



ACTUAL SITE

DAIRY QUEEN GRILL & CHILL

3608 SOUTH LINCOLN AVENUE
YORK, NEBRASKA 68467

OFFERING MEMORANDUM

Represented By:

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INVESTMENT OVERVIEW

DAIRY QUEEN GRILL & CHILL
YORK, NEBRASKA

DAIRY QUEEN GRILL & CHILL

LOCATION	3608 S Lincoln Ave York, Nebraska 68467
MAJOR CROSS STREETS	On S Lincoln Ave, South of S 35th St
TENANT	FOURTEEN FOODS, LLC
PURCHASE PRICE	\$1,832,000
CAP RATE	5.35%
ANNUAL RENT	\$98,000
GROSS LEASEABLE AREA	± 3,442 SF*
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2017*
LOT SIZE	± 1.09 Acres
LEASE EXPIRATION	March 31, 2036
OPTIONS	Four 5-Year Renewal Options

* According to York County Assessor

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Across the street from Walmart Supercenter; York has retailers such as Tractor Supply Co., Orscheln Farm & Home, Ace Hardware, Dollar Tree, Dollar General, Maurices, Goodwill, NAPA Auto Parts, Carquest Auto Parts, AutoZone, O'Reilly Auto Parts, Walgreens, Verizon, US Cellular, Vaiero Wireless, Hallmark Shop; Dining options include McDonald's, Arby's, Wendy's, Burger King, Pizza Hut, Taco Bell, Jimmy John's, Taco John's, Applebee's Grill + Bar, Subway, Huddle House, Baskin-Robbins, Runza, Valentino's, Starbucks, Scooters Coffee, Cinnabon, Casey's, etc.

HIGHER EDUCATION: 4 miles from York College (a private college offering graduate & undergraduate programs with 618 students)

HEALTH CARE: 4 miles from York General Hospital (a critical access health care with 25 beds)

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 2017 with an Attractive 8.00% Rent to Sales Ratio!

LARGE PARCEL | TRAFFIC COUNTS: Situated on a Large ± 1.09-Acre Lot, Just Off a Hard Corner with High Drive-By Visibility on S Lincoln Ave aka Hwy 81 (Main North/South Thoroughfare Throughout York) Where Traffic Counts Exceed 15,130 CPD! - North of I-80 (27,547 CPD)! Across the Street from Walmart (The Only Walmart in a 30-Mile Radius! Walmart Sales Reportedly are in Excess of \$87 Million at This Location - Well Above National Average on a PSF Basis)

AFFLUENT 2020 DEMOGRAPHICS: Total Population (1-MI): 8,877 | **Average Household Income (1-MI): \$98,482**

LOW UNEMPLOYMENT RATE: York County's Unemployment Rate at 2.6% - National Unemployment Rate at 6.2% (Bureau of Labor Statistics Feb 2021)



FINANCIAL ANALYSIS

DAIRY QUEEN GRILL & CHILL
YORK, NEBRASKA

SUMMARY

TENANT	Fourteen Foods, LLC
PURCHASE PRICE	\$1,832,000
CAP RATE	5.35%
GROSS LEASABLE AREA	±3,442 SF
YEAR BUILT	2017

LOT SIZE

±1.09 Acres

EXPENSE REIMBURSEMENT

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

FINANCING

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	INCREASE	RENT	ANNUAL INVESTOR RETURN
Fourteen Foods, LLC	3,442	Years 1-5: 04/01/21 to 03/31/26	Current	\$98,000	5.35%
		Years 6-10: 04/01/26 to 03/31/31	7.00%	\$104,860	5.72%
		Years 11-15: 04/01/31 to 03/31/36	7.00%	\$112,200	6.12%
		5.73% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1st Option: 04/01/36 to 03/31/41	7.00%	\$120,054	
		2nd Option: 04/01/41 to 03/31/46	7.00%	\$128,458	
		3rd Option: 04/01/46 to 03/31/51	7.00%	\$137,450	
		4th Option: 04/01/51 to 03/31/56	7.00%	\$147,072	

TENANT OVERVIEW

DAIRY QUEEN GRILL & CHILL
YORK, NEBRASKA

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 GrillBurger™, FlameThrower GrillBurger™ 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 Blizzard™ 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

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.

