

Dairy Queen

483 SOUTHEAST 5TH STREET
MADRAS, OREGON 97741

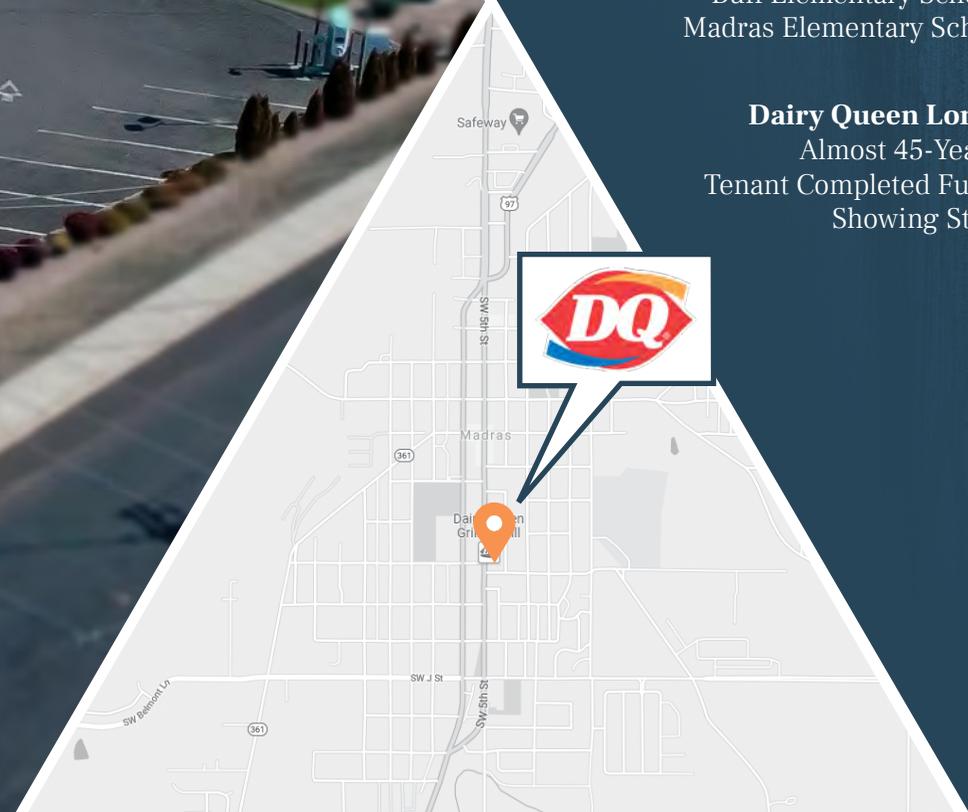
Absolute-Net Lease:
No Landlord Responsibilities, New 20-Year Lease with 7.5% Increases
Every 5-Years. Dairy Queen will have Four, 5-Year Options to Extend

Very Strong Franchisee Guaranty:
11-Unit Guaranty by DND Groups, Inc. with a total of 29 Units
Across 5 States with 15-Years of Operating Experience

Within 1/2 Mile from Madras Schools:
Madras High School (682 Students);
Buff Elementary School (320 Students);
Madras Elementary School (417 Students)

Dairy Queen Long Term Tenancy:
Almost 45-Years at this Location
Tenant Completed Full Remodel in 2018
Showing Strength of Location

Marcus & Millichap
THE DELTONDO GROUP



Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

✓ **Absolute-Net Lease:** No Landlord Responsibilities, New 20-Year Lease with 7.5% Increases Every 5-Years. Dairy Queen will have Four, 5-Year Options to Extend

✓ **Very Strong Franchisee Guaranty:** 11-Unit Guaranty by DND Groups, Inc. with a total of 29 Units Across 5 States with 15-Years of Operating Experience

✓ **Nearby National Tenants:** AutoZone, Columbia Bank, Wells Fargo, O'Reilly Auto Parts, A&W Restaurant, Black Bear Diner, Taco Bell, Sonic Drive-in, McDonald's, Subway, Safeway & Dollar Tree

