

DAIRY QUEEN GRILL & CHILL

216 SOUTH MAIN STREET GREENSBURG, KENTUCKY 42743

OFFERING MEMORANDUM Represented By:

JUSTIN ZAHN

justin@ciadvisor.com

Represented By:

JUSTIN CARLSON jcarlson@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260 480.214.5088 – Office | www.ciadvisor.com

In Association with Kentucky Designated Broker: Brian Brockman | Bang Realty, Inc. | KY License # 204982



INVESTMENT OVERVIEW

DAIRY QUEEN GRILL & CHILL

LOCATION

MAJOR CROSS STREETS

TENANT

ANNUAL RENT

GROSS LEASEABLE AREA

RENTAL ESCALATIONS

LEASE TYPE

OWNERSHIP

YEAR BUILT

LOT SIZE

LEASE EXPIRATION

OPTIONS

* According to Green County Assessor

PURCHASE PRICE CAP RATE

\$116,000

216 South Main Street

Greensburg, Kentucky 42743

On S Main St, South of KY-61

FOURTEEN FOODS, LLC

± 2,808 SF*

\$2,054,000

5.65%

7% Every 5 Years

Absolute NNN

(Building & Land) Fee Simple

2011*

+ 0.85 Acre

March 31, 2036

Four 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING I ENTERTAINMENT

Greensburg has retailers such as Dollar General Market, Walgreens, O'Reilly Auto Parts, Central Farmers Supply Co., Don's Lumber Pro Hardware, etc.; Dining options include McDonald's, Pizza Hut, Lee's Famous Recipe Chicken, Subway, etc.

HIGHER EDUCATION

11 miles from Campbellsville University (a private Christian university offering associate, bachelor's and master's degrees & professional certifications with total enrollment of 13,683 including off-campus centers & instructional sites)

HEALTH CARE

1.5 miles from Jane Todd Crawford Hospital (a 25-bed, acute care, critical access hospital)

INVESTMENT HIGHLIGHTS

LEASE

Brand New 15-Year Absolute NNN Lease with Attractive 7.00% Rental Escalations Every 5 Years & In Options!

TENANT

Fourteen Foods, LLC is a Multi-Unit Owner & Operator of Over 230 DQ Grill & Chill Restaurants & Dairy Queen Braziers in 13 States! **All DQ Locations Backing the Performance of the Lease**

SALES PERFORMANCE

Successfully Open & Operating Since 2011 with an Attractive 8.00% Rent to Sales Ratio and Sales Well Above the DQ National Average!

TRAFFIC COUNTS

Great Drive-By Visibility on S Main St (Main North/South Thoroughfare in Greensburg) Where Traffic Counts Exceed 6,660 CPD

2020 DEMOGRAPHICS (5-MI)

Total Population: 4,883 | Average Household Income: \$63,226



FINANCIAL ANALYSIS

SUMMARY

TENANT

Fourteen Foods, LLC

PURCHASE PRICE

\$2,054,000

CAP RATE

5.65%

GROSS LEASABLE AREA ± 3,808 SF

YEAR BUILT

2011

LOT SIZE

EXPENSE REIMBURSEMENT

FINANCING

± 0.85 Acre

This is an Absolute NNN lease. Tenant is responsible for all expenses.

All Cash or Buyer to obtain new financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY			
TENANT NAME	SQ FT	TERM Years 1-5: 04/01/21 to 03/31/26	Current	RENT \$116,000	ANNUAL INVESTOR RETURN	
Fourteen Foods, LLC	3,808				5.65%	
		Years 6-10: 04/01/26 to 03/31/31	7.00%	\$124,120	6.04%	
		Years 11-15: 04/01/31 to 03/31/36	7.00%	\$132,808	6.47%	
					6.05% AVG ANNUAL RETURN	
RENEWAL OPTIONS		1st Option: 04/01/36 to 03/31/41	7.00%	\$142,105		
		2nd Option: 04/01/41 to 03/31/46	7.00%	\$152,052		
		3rd Option: 04/01/46 to 03/31/51	7.00%	\$162,696		
		4th Option: 04/01/51 to 03/31/56	7.00%	\$174,085	100	

TENANT OVERVIEW

The DQ Grill & Chill^(R) concept blends the best of DQ^(R) iconic history with the most modern innovations in the quick-service restaurant (QSR) industry. The food menu features Bacon Cheese GrillBurgerTM, FlameThrower GrillBurgerTM made-to-order, as well as other delicious and unique food items, including Crispy or Grilled Chicken Sandwiches, Salads; Chicken Strip Baskets; and Chili Cheese Dogs.

The DQ system's value meal, "\$6 Meal Deal", is available all day at participating locations. Fans have a choice of a 1/3 double with cheese or a 3-piece Chicken Strip Meal Deal, which are all served with fries, a beverage and choice of a sundae. Another offer is the "2 for \$4 Super Snack" (mix & match any two) with choices such as Cheeseburger, Small Sundae, Pretzel Sticks with Zesty Queso, Soft Drink, 2-pc chicken strips & regular fries.

Complementing the "Grill" is the "Chill," with the traditional and indulgent Dairy Queen soft-serve treats everybody knows and loves. Along with all of the DQ favorites, such as the signature BlizzardTM Treats, MooLatté^(R) frozen blended coffee beverages, DK Bakes!^(R) Hot Desserts A La Mode, Dilly^(R) Bars, DQ Cakes, Sundaes and Cones.

International Dairy Queen Inc., (IDQ), based in Minneapolis, Minnesota, is the parent company of American Dairy Queen Corporation. Through its subsidiaries, IDQ develops, licenses and services a system of more than 7,000 locations in the United States, Canada and 25 other countries. IDQ is a subsidiary of Berkshire Hathaway Inc. (Berkshire) which is led by Warren Buffet, the legendary investor and CEO of Berkshire.

For more information, visit https://www.dairyqueen.com/us-en/

ABOUT THE TENANT

Grill & Chill Restaurants & Dairy Queen Braziers in 13 states! All DQ locations backing the performance of the lease.

For more information, visit https://fourteenfoods.com/



OUR VALUES

Honesty and integrity in words and actions

Passion for our Fourteen Foods family

Foundation built of faith

Driven to exceed expectations through accountability

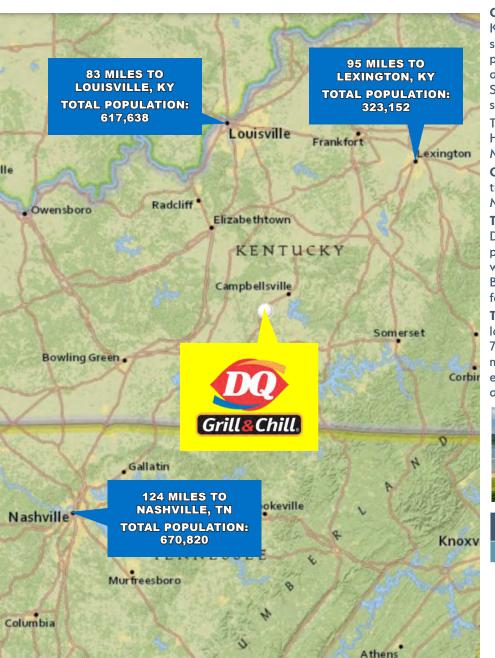
Play like a Champion every day







LOCATION OVERVIEW



Greensburg is a home rule-class city in and the county seat of Green County, Kentucky. Greensburg is located east of the center of Green County on the north side of the Green River, a west-flowing tributary of the Ohio River. U.S. Route 68 passes through the city as Main Street; it leads northeast 11 miles to Campbellsville and southwest 25 miles to Edmonton. Kentucky Route 61 joins US 68 on Main Street through Greensburg; KY 61 leads northwest 40 miles to Elizabethtown and southeast 19 miles to Columbia.

The **Downtown Greensburg Historic District** is on the National Register of Historic Places and includes the oldest courthouse west of the Allegheny Mountains.

Old Court House is one of the oldest public buildings still standing in Kentucky, the courthouse was built in 1802, it is the oldest courthouse west of the Allegheny Mountains.

The Green River Paddle Trail begins at the spillway below the Green River Lake Dam in Taylor County and extends to the Hart County line. The trail includes parts of the Little Barren River and Russell Creek and offers canoeing, bird and wildlife watching, fishing, hunting, and other recreational activities. The Little Barren and Green River are two of the top 25 recommended streams in Kentucky for smallmouth bass fishing.

The Green River, the fourth most biologically diverse river in the US and the longest and most diverse of Kentucky's rivers, is home to 151 fish species and 71 mussel species, some of which are found nowhere else. Green River Lake is made up of 8,200 acres surrounded by 1,331 acres of land. There are activities for everyone including: miniature golf, swimming, hiking, fishing, horseback riding, and boating.







2020 DEMOGRAPHICS							
	1-MI	3-MI	5-MI				
Total Population	2,021	3,303	4,883				
Population Median Age	45.4	46.6	46.0				
Daytime Demographics Age 16+	2,738	3,975	4,680				
Average Household Income	\$47,670	\$54,497	\$63,226				

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FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President O +1 480 718 5555 C +1 402 730 6021 justin@ciadvisor.com

JUSTIN CARLSON

Senior Investment Advisor O +1 480 214 5089 C +1 480 580 8723 icarlson@ciadvisor.com

BRIAN BROCKMAN

Designated Broker KY License # 204982

