

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Experienced Operator | 16+ Years Remaining | QSR with Drive-Thru



78 Westbank Expressway | Gretna, Louisiana

NEW ORLEANS MSA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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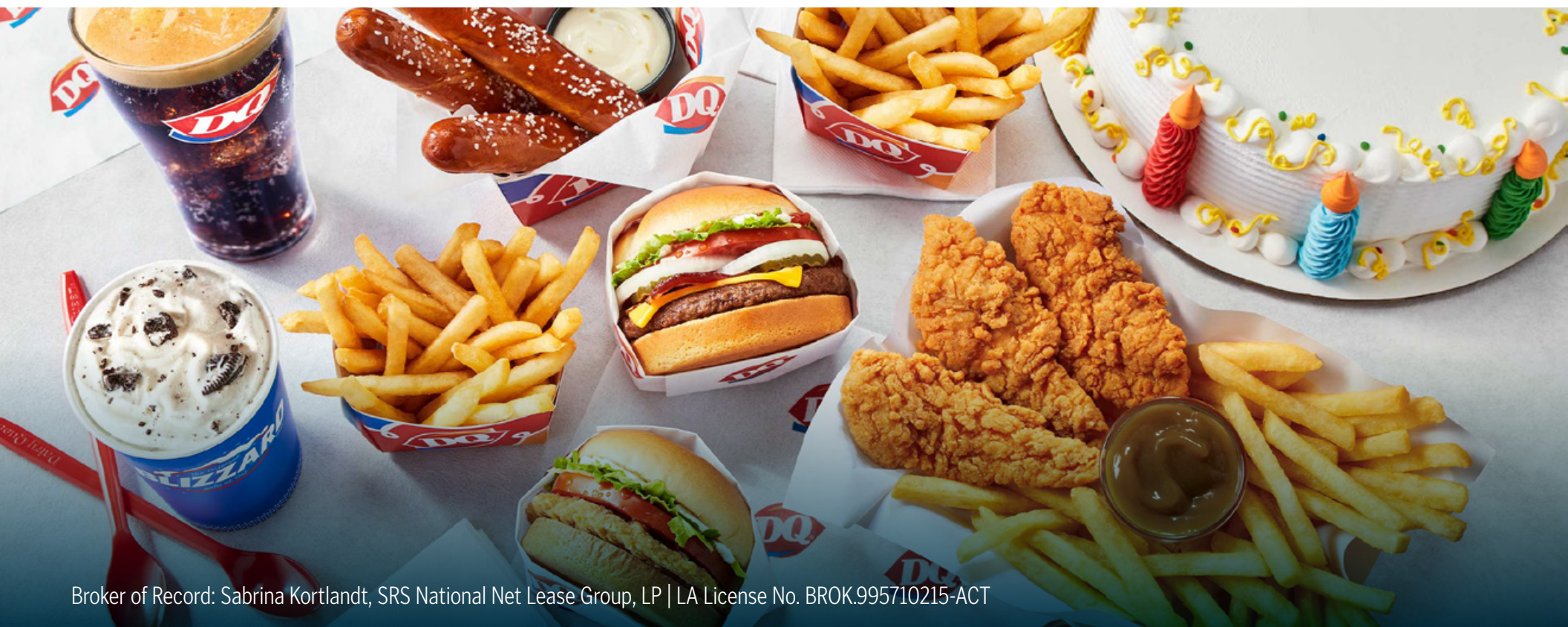
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1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

FL license No. SL3430880



Broker of Record: Sabrina Kortlandt, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT

OFFERING SUMMARY



OFFERING

Pricing	\$2,327,280
Net Operating Income	\$128,000
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	78 Westbank Expressway Gretna, Louisiana 70053
Rentable Area	2,382 SF
Land Area	0.61 AC
Year Built	2014
Doing Business As	Dairy Queen
Tenant	MMPR Gretna Hospitality, LLC (Franchisee)
Guaranty	Personal Guaranty
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	16+ Years
Increases	See Rent Roll
Options	4 (5-Year)
Rent Commencement	January 1, 2022
Lease Expiration	December 31, 2039

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dairy Queen	2,382	January 2022	December 2039	Current	-	\$10,667	\$128,000	4 (5-Year)
(Franchisee Signed)				Year 4	8.7%	\$11,595	\$139,141	
				Year 9	6.5%	\$12,349	\$148,185	
				Year 14	6.5%	\$13,151	\$157,817	

6.5% Increase Beg. of Each Option

16+ Years Remaining | Scheduled Rental Increases | Franchisee Guaranteed | Well-Known & Established Tenant

- More than 16 years remaining on the lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features rental increases in years 4, 9, 14, and at the beginning of each option, generating NOI and hedging against inflation
- The lease is franchisee guaranteed
- With over 7,000 global locations, Dairy Queen is among the largest quick service restaurants, and is most known for their wide array of soft serve ice cream options