✓ **Within 1/2 Mile from Madras Schools:** Madras High School (682 Students); Buff Elementary School (320 Students); Madras Elementary School (417 Students)

✓ **Strategic Retail Location:** Frontage on Southeast 5th Street which Oversees ±12,400 Vehicles Per Day; Almost 45-Years of Operation at this Site Showing Strengh of Location

✓ **Less Than 1 Mile from St. Charles Madras Hospital:** St. Charles Madras Serves all of Jefferson County with 36 Licensed Beds and ±240 Employees.



INVESTMENT SUMMARY

ADDRESS: 483 Southeast 5th Street
Madras, Oregon 97741

PRICE: \$2,657,142

CAP: 5.25%

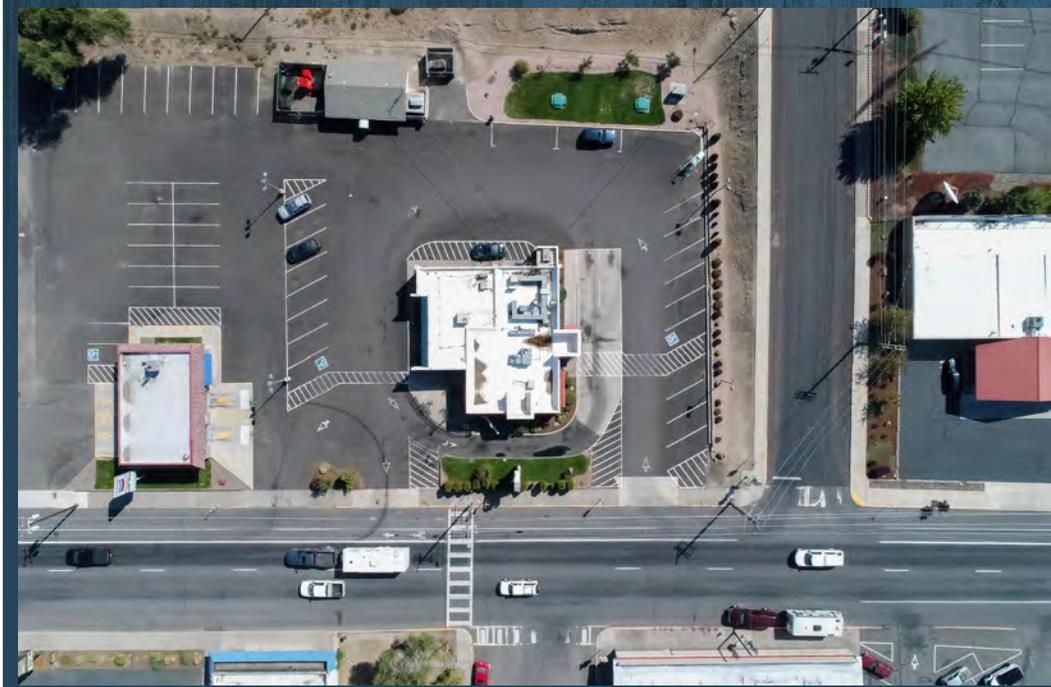
NOI: \$139,500

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	3,024	12,057	15,361
HOUSEHOLDS:	1,135	4,480	5,470
HH INCOME:	\$64,483	\$63,878	\$65,358



BIRDS EYE VIEW



PROPERTY DESCRIPTION

PROPERTY ADDRESS:

483 Southeast 5th Street
Madras, Oregon 97741

LEASE TYPE:

Absolute-Net

BUILDING SIZE:

3,192 SF

YEAR BUILT / REMODEL:

1977 / 2018

LOT SIZE:

30,056 SF

ACCESS & FRONTAGE

SE 5th St. (±12,400 VPD)

TENANT PROFILE



COMPANY NAME
DND Groups, Inc.

