

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

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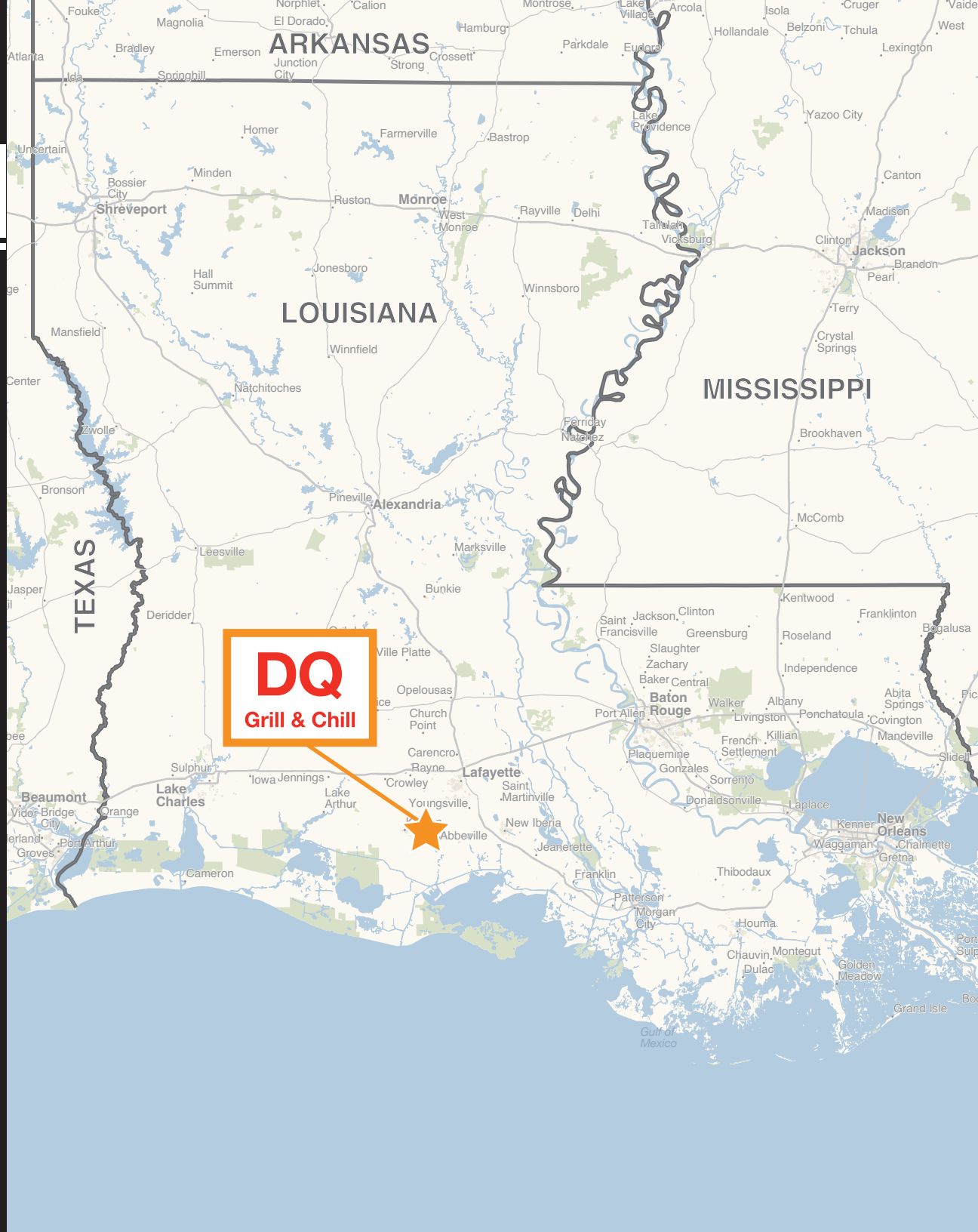
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INVESTMENT SUMMARY

2719 CHARITY STREET, ABBEVILLE, LA 70510

PRICE: \$2,174,100

CAP: 6.40%

NOI: \$139,140

OVERVIEW

PRICE	\$2,174,100
GROSS LEASABLE AREA (GLA)	3,147 SF
LOT SIZE	0.82 Acres
BASE RENT	\$139,140
YEAR BUILT	2016

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

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

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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 **over 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



