

# DQ

## Grill & Chill

LONG TERM ABSOLUTE NNN LEASE  
EXPERIENCED & SUCCESSFUL OPERATOR

2719 CHARITY STREET  
ABBEVILLE, LA 70510



Marcus & Millichap  
NNN DEAL GROUP  
OFFERING MEMORANDUM

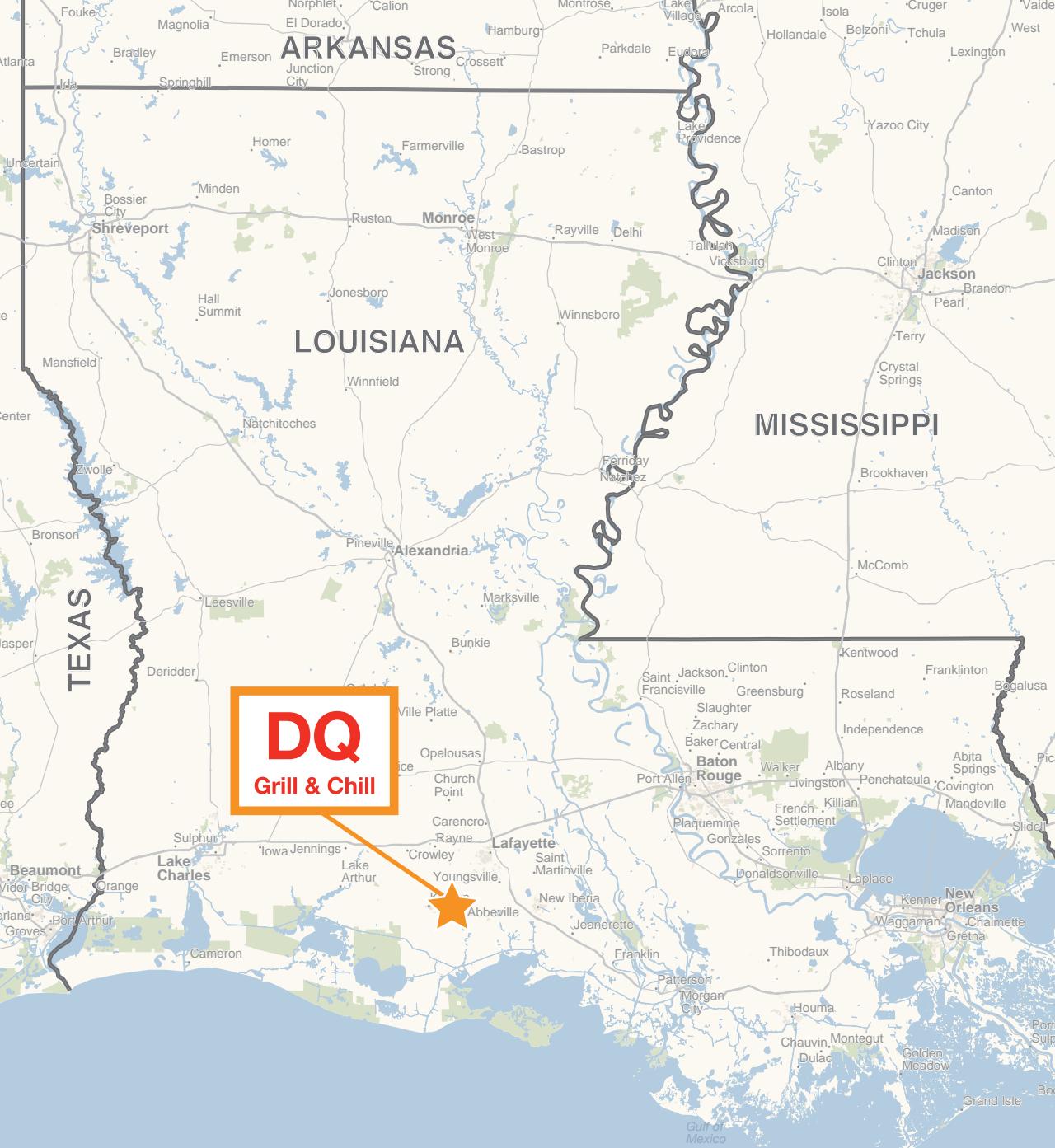
ACTUAL SITE

# TABLE OF CONTENTS

Investment Summary .....	3
Investment Highlights.....	4
Aerial Map .....	8
Site Plan.....	9
Tenant Summary .....	10
Location Overview .....	11
Demographics.....	12

