

SINGLE TENANT ABSOLUTE NNN

15-Year Sale Leaseback Investment Opportunity



708 W. Grand Avenue

HOT SPRINGS ARKANSAS

REPRESENTATIVE PHOTO



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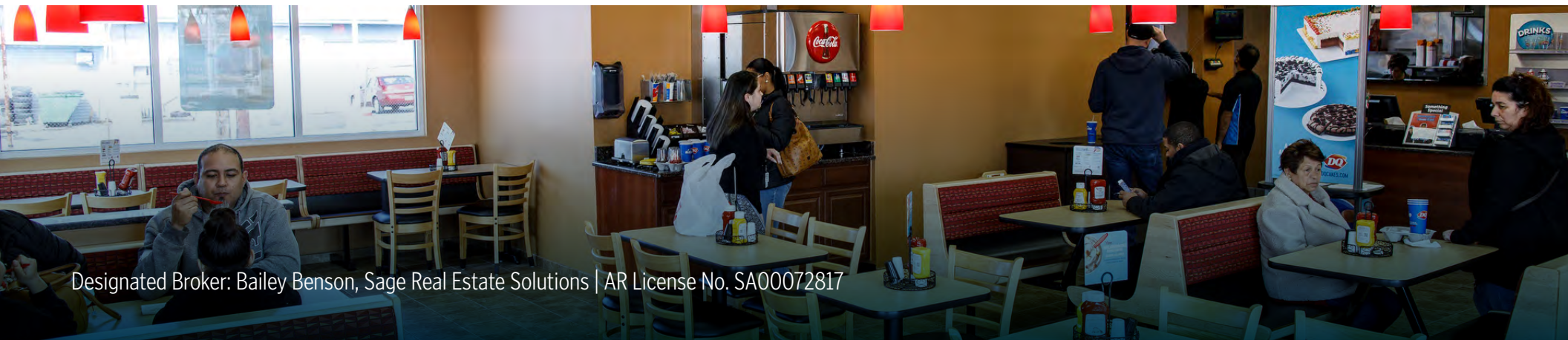
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OFFERING

Pricing	\$2,232,000
Net Operating Income	\$111,614
Cap Rate	5.00%
Guaranty	Franchisee
Tenant	You Scream Holdings-Hot Springs, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	2,558 SF
Land Area	0.73 Acres
Property Address	708 W. Grand Avenue Hot Springs, Arkansas 71913
Year Built	1978
Parcel Number	400-26700-006-000C
Ownership	Fee Simple (Land & Building)
Zoning	Commercial
Parking Spaces	16

Brand New 15-Year Lease | Scheduled Rental Increases | Absolute NNN | Well-Known & Established Tenant

- The tenant will sign a brand new 15-year lease at the close of escrow, demonstrating their commitment to the site
- The lease features 2% annual rental increases throughout the initial term and option periods, growing NOI and hedging against inflation
- The lease is absolute NNN with zero landlord responsibilities
- With over 6,800 global locations, Dairy Queen is among the largest quick service restaurants

Located Along W. Grand Ave. | Direct Access to Major Interstate | Strong National/Credit Tenant Presence | Drive-Thru Equipped

- Dairy Queen is strategically located along W. Grand Avenue with clear visibility and access to an average of 23,000 vehicles passing by daily
- E. Grand Avenue is a major thoroughfare leading directly into Interstate 70 and providing direct access into Downtown Little Rock
- The surrounding highways and commuter routes make this an ideal, centralized location with easy commutes for both employees and customers
- The surrounding national/credit tenants include Walgreens, AutoZone, Walmart Supercenter, Regions Bank, Kroger, Sam's Club, and others
- The freestanding building is complete with a drive-thru to maximize both sales and convenience to the dense customer base immediately surrounding the site

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area

- The site is near numerous single-family communities and multi-family complexes, providing a direct residential consumer for the site
- More than 50,000 residents and 33,600 employees support the trade area
- \$55,915 average household income



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
You Scream Holdings-Hot Springs, LLC	2,558	COE	15 Years	Year 1	-	\$9,301	\$3.64	\$111,614	\$43.63	Absolute NNN	TBD
(Franchisee Guaranteed)				Year 2	2%	\$9,487	\$3.71	\$113,847	\$44.51		
				Year 3	2%	\$9,677	\$3.78	\$116,124	\$45.40		
2% Annual Rental Increases Throughout the Initial Term & Options											

