

3444 S SHERWOOD FOREST BLVD



BATON ROUGE, LOUISIANA

ABSOLUTE NNN LEASE

\$2,092,030 | 6.65% CAP



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DEAL SUMMARY



Address

3444 S Sherwood Forest Blvd
Baton Rouge, LA 70816

Asking Price

\$2,092,030

Cap Rate

6.65%

Annual Rent

\$139,141

Lease Type

Absolute NNN

Lease Term Remaining

~ 14 Years Remaining



LEASE SUMMARY

Tenant	MMPR Baton Rouge Hospitality LLC (30+ Units)
Guarantor	Ramandeep Kalra (Personal)
Address	3444 S Sherwood Forest Blvd Baton Rouge, LA 70816
Rent Commencement	December 2021
Lease Expiration	December 2039
Lease Type	Absolute NNN
Term Remaining	13.8 Years Remaining
Renewal Options	Four, 5-Year Options
Rent Increases	6.5% Every 5 Years
Building Size	2,618 SF
Lot Size	0.92 AC
Year Built	2012

RENT SCHEDULE

Lease Years	Monthly Rent	Annual Rent	CAP Rate
1-3	\$10,667	\$128,000	-
4-8 (Current)	\$11,595	\$139,141	6.65%
9-13	\$12,349	\$148,185	7.08%
14-18	\$13,151	\$157,817	7.54%
Option Periods			
First Option Period	\$14,006	\$168,075	8.03%
Second Option Period	\$14,917	\$179,000	8.56%
Third Option Period	\$15,886	\$190,635	9.11%
Fourth Option Period	\$16,919	\$203,026	9.70%



INVESTMENT HIGHLIGHTS

PASSIVE LEASE STRUCTURE | HANDS-OFF INVESTMENT

Offering features a truly passive absolute NNN lease structure with zero landlord responsibilities.

LONG-TERM LEASE | ATTRACTIVE INVESTMENT RETURN METRICS

The offering includes over 13 years remaining on an original 20-year absolute NNN lease, featuring contractual rental increases throughout the initial term and option periods. By the end of the initial term, the investment yield increases to a 7.54% CAP rate with a blended return of approximately 7.09%.

EXTREMELY DENSE AREA | 40,000+ VPD ON FRONTAGE ROAD

The subject property features strong real estate fundamentals being located within one of the denser areas in all of Baton Rouge. Population numbers consist of 180,000+ people within a 5 mile radius and nearly 85,000 people within the immediate 3 miles. The building sits prominently on one of Baton Rouge's primary North/South arterials (Sherwood Forest Blvd) seeing nearly 40,000 vehicles per day bringing a consistent flow of drive-by consumer traffic on a daily basis.

EXPERIENCED DQ OPERATOR | 30+ LOCATIONS IN 5 STATES

MMPR Group is a seasoned franchisee within the Dairy Queen system operating 33 locations throughout Arizona, California, Nevada, Idaho, Indiana, and Louisiana. Ramandeep Kalra and his team currently have 12 stores in Louisiana with plans to continue their presence in the State.

STABLE MARKET DYNAMICS | 2ND LARGEST CITY IN LOUISIANA

The subject property sits in the heart of Baton Rouge, Louisiana's second largest city consisting of over 880,000 people within the city's MSA. Baton Rouge is home to Louisiana State University, the state's flagship university with 37,000+ on-campus students bringing a consistent, built-in economic driver within the city's limits.

ICONIC NATIONAL BRAND | HOUSEHOLD NAME

DQ has become a nostalgic brand throughout the United States & Canada operating 7,500+ stores worldwide. Dairy Queen is a subsidiary of Warren Buffett's Berkshire Hathaway (NYSE: BRK.A) and a globally recognized QSR holding a brand valuation in excess of \$4.5B.





TENANT PROFILE



International Dairy Queen, Inc. is an American multinational fast food chain founded in 1940 and currently headquartered in Bloomington, Minnesota. One of the most iconic names in the QSR industry, Dairy Queen is known for its signature soft-serve treats, Blizzards, and classic American grill fare. With more than **7,500 locations in over 20 countries**, Dairy Queen has maintained a strong presence both in the U.S. and internationally. The brand has grown from a single soft-serve stand into a multi-category powerhouse offering hot food, frozen desserts, and family-friendly dining experiences.



