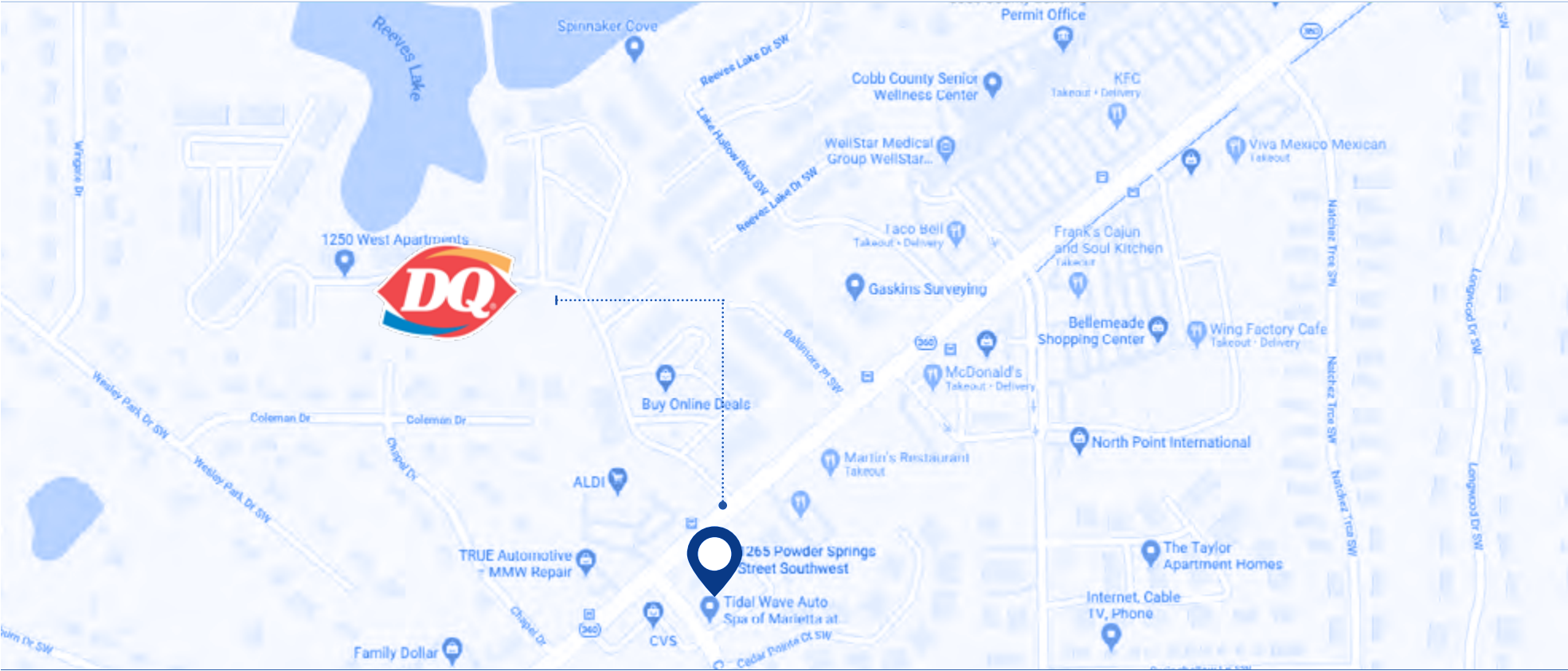
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	80,445	187,368	683,704
TOTAL HOUSEHOLDS	27,921	68,379	262,019
AVERAGE HOUSEHOLD INCOME	\$78,364	\$86,056	\$103,762
AVERAGE AGE	35.80	36.30	37.00

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	27,921	68,379	262,019
TOTAL POPULATION	80,445	187,368	683,704
PERSONS PER HOUSEHOLD	2.80	2.70	2.60
AVERAGE HOUSEHOLD INCOME	\$78,364	\$86,056	\$103,762
AVERAGE HOUSE VALUE	\$227,724	\$248,801	\$278,585
AVERAGE AGE	35.80	36.30	37.00
WHITE	47,747	108,984	415,425
BLACK	27,285	65,247	209,395
AM. INDIAN & ALASKAN	735	1,490	3,610
ASIAN	2,399	6,329	37,065
HAWAIIAN & PACIFIC ISLAND	90	178	506
OTHER	2,189	5,139	17,702

MARIETTA, GA

Marietta is located in central Cobb County, Georgia, United States, and is the county’s seat and largest city.

As of the 2010 census, the city had a total population of 56,579. The 2018 estimate is 60,806, making it one of Atlanta’s largest suburbs. Marietta is the fourth largest of the principal cities (by population) of the Atlanta metropolitan area



MARIETTA, GEORGIA



The Kase Group

**OFFERING
MEMORANDUM**

DAIRY QUEEN

ABSOLUTE NNN LEASED OFFERING

1265 POWDER SPRINGS STREET, MARIETTA, GA 30064

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

GA LIC #381358

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

DRE #01385529