NUMBER OF STORES
29

HEADQUARTERS
Lake Forest, CA

YEAR FOUNDED
2007

WEBSITE
www.dndgroups.com

Dairy Queen, often abbreviated DQ, is a 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. DQ operators have been providing consumers with treats and food since 1940 and is headquartered in Edina, Minnesota.

DQ Grill & Chill locations feature hot food, treats, table delivery and self-serve soft drinks. In most cases, they offer an expanded menu including breakfast, GrillBurgers, and grilled sandwiches, as well as limited table service (customers still place orders at the counter). They also contain self-serve soft drink fountains allowing free refills.

The franchisee at this location currently operates 24 Dairy Queen units & 5 Taco John's in Colorado, Washington, Wyoming, Oklahoma and Oregon. They have 15 years of operating experience with multiple concepts. Founded in 1995 they are headquartered in Laguna Hills, California.



TENANT SUMMARY

TENANT NAME: Dairy Queen

OPERATOR: DND Groups, Inc.

GUARANTY: 11-Units

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: Absolute-Net

LANDLORD RESPONSIBILITIES: None

LEASE COMMENCEMENT: Close of Escrow

LEASE EXPIRATION: 20 Years from Close of Escrow

TERM REMAINING: 20-Years

INCREASES: 7.5% Every 5-Years

OPTIONS: Four, 5-Year

Seller is in a contract position on the real estate and business and is therefore not the current holder of title. Seller will obtain title on both the business and the property no later than the closing date of this subsequent transaction being marketed

ANNUALIZED OPERATING DATA

Base Rent	ANNUALLY	MONTHLY
Close of Escrow - Year 5	\$139,500.00	\$10,462.50
Year 6 - Year 10	\$149,962.50	\$11,247.19
Year 11 - Year 15	\$161,209.69	\$12,090.73
Year 16 - Year 20	\$173,300.41	\$12,997.53
Options to Renew		
Year 20 - Year 25	\$186,297.95	\$13,972.35
Year 26 - Year 30	\$200,270.29	\$15,020.27
Year 30 - Year 35	\$215,290.56	\$16,146.79
Year 35 - Year 40	\$231,437.36	\$17,357.80





St. Charles Madras Hospital
1-Mile from Subject Property

Madras Elementary School
417 Students

Buff Elementary School
320 Students

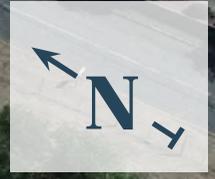


Madras High School
682 Students



Southeast 5th Street (±12,400 VPD)

Southeast 5th Street (±12,400 VPD)





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DISTANCE FROM SUBJECT PROPERTY