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



OUR VALUES

Honesty and integrity in words and actions

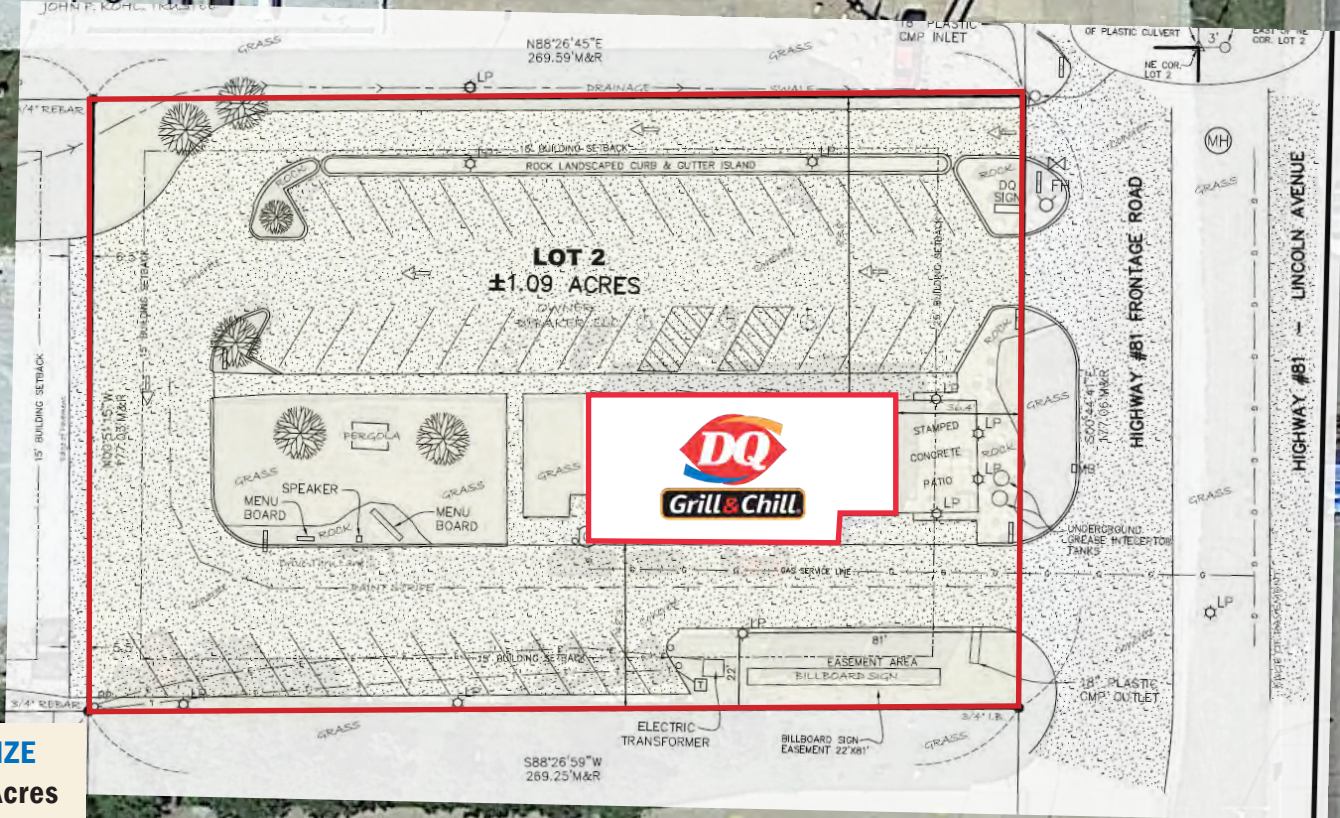
Passion for our Fourteen Foods family

Foundation built of faith

Driven to exceed expectations through accountability

Play like a Champion every day

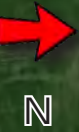
SITE PLAN



LOT SIZE
±1.09 Acres
GLA
3,442 SF

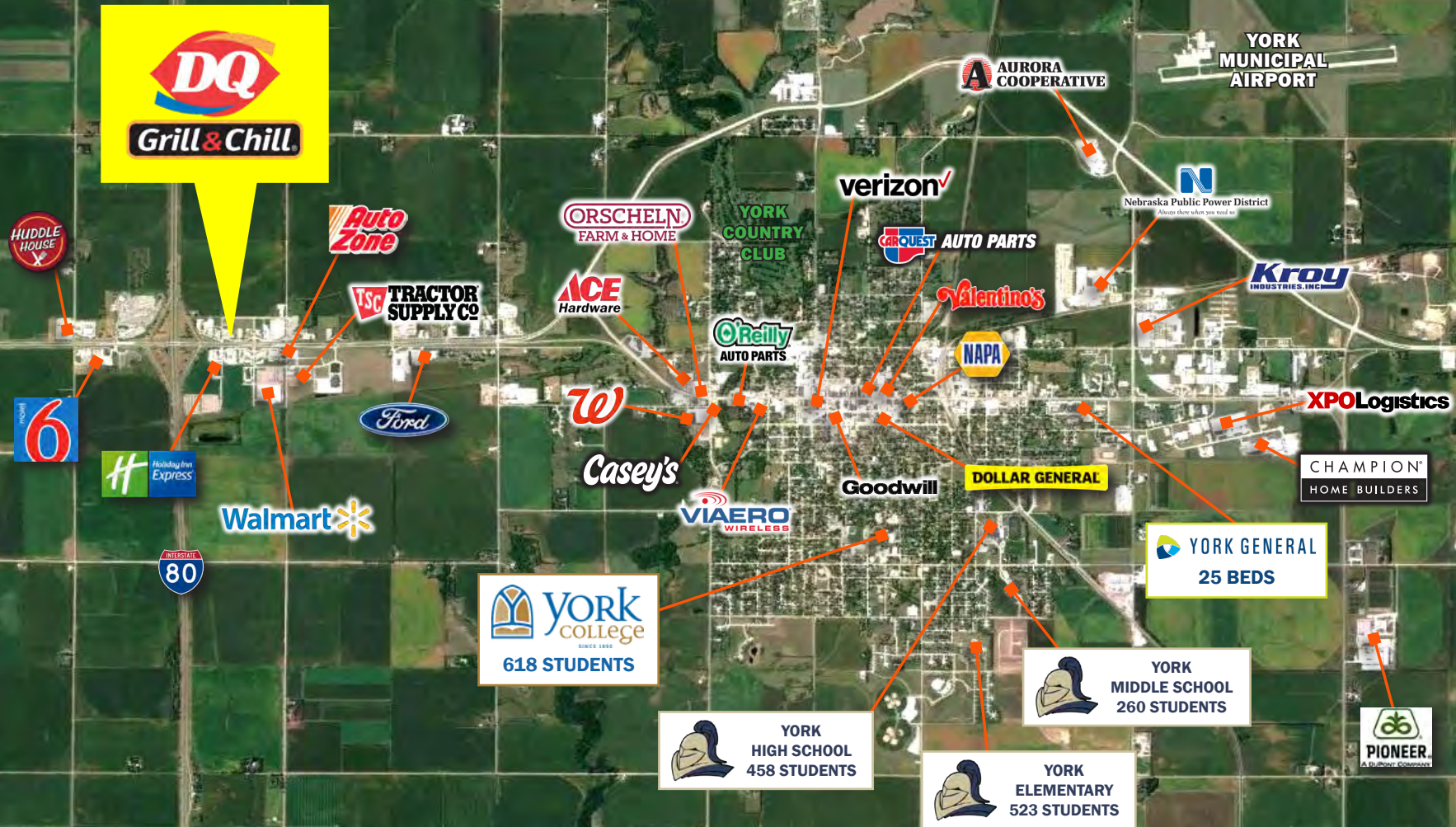
DAIRY QUEEN GRILL & CHILL | YORK, NEBRASKA

AERIAL



DAIRY QUEEN GRILL & CHILL | YORK, NEBRASKA

AERIAL CITY VIEW



DAIRY QUEEN GRILL & CHILL | YORK, NEBRASKA

LOCATION OVERVIEW

DAIRY QUEEN GRILL & CHILL
YORK, NEBRASKA

York is a city in and the county seat of York County, Nebraska. Strategically located at the intersection of Highway 81, a major north-south 4-lane expressway that stretches from South America to Canada, and Interstate 80 that traverses the Atlantic to the Pacific. York is the hub of economic activity for the most productive and fertile farmland in America, York is the heart of the nation.