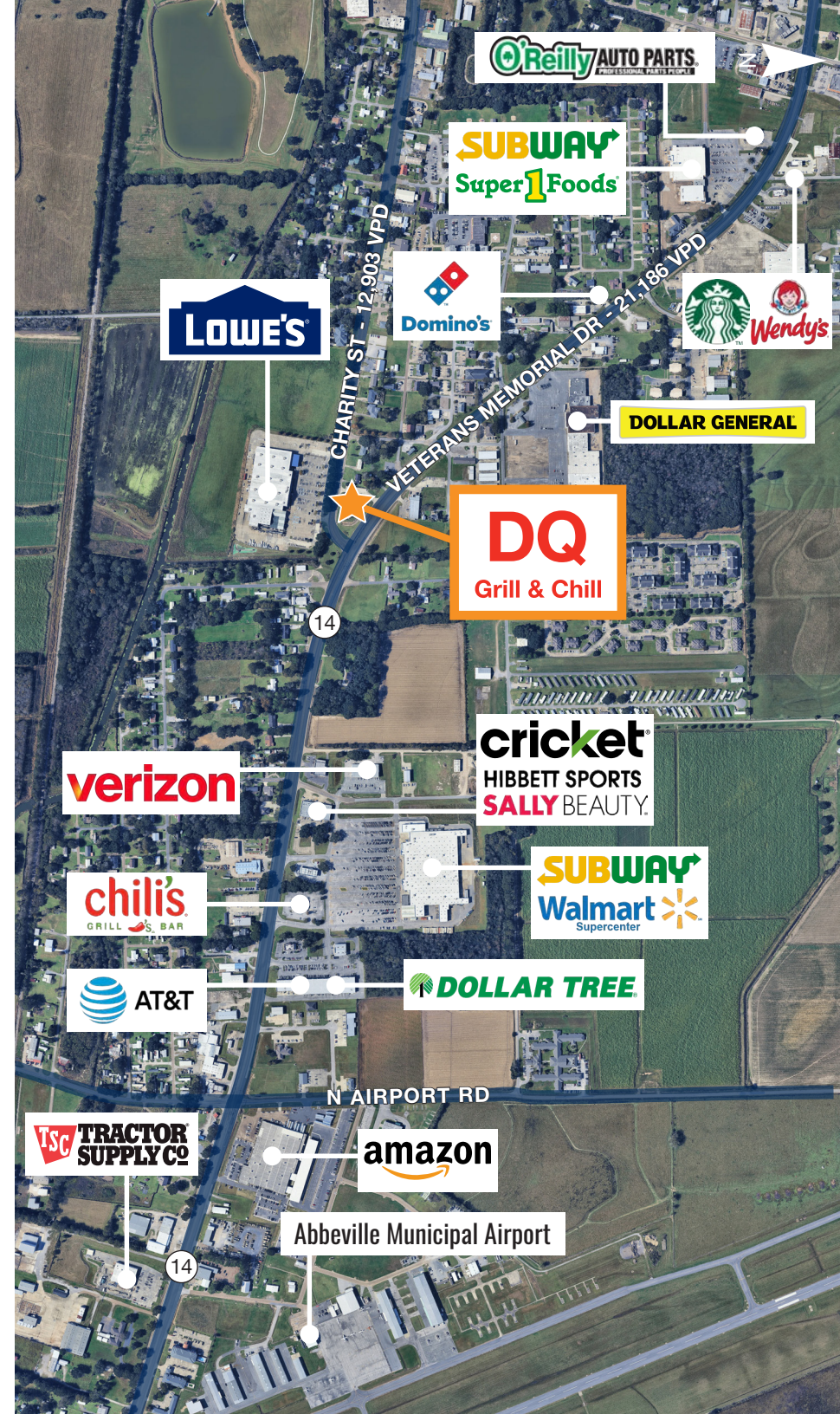
STRONG OPERATOR – MODERN DQ GRILL & CHILL PROTOTYPE