WEBSITE	www.dairyqueen.com
HEADQUARTERS	Bloomington, MN



NO. OF LOCATIONS
7,500+ Locations



LOCATED IN
20 Countries



2024 REVENUES
\$425B



CREDIT RATING
AA (S&P)

MMPR Group is an experienced and growing operator within the Dairy Queen system with over 30 locations in 5 states (CA, AZ, NV, ID, LA & IN) including 12 stores in Louisiana. MMPR Group has experienced remarkable growth since its inception, expanding from a handful of Dairy Queen restaurants to many locations across multiple states.

PROPERTY AERIAL



PROPERTY AERIAL



S Sherwood Forest Blvd - 39,040 VPD

PROPERTY AERIAL



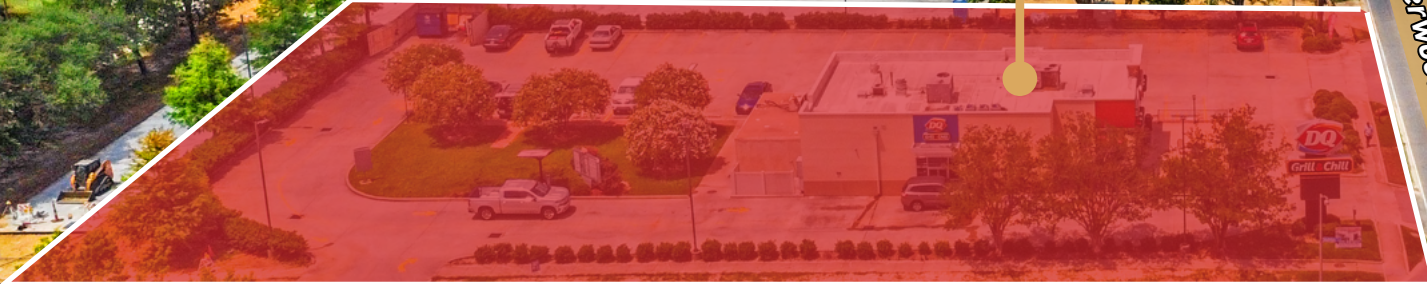
TACO BELL
Waffle HOUSE
POPEYES
SUBWAY
Jack in the box
CIRCLE K
SONIC
America's Drive-In
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Pizza Hut
BURGER KING
McDonald's



123,456 VPD



123,456 VPD



S Sherwood Forest Blvd - 39,040 VPD





LOCATION OVERVIEW - Baton Rouge, LA



Baton Rouge, Louisiana’s capital city, is a growing cultural and economic center located along the Mississippi River. With a population of over 228,000, it’s the second-largest city in the state and plays a pivotal role in government, higher education, and industry. Anchored by Louisiana State University (LSU) a top-tier research institution with over 35,000 students, Baton Rouge attracts a steady flow of young professionals and academic talent, energizing the city’s workforce and cultural landscape.

The city is in the midst of an ambitious transformation through Plan Baton Rouge III, a bold new vision to reinvigorate the downtown core and riverfront district. By focusing on placemaking, housing, infrastructure, and connectivity, the plan is unlocking long-term value and positioning Baton Rouge as one of the South’s most compelling mid-sized markets. The ongoing revitalization of the Mississippi Riverfront, featuring public green space, retail, hotels, and waterfront gathering areas, is also redefining how residents and visitors engage with the city’s most iconic natural feature.



- *Baton Rouge is home to **LSU, a flagship university with over 35,000 students, fueling innovation and a strong talent pipeline.***
- *Plan Baton Rouge III is breathing new life into downtown with walkable streets, open-air plazas, and restored historic buildings turned boutique hotels, creative workspaces, and retail destinations.*
- *The **residential growth** in the city’s core is on the rise, with new mixed-use developments drawing young professionals and empty nesters back into the urban fabric.*
- *The redesigned Riverfront will include **40+ acres of parkland, mixed-use development, and waterfront dining**, connecting key landmarks like the USS Kidd and River Center via pathways.*
- *Baton Rouge’s economy is driven by energy, healthcare, government and education. Major employers include **ExxonMobil, Turner Industries, Blue Cross & Blue Shield of Louisiana, and the State of Louisiana.***
- *As of 2024, the **Baton Rouge MSA reached a record population of 880,000**, marking its highest on record.*



2nd LARGEST
City in Louisiana



880,000+
Baton Rouge
MSA Population



HOME TO LSU
Louisiana’s Largest University
(37,000+ Students Enrolled)



DEAL SUMMARY



Population Trends	1 Miles	3 Miles	5 Miles
Current Population	13,847	87,469	182,424
Household Trends			
Current Households	6,102	35,026	73,069
Average Household Income	\$69,730	\$84,787	\$89,954
2024 Annual Spending			
Total Consumer Spending	\$144.4M	\$980M	\$2.1B



ECHOWEST

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