**Marcus & Millichap**  
NNN DEAL GROUP

**LIOR REGENSTEIF**  
EXECUTIVE MANAGING DIRECTOR INVESTMENTS  
EXECUTIVE DIRECTOR, NET LEASED DIVISION  
EXECUTIVE DIRECTOR, RETAIL DIVISION  
ENCINO OFFICE  
Tel 818.212.2730  
[Lior.RegenstEIF@marcusmillichap.com](mailto:Lior.RegenstEIF@marcusmillichap.com)  
CA 01267761



# DQ

## Grill & Chill

### INVESTMENT SUMMARY

2719 CHARITY STREET, ABBEVILLE, LA 70510

**PRICE:** \$2,140,615

**CAP:** 6.50%

**NOI:** \$139,140

#### OVERVIEW

PRICE	\$2,140,615
GROSS LEASABLE AREA (GLA)	3,147 SF
LOT SIZE	0.82 Acres
BASE RENT	\$139,140
YEAR BUILT	2016

#### ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
(Current)	\$139,140
Years 9-13	\$148,184
Years 14-18	\$157,817
Option 1	\$168,074
Option 2	\$178,999
Option 3	\$190,634
Option 4	\$203,025

#### LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	18 Years
LEASE COMMENCEMENT	12/23/2021
LEASE EXPIRATION	12/31/2039
RENEWAL OPTIONS	4x5
INCREASES	Yes (See Annual Operating Data Table)
LANDLORD OBLIGATION	None At All

# INVESTMENT HIGHLIGHTS

## ABSOLUTE NNN

### ABSOLUTE NNN LEASE – ZERO LANDLORD RESPONSIBILITIES

This Absolute Triple Net (NNN) Lease requires **no landlord responsibilities** for maintenance, insurance, taxes, or capital expenditures, ideal for passive investors



### LONG-TERM LEASE WITH STRONG TENANT COMMITMENT

With **14 years remaining** on the base term, the lease provides long-term, stable cash flow. It features **built-in rent escalations**, enhancing yield and serving as a hedge against inflation



### NATIONALLY RECOGNIZED TENANCY

Dairy Queen is an iconic, global QSR brand with a loyal customer base, operating over **7,000 locations in more than 20 countries**. It is a subsidiary of **Berkshire Hathaway**, adding significant financial strength



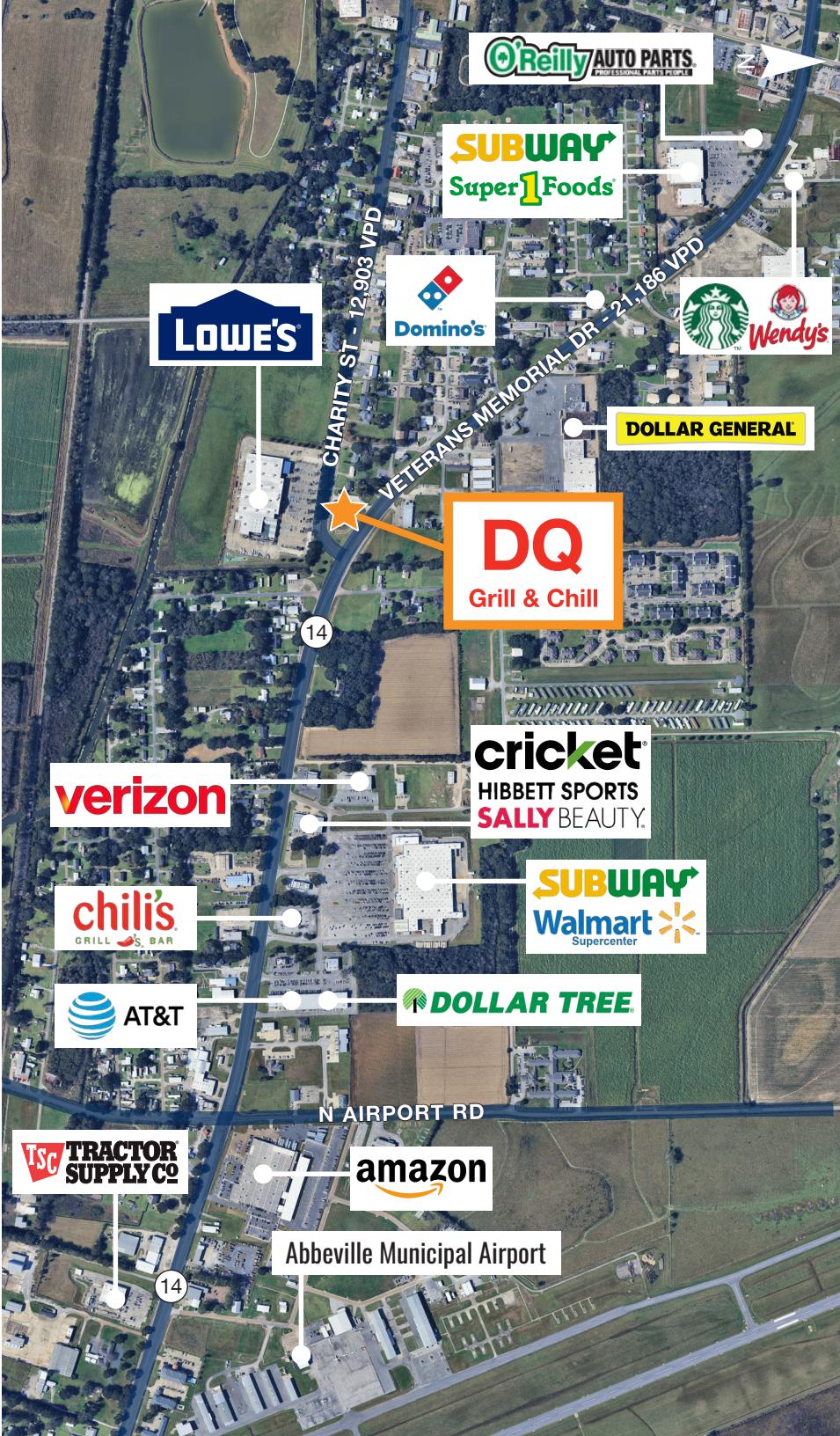
### STRONG OPERATOR – MODERN DQ GRILL & CHILL PROTOTYPE