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



14

VETERANS MEMORIAL DR - 21,186 VPD

14



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14

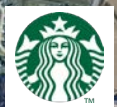
VETERANS MEMORIAL DR - 21,186 VPD

14

CHARITY ST - 12,903 VPD



McDonald's



Walgreens



Abbeville High School



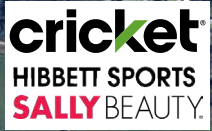
Burger King



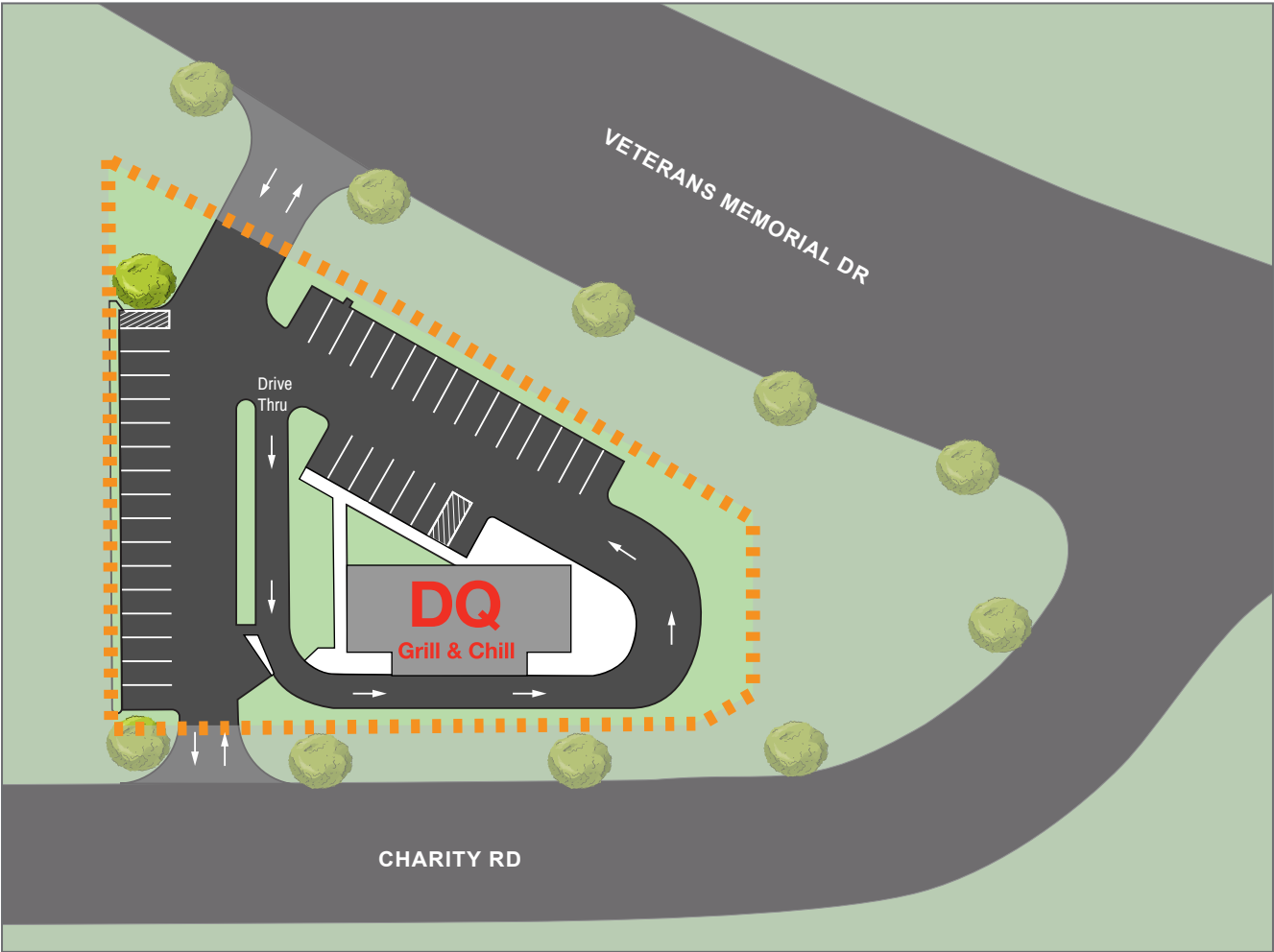
Abbeville Municipal Airport



JH Williams Middle School



SITE PLAN



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 Buffett, 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.

DEMOGRAPHICS / ABBEVILLE, LA

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	2