

Multi-Tenant Retail Property

MCDONALD'S / DOMINO'S RETAIL CENTER

211 ELM ST W, ANNANDALE, MN 55302

FOR SA



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PROPERTY SUMMARY

211 ELM ST W, ANNANDALE, MN 55302

FOR SALE



PROPERTY DESCRIPTION

The Annandale Retail Center is located in Annandale Minnesota with direct frontage to highway 55, a major thoroughfare in the area. Tenants include both McDonalds Corporation and Dominos Pizza. In addition to being located on the main thoroughfare in town, it is also located on a hard corner with the only signalized intersection in Annandale along highway 55, making this the main turn in for the city. The leases feature a favorable structure allowing for most building expenses to be passed through to the tenants. McDonalds has a corporate guaranteed lease and Domino's is a strong multi-unit franchisee. This is a great bite size deal with a low rent McDonalds in a market with limited competition for business. Domino's has over 6 years remaining on their lease with annual increases and a favorable 7% increase later in 2025.

PROPERTY HIGHLIGHTS

- McDonald's Corporate Guaranteed Lease
- Hard Corner Location - Only Signalized Intersection Along Highway 55 in Annandale
- Next Closest McDonald's or Domino's are Located Over 10 Miles Away
- The Only Other National Food Chains in Annandale are Dairy Queen and Subway
- Property Leased to Two National QSR Brands
- Low Rent, Low Price Point Investment

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PROPERTY INFORMATION

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Sale Price	\$1,395,847
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LOCATION INFORMATION

Building Name	McDonald's / Domino's Retail Center
Street Address	211 Elm St W
City, State, Zip	Annandale, MN 55302
County	Wright

BUILDING INFORMATION

Building Size	5,342 SF
NOI	\$77,504.91
Cap Rate	5.55%
Year Built	2012

PROPERTY INFORMATION

Property Type	Multi-Tenant Retail
Property Subtype	Free Standing Building
Lot Size	0.98 Acres (42,689 SF)

PARKING

Number of Parking Spaces	55
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RENT ROLL - MCDONALD'S

211 ELM ST W, ANNANDALE, MN 55302



Tenant	Landlord Responsibilities	Rent Commencement Date	Lease Expiration	Square Footage	Annual Rent /SF	Annual Rent	Annual CAM / SF	Annual CAM + Property Taxes	Termination Option	Rental Increases / Renewal Options			
										Option	Date	Annual Rent /SF	Annual Rent
McDonald's	HVAC Repairs and Replacements	10/25/2012	10/24/27	3,334	\$19.96	\$66,549.96	\$6.77	\$22,587.46	None	Option 2	10/25/27	\$21.96	\$73,205.04
										Option 3	10/25/32	\$24.15	\$80,525.52
										Option 4	10/25/37	\$26.57	\$88,578.07
										Option 5	10/25/42	\$29.22	\$97,435.88
										Option 6	10/25/47	\$32.15	\$107,179.47
										Option 7	10/25/52	\$35.36	\$117,897.41
										Option 8	10/25/57	\$38.90	\$129,687.16

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RENT ROLL - DOMINO'S

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Tenant	Landlord Responsibilities	Rent Commencement Date	Lease Expiration	Square Footage	Annual Rent /SF	Annual Rent	Annual CAM / SF	Annual CAM + Property Taxes	Termination Option	Rental Increases / Renewal Options			
										Option	Date	Annual Rent /SF	Annual Rent
Domino's	None outside of CAM	10/1/2021	9/30/31	2,008	\$15.25	\$30,622.00	\$12.67	\$25,449.03	Waived	Annual Rent Increases	10/1/25	\$15.25	\$30,622.00
											10/1/26	\$16.25	\$32,630.00
											10/1/27	\$17.25	\$34,638.00
											10/1/28	\$18.25	\$36,646.00
											10/1/29	\$19.25	\$38,654.00
											10/1/30	\$20.25	\$40,662.00
										Option 1	10/1/31	\$20.86	\$41,881.86
											10/1/32	\$21.48	\$43,138.32
											10/1/33	\$22.13	\$44,432.47
											10/1/34	\$22.79	\$45,765.44
											10/1/35	\$23.48	\$47,138.40
										Option 2	10/1/36	\$24.18	\$48,552.55
											10/1/37	\$24.90	\$50,009.13
											10/1/38	\$25.65	\$51,509.41
											10/1/39	\$26.42	\$53,054.69
											10/1/40	\$27.21	\$54,646.33

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FINANCIAL SUMMARY

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INCOME SUMMARY

McDonald's	\$66,550
Domino's	\$30,622
CAM Reimbursements	\$48,036
GROSS INCOME	\$145,208

EXPENSES SUMMARY

Building Maintenance	\$1,860
HVAC Repairs & Maintenance	\$2,970
Roof Repairs & Maintenance	\$600
Building Grounds	\$4,700
Snow Removal	\$8,600
Management Fee	\$5,920
Building Insurance	\$10,170
Property Taxes	\$30,674
Common Utilities	\$2,210
OPERATING EXPENSES	\$67,704

NET OPERATING INCOME	\$77,505
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TENANT PROFILES - MCDONALD'S

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TENANT PROFILE - MCDONALD'S

Our mission is to make delicious feel-good moments easy for everyone. The backbone of our Brand is, and always has been, a commitment to a set of core values that define who we are and how we run our business and restaurants. As the consumer landscape shifts, we are using our competitive advantages to further strengthen our brand. McDonalds has done extremely well throughout the Covid 19 Pandemic and through to today. According to Yahoo Finance their stock has provided a 25% return over the last 3 years and better yet, over 55% return over the last 5 years.