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Off Westbank Expressway | Surrounding Retailers | Drive-Thru Equipped

- Dairy Queen is located off Westbank Expressway (100,400 VPD), providing direct on/off ramp access for travelers
- The immediate trade area is supported by surrounding retailers such as The Home Depot, Walgreens, Floor & Decor, Best Buy, Office Depot, and more
- The freestanding building is complete with a drive-thru to maximize both sales and convenience to the dense customer base immediately surrounding the site

Strong Demographics In 5-Mile Trade Area

- More than 345,000 residents and 228,000 employees support the trade area
- \$84,614 average household income

BRAND PROFILE



DAIRY QUEEN

Dairy Queen

Company Type: Subsidiary

Locations: 7,000+

Parent: Berkshire Hathaway

2022 Employees: 383,000

2022 Revenue: \$234.20 Billion

2022 Assets: \$948.45 Billion

2022 Equity: \$472.36 Billion

Credit Rating: S&P: AA+

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 Buffett, the legendary investor and CEO of Berkshire.

PROPERTY OVERVIEW



LOCATION



Gretna, Louisiana
Jefferson County
New Orleans MSA

ACCESS



Westbank Expressway/State Highway 23: 2 Access Points
Willow Drive: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 90 Business: 100,400 VPD

IMPROVEMENTS



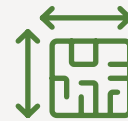
There is approximately 2,382 SF of existing building area

PARKING



There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 13.85 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: Lot Q-2D-7, Brooklyn Pastures
Acres: 0.61
Square Feet: 26,752