This DQ Grill & Chill drive-thru location is operated by an experienced franchisee with a proven track record in the market. The upgraded store format attracts a broader customer demographic and supports **stronger sales volumes** compared to legacy models



### PRIME RETAIL CORRIDOR – EXCELLENT VISIBILITY

Strategically located on **US-14**, the site is conveniently located across from a Lowe's and benefits from **high daily traffic counts**, excellent visibility, and proximity to **Abbeville Municipal Airport** and other major destination retailers





CHARITY ST - 12,903 VPD

CHARITY ST

DQ  
Grill & Chill

VETERANS MEMORIAL DR - 21,186 VPD

14

14

5



**DQ**  
Grill & Chill

14

CHARITY ST - 12,903 VPD

VETERANS MEMORIAL DR - 21,186 VPD

14



**DQ**  
Grill & Chill

CHARITY ST - 12,903 VPD



McDonald's



Burger King



CVS pharmacy®

DOLLAR GENERAL

JH Williams Middle School

DOLLAR GENERAL

8



Walgreens



Abbeville High School

DOLLAR GENERAL



DQ  
Grill & Chill

14

verizon



cricket  
HIBBETT SPORTS  
SALLY BEAUTY

chili's  
GRILL & BAR

TS C TRACTOR  
SUPPLY CO

LA 82 TRUCK

DOLLAR TREE

amazon

AT&T

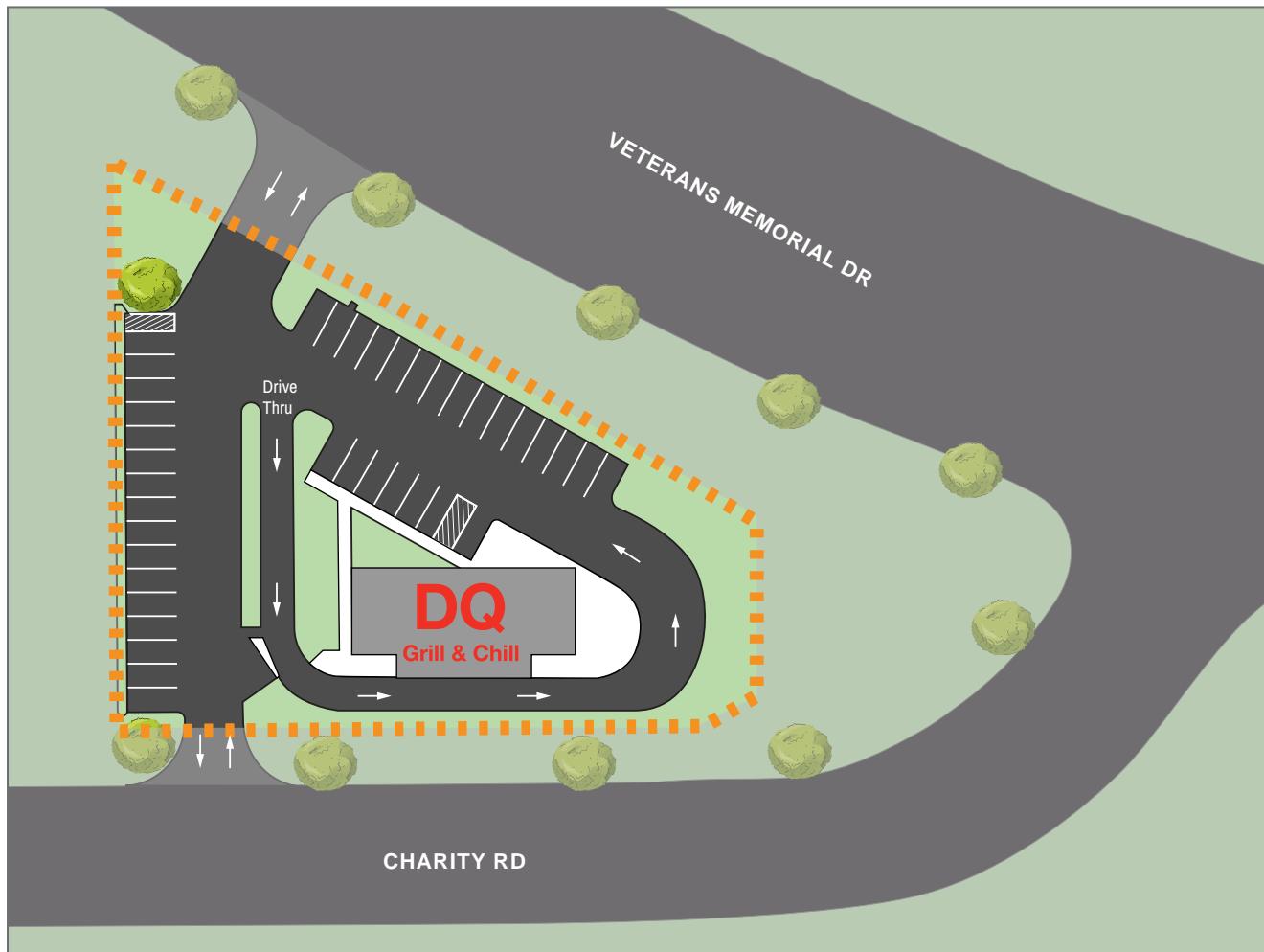


N AIRPORT RD

LA 82 TRUCK

# SITE PLAN

---



Marcus & Millichap

# TENANT SUMMARY

## DAIRY QUEEN

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.

Dairy Queen is one of the largest ice cream-centered restaurants. Home to items like the Dilly Bar, Peanut Buster Parfait, Orange Julius and the Blizzard, Dairy Queen is a go-to place for many Americans looking for ice cream treats. DQ Grill & Chill restaurants welcome guests with stylish décor that sets a DQ® location apart from the typical quick-service restaurant. The restaurant features a modern open-air dining area, separate “Grill” & “Chill” sections, comfortable booths, large tables, warm lighting and music. These stores are larger than older-style locations and feature a completely new store design. In most cases, they offer an expanded menu including breakfast, GrillBurgers, and grilled sandwiches, as well as limited table service.