TENANT OVERVIEW

Tenant:	McDonald's Corporation
Founded:	1948
Locations:	41,800+
Total Revenue:	\$25.49 Billion (2023)
Headquarters:	Chicago, IL
Website:	https://corporate.mcdonalds.com/
Guarantee	Corporate

RENT SCHEDULE

OPTION PERIOD	ANNUAL RENT	PSF
Option 1 (Current)	\$66,549.96	\$19.96
Option 2	\$73,205.04	\$21.96
Option 3	\$80,525.52	\$24.15
Option 4	\$88,578.07	\$26.57
Option 5	\$97,435.88	\$29.22
Option 6	\$107,179.47	\$32.15
Option 7	\$117,897.41	\$35.36
Option 8	\$129,687.16	\$38.90

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TENANT PROFILES - DOMINO'S

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TENANT PROFILE - DOMINO'S

Domino's believes in doing the right thing, putting people first, creating inspired solutions, championing our customers, and growing and winning together. Domino's came from humble beginnings in 1960, with just one store. Now, as the largest pizza company in the world, Domino's proudly continues its legacy of delivering great-tasting pizza to customers' doors. The Annandale Domino's is owned and operated by a multi-unit franchisee that has years of experience successfully operating Domino's restaurants.

TENANT OVERVIEW

Tenant:	D & D Pizza, Inc.
Locations:	4+ (need to confirm # of units)

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	PSF
10/1/24 (Current)	\$28,614	\$14.25
10/1/25	\$30,622	\$15.25
10/1/26	\$32,630	\$16.25
10/1/27	\$34,638	\$17.25
10/1/28	\$36,646	\$18.25
10/1/29	\$38,654	\$19.25
10/1/30	\$40,662	\$20.25
10/1/31 (Option 1)	\$41,881	\$20.86
10/1/36	\$48,552	\$24.18

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BUILDING PHOTO'S

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BUILDING PHOTO'S

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RETAILER MAP

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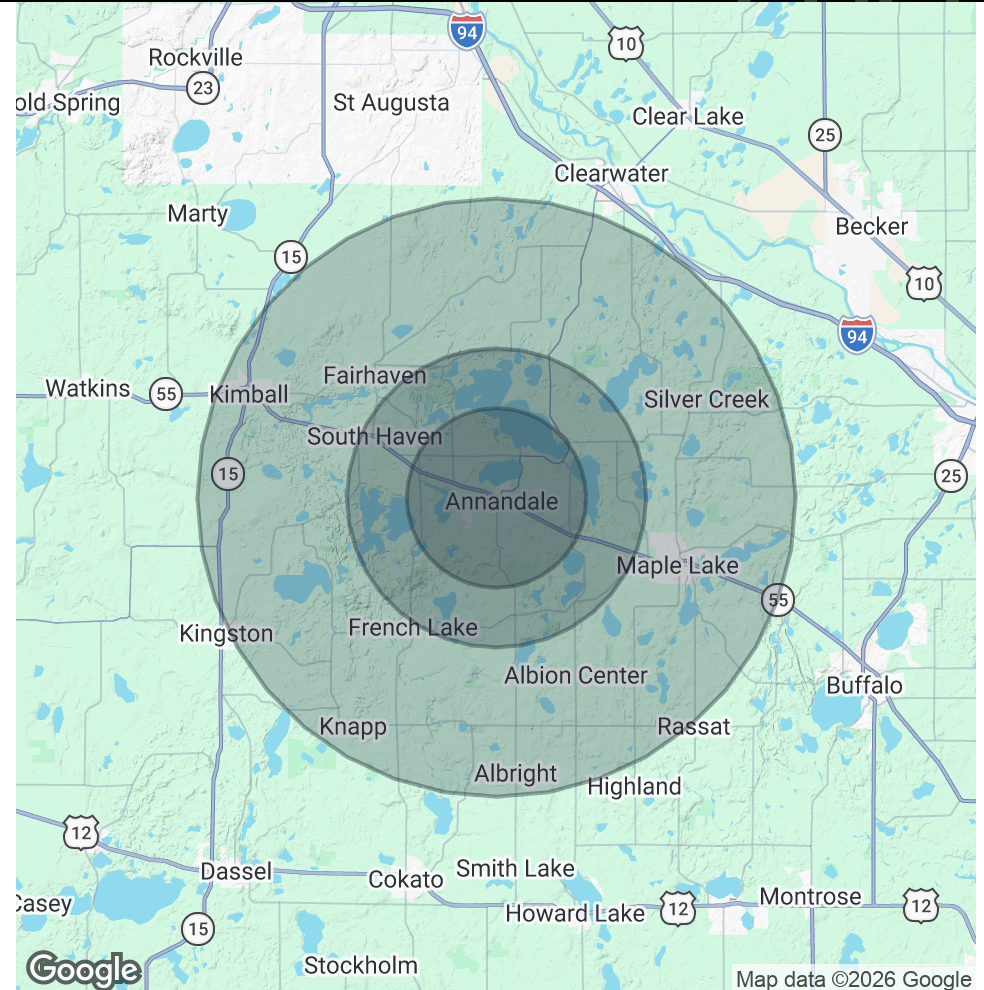
DEMOGRAPHIC REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,247	7,851	23,251
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,157	3,195	8,910
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$110,263	\$116,298	\$118,614
Average House Value	\$386,068	\$424,958	\$427,117

2020 American Community Survey (ACS)

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BROKER CONTACT INFORMATION

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