119 - Miles Portland, OR

152 - Miles Eugene, OR

153 - Miles Salem, OR

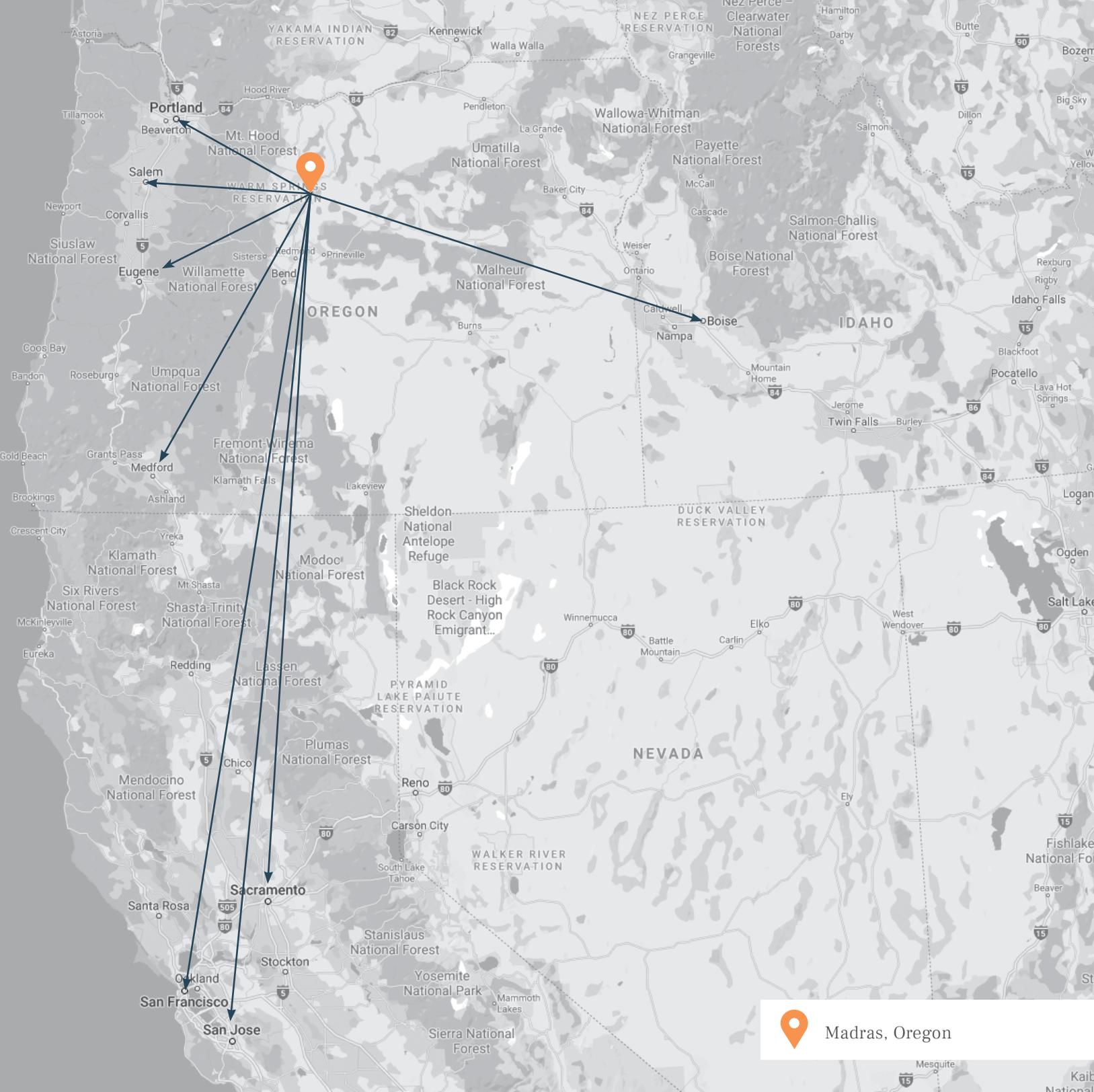
284 - Miles Seattle, OR

334 - Miles Boise, ID

478 - Miles Sacramento, CA

533 - Miles San Fransisco, CA

566 - Miles San Jose, CA



 Madras, Oregon

MADRAS, OREGON

Located in Central Oregon, Madras offers high desert scenery and panoramic views of the magnificent Cascade Mountain Range with many outdoor recreation opportunities including cycling, fishing, golf, hiking, rockhounding, and water sports with winter sports just a short drive away.

The city has an exceptional aquatic center, Performing Arts Center, extensive green spaces, skate park, trail system and a kids' fishing pond. Nearby attractions include Indian Head Casino, Erickson Aircraft Collection, the Palisades at Lake Billy Chinook, the Metolius Wild & Scenic River, Lake Simtustus, Mt. Jefferson Wilderness area, and so much more. Madras was one of the premier viewing locations for the August 21, 2017 Total Solar Eclipse where approximately 100,000 visitors converged for the experience of a lifetime!

Our community is a blend of industry, agriculture and recreation. Our residents enjoy a variety of employment opportunities, including manufacturing, aviation, agriculture, retail, education, tourism and health care.

Madras is a caring community with significant collaboration between residents, businesses, government, service organizations and churches to provide a top-notch quality of life for all ages.



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