## ABOUT THE GUARANTOR

Ramandeep Kalra opened his first store in 2007, having been in the food business since 2001, and by 2021, he owned 14 stores spread over AZ, NV, LA and ID. He now operates about 30 units, owning the real estate on 9 of them. He has over 300 employees, and has never sold a store that he operates. All locations are performing well, and as of October 2021 began to expand into California.



Headquarters  
**MINNEAPOLIS,  
MN**



Year Founded  
**1940**



Parent Company  
**BERKSHIRE  
HATHAWAY**



Locations  
**7,000+**  
in more than 20  
countries



**#1**  
Dessert & Snack  
Chain in the U.S.  
by Sales

# LOCATION OVERVIEW

## ABBEVILLE, LOUISIANA

Abbeville's economy is supported by a mix of agriculture, seafood, energy, and transportation industries. The area has long been known for rice and sugarcane production, along with its proximity to the Gulf of Mexico which supports commercial fishing and oil and gas services. The Port of Vermilion and the Chris Crusta Memorial Airport help strengthen the city's logistics network, making it well positioned for continued business growth and investment.

Abbeville's downtown has been recognized for its cultural and historic value, and parts of the city qualify for economic development incentives that encourage new investment and redevelopment. The community also offers a strong local workforce, affordable housing, and a high quality of life centered on Cajun heritage, festivals, and outdoor recreation along the Vermilion River.

With its combination of small town character, business friendly environment, and regional connectivity through the Lafayette MSA, Abbeville stands out as an appealing place for both investors and residents seeking value and opportunity in southern Louisiana.