CONSTRUCTION



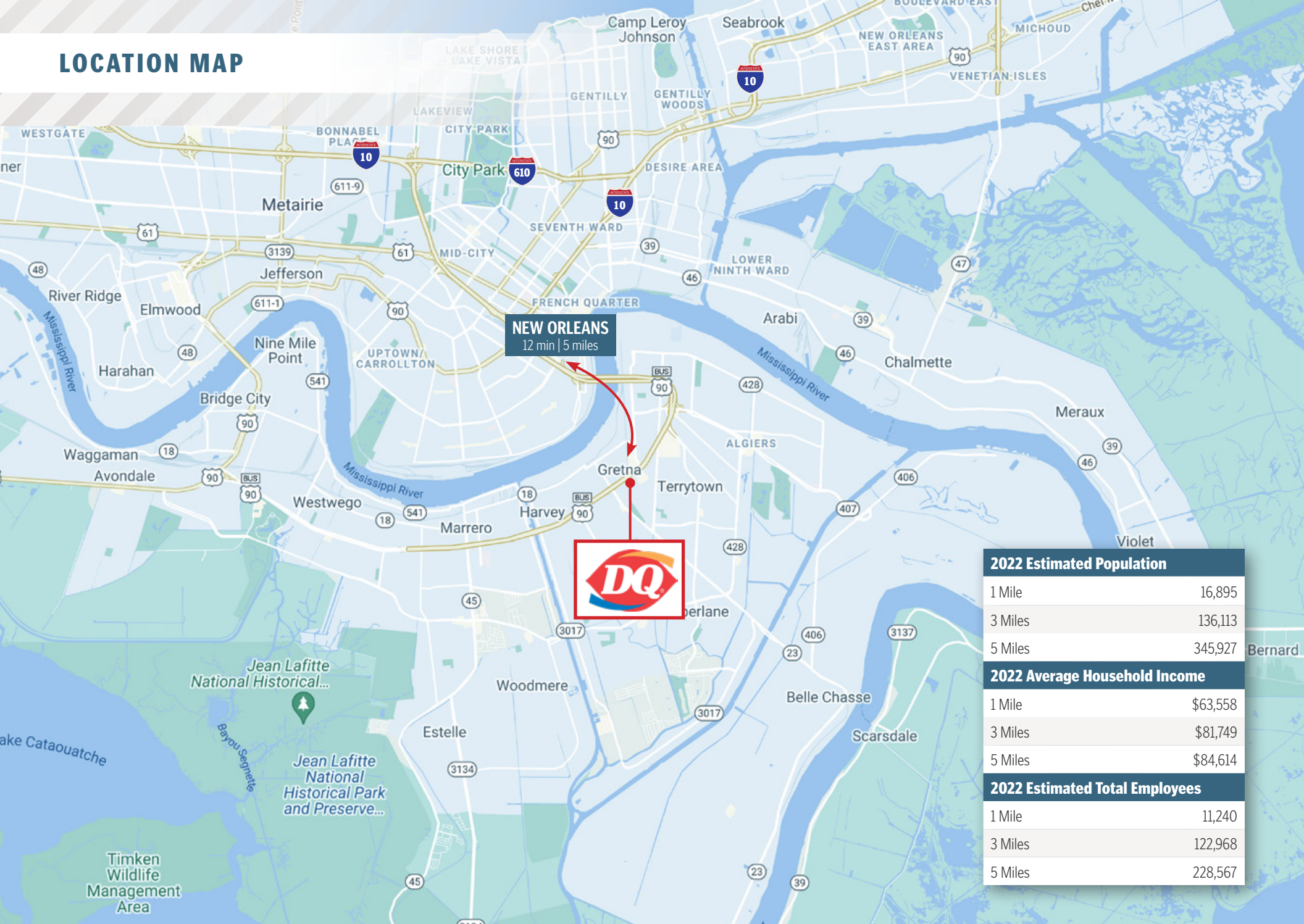
Year Built: 2014

ZONING



BC-2: Business Core 2

LOCATION MAP





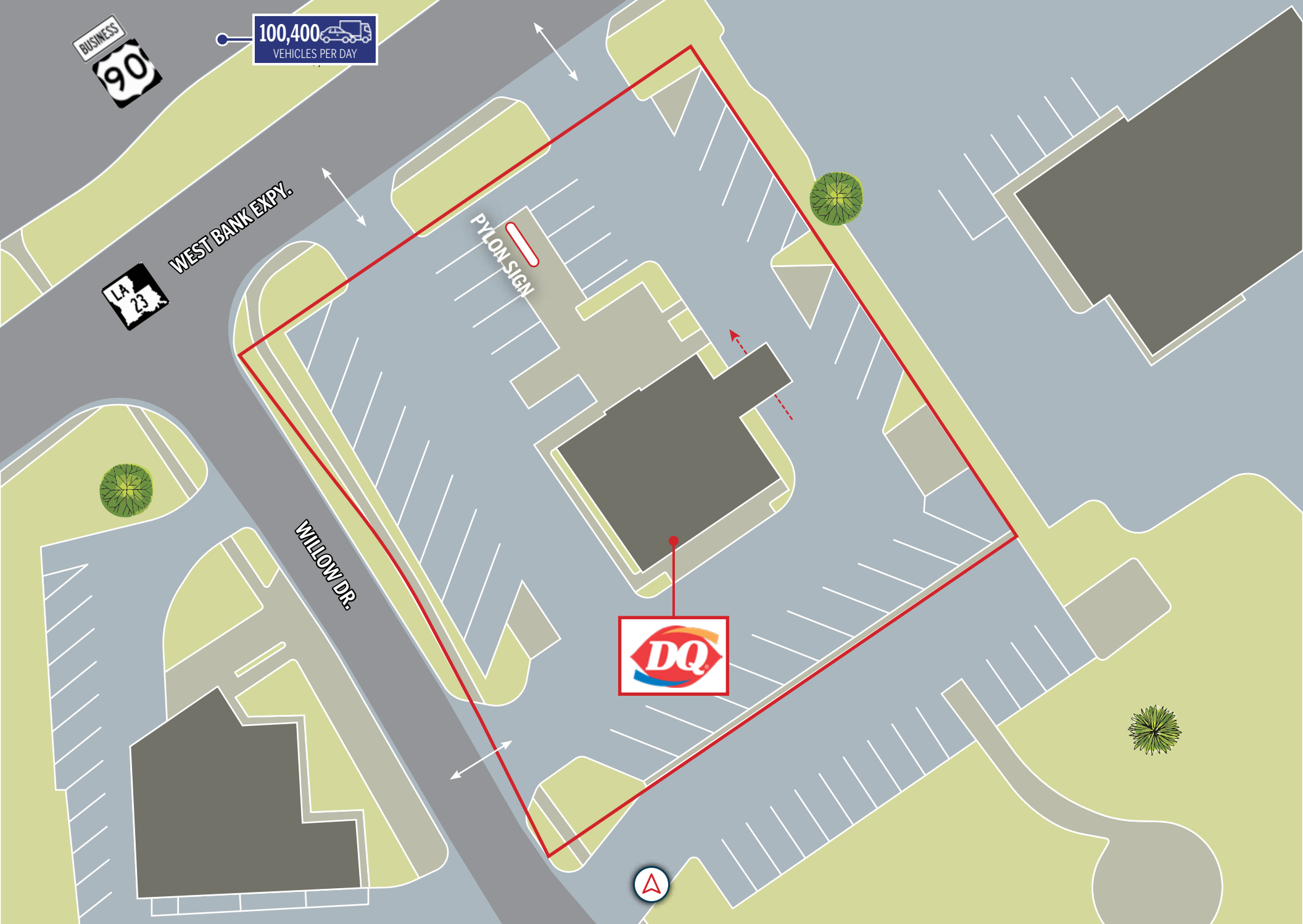
Adjacent Home Depot Placer.AI Report

Visits: 1,200,000 annually

Ranking

- Nationwide: 99 / 1,965 (95% Percentile)
- Louisiana: 3 / 28 (92% Percentile)
- Local (15 miles): 3 / 7 (71% Percentile)





AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	16,895	136,113	345,927
2027 Projected Population	16,504	134,358	342,513
2022 Median Age	36.4	37.6	37.1
Households & Growth			
2022 Estimated Households	7,202	58,811	146,798
2027 Projected Households	7,077	58,356	146,177
Race & Ethnicity			
2022 Estimated White	39.93%	40.17%	40.90%
2022 Estimated Black or African American	39.11%	43.30%	44.74%
2022 Estimated Asian or Pacific Islander	2.44%	3.51%	3.50%
2022 Estimated American Indian or Native Alaskan	0.66%	0.48%	0.45%
2022 Estimated Other Races	14.70%	7.83%	5.40%
2022 Estimated Hispanic	24.97%	15.53%	12.02%
Income			
2022 Estimated Average Household Income	\$63,558	\$81,749	\$84,614
2022 Estimated Median Household Income	\$43,373	\$52,258	\$53,059
Businesses & Employees			
2022 Estimated Total Businesses	1,261	10,285	20,717
2022 Estimated Total Employees	11,240	122,968	228,567





Historic Venues - Gretna Historical Society

GREटना, LOUISIANA

Gretna, Louisiana, in Jefferson county, is 3 miles SE of New Orleans, Louisiana. Gretna is located on the “West Bank” of Jefferson Parish, just across the Mississippi River from downtown New Orleans. The City of Gretna had a population of 17,641 as of July 1, 2022.

Located on the banks of the Mississippi River, Historic Downtown Gretna encompasses an approximate 50 square blocks and includes the Gretna Historic Society Museum Complex. Both the City of Gretna and Jefferson Parish government complexes can be found here, as well as supporting businesses such as law firms, notaries, and restaurants.

One can go to the Bellevue Park, Mel Ott Park, and Huey P Long Park for an absolute refreshed feeling. The visitors can even plan a trip to the Gretna Historical Society and the German American Cultural Center in order to explore some of the area’s history. The West Side Shopping Center and the Gretna Village Shopping Center will be a satisfying experience for the avid shopper. Heritage Festival takes place around October every year. Gretna and nearby Attractions are West Side Shopping Center, German American Cultural Center, Bellevue Park and Mel Ott Park.

Higher education institutes that can be attended from the city include Delgado Community College, Tulane University of Louisiana, Louisiana State University - Health Sciences Center, and Southern University at New Orleans.

One can avail air transportation from Louis Armstrong New Orleans International Airport.



NEW ORLEANS, LOUISIANA

New Orleans is a major United States port and the largest city and metropolitan area in the state of Louisiana. New Orleans, located at the mouth of the Mississippi River in southern Louisiana, is the largest city in the state and one of the South's commercial centers. It's a city steeped in a history as rich as its famous gumbo and crawfish etouffe. The city was founded in 1718. The City of New Orleans is the largest city in Louisiana with a population of 394,095 as of July 1, 2021.

New Orleans has one of the largest and busiest ports in the world, and metropolitan New Orleans is a center of maritime industry. The New Orleans region also accounts for a significant portion of the nation's oil refining and petrochemical production, and serves as a white-collar corporate base for onshore and offshore petroleum and natural gas production. New Orleans is a center for higher learning, with over 50,000 students enrolled in the region's eleven two- and four-year degree granting institutions. A top-50 research university, Tulane University, is located in New Orleans' Uptown neighborhood. Metropolitan New Orleans is a major regional hub for the health care industry and boasts a small, globally competitive manufacturing sector. The center city possesses a rapidly growing, entrepreneurial creative industries sector, and is renowned for its cultural tourism. Greater New Orleans, Inc. (GNO, Inc.) acts as the first point-of-contact for regional economic development, coordinating between Louisiana's Department of Economic Development and the various parochial business development agencies.

The city is the home to a single Fortune 500 company: Entergy, a power generation utility and nuclear powerplant operations specialist. Other companies either headquartered or with significant operations in New Orleans include: Pan American Life Insurance, Pool Corp, Rolls-Royce, Newpark Resources, AT&T, TurboSquid, iSeatz, IBM, Navtech, Superior Energy Services, Textron Marine & Land Systems, McDermott International, Pellerin Milnor, Lockheed Martin, Imperial Trading, Laitram, Harrah's Entertainment, Stewart Enterprises, Edison Chouest Offshore, Zatarain's, Waldemar S. Nelson & Co., Whitney National Bank, Capital One, Tidewater Marine, Popeyes Chicken & Biscuits, Parsons Brinckerhoff, MWH Global, CH2M HILL, Energy Partners Ltd, The Receivables Exchange, GE Capital, and Smoothie King.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

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