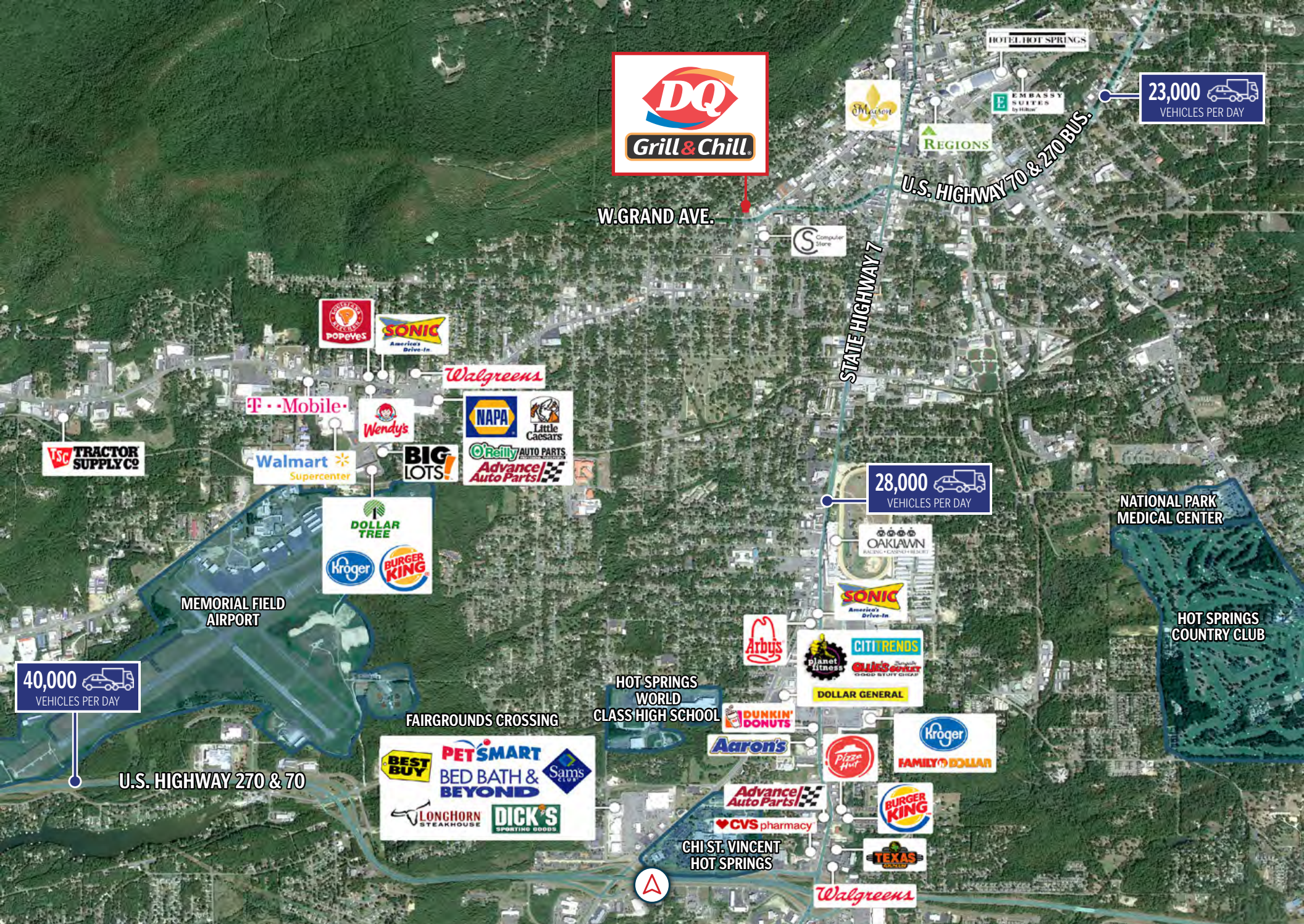


DAIRY QUEEN

dairyqueen.com
Company Type: Subsidiary
Locations: 7,000+
Parent: Berkshire Hathaway
2021 Employees: 372,000

2021 Revenue: \$354.64 Billion
2021 Net Income: \$89.80 Billion
2021 Assets: \$958.78 Billion
2021 Equity: \$506.20 Billion

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 7,000 locations in the United States, Canada and 20 other countries. IDQ is a subsidiary of Berkshire Hathaway Inc. (Berkshire) which is led by Warren Buffet, the legendary investor and CEO of Berkshire.



2021 Estimated Population

1 Mile	7,487
3 Miles	28,301
5 Miles	50,002

2021 Average Household Income

1 Mile	\$38,793
3 Miles	\$46,972
5 Miles	\$55,915

2021 Estimated Total Employees

1 Mile	6,582
3 Miles	23,084
5 Miles	33,630





NATIONAL NET LEASE GROUP

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