*Downtown Lafayette*

## LAFAYETTE, LOUISIANA

Lafayette, situated in southwestern Louisiana, is considered the epicenter of Cajun culture. The largest and most populous portion of French Louisiana's Acadiana region, the metro is known for its Cajun and Creole cuisine, entertainment and Zydeco music. It is a hub for in-state trade, as Lafayette lies an hour west of Baton Rouge and roughly 130 miles from New Orleans. Metro population growth of 12,000 residents is expected in the next five years, spread between the Acadia, Iberia, Lafayette, St. Martin and Vermilion areas.

## ECONOMIC HIGHLIGHTS

### FRENCH CONNECTION



Lafayette maintains a Cajun population — descendants of French colonists expelled from Eastern Canada's Maritime Provinces during the 18th century.

### RAGIN' CAJUNS

The metro is home to the University of Louisiana at Lafayette. The college is the state's second largest, with a student population of around 19,200.



### ENERGY INDUSTRY

The region's oil fields are a primary economic driver, underscored by the prolonged conflict in Eastern Europe and its effects on global energy markets.

# DEMOCRAPHICS / ABBEVILLE, LA

---

POPULATION	1 MILE	3 MILES	5 MILES	POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2029 Projection	2,981	15,099	22,977	2024 Estimated Population by Age	3,025	15,013	22,863
2024 Estimate	3,025	15,013	22,863	Under 4	6.9%	7.2%	6.8%
2010 Census	3,279	16,678	24,826	5 to 14 Years	12.6%	13.6%	13.7%
2020 Census	3,022	15,405	23,556	15 to 17 Years	3.2%	4.0%	4.2%
				18 to 19 Years	2.5%	2.6%	2.5%
				20 to 24 Years	6.6%	6.6%	6.4%
				25 to 29 Years	6.8%	5.7%	5.6%
				30 to 34 Years	6.7%	6.2%	6.2%
				35 to 39 Years	5.1%	5.7%	5.9%
				40 to 49 Years	10.8%	11.2%	11.8%
				50 to 59 Years	10.7%	11.9%	12.0%
				60 to 64 Years	6.7%	6.6%	6.7%
				65 to 69 Years	6.6%	6.2%	6.1%
				70 to 74 Years	4.9%	4.7%	4.7%
				Age 75+	10.0%	7.8%	7.4%
2024 EST. HOUSEHOLDS				2024 Median Age	39.0	38.0	39.0
BY INCOME	1 MILE	3 MILES	5 MILES	2024 Population 25 + by Education Level	2,062	9,905	15,183
\$200,000 or More	1.97%	2.92%	3.20%	Elementary (0-8)	4.11%	4.24%	4.08%
\$150,000 - \$199,999	1.07%	3.33%	4.40%	Some High School (9-11)	14.89%	14.21%	13.00%
\$100,000 - \$149,999	6.37%	8.63%	11.33%	High School Graduate (12)	40.88%	39.16%	38.21%
\$75,000 - \$99,999	8.88%	8.85%	10.11%	Some College (13-15)	15.98%	16.18%	17.16%
\$50,000 - \$74,999	11.81%	15.19%	14.22%	Associates Degree Only	8.83%	7.17%	7.27%
\$35,000 - \$49,999	19.31%	15.50%	13.98%	Bachelors Degree Only	9.49%	12.18%	13.45%
\$25,000 - \$34,999	11.78%	7.95%	9.66%	Graduate Degree	3.14%	4.80%	5.02%
\$15,000 - \$24,999	10.09%	16.81%	15.03%				
\$10,000 - \$14,999	15.65%	8.97%	7.94%				
Under \$9,999	13.07%	11.85%	10.13%				
2024 Est. Average Household Income	\$48,477	\$57,121	\$63,668				
2024 Est. Median Household Income	\$38,721	\$44,168	\$49,187				
2024 Est. Per Capita Income	\$21,113	\$24,244	\$26,297				

# CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## SINGLE TENANT NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

# DQ

## Grill & Chill

**LIOR REGENSTREIF**  
EXECUTIVE MANAGING DIRECTOR INVESTMENTS  
EXECUTIVE DIRECTOR, NET LEASED DIVISION  
EXECUTIVE DIRECTOR, RETAIL DIVISION  
ENCINO OFFICE  
Tel 818.212.2730  
Lior.Regenstreif@marcusmillichap.com  
CA 01267761

2719 CHARITY STREET  
ABBEVILLE, LA 70510



**Marcus & Millichap**  
NNN DEAL GROUP

ACTUAL SITE