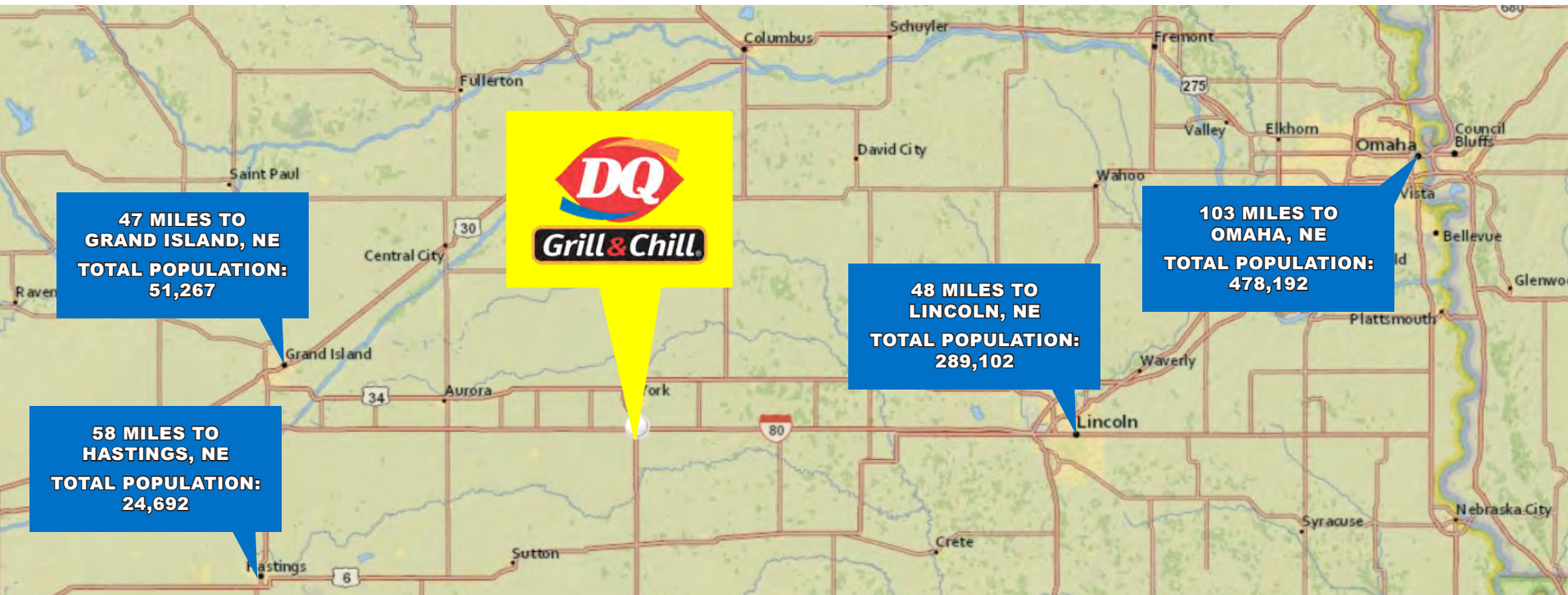
York College is a private college affiliated with the Churches of Christ founded in 1890. The college's campus is situated on fifty acres of land and includes seventeen major buildings. The college provides both residential, traditional undergraduate education and online, non-traditional programs. Baccalaureate degrees offered include the Bachelor of Arts, Bachelor of Business Administration, Bachelor of Music, and Bachelor of Science with 618 students.

York General Hospital is a 25-bed critical access facility offering a wide range of primary care and specialty services. York General is a community, not-for-profit, multi-facility organization. For over 100 years York General has provided quality patient/resident care, a broad range of services and a strong commitment to York and the surrounding communities through the dedicated efforts of caregivers and support staff.

York Public Schools is a public school district in York County with one elementary school, one middle school, and one high school. The district of York has a total enrollment of about 1,200.

2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	56	4,731	8,877
Households	22	1,875	3,529
Population Median Age	39.8	37.7	36.5
Daytime Demographics Age 16+	2,030	5,951	10,334
Labor Population Age 16+	44	3,786	7,031
Average Household Income	\$98,482	\$89,155	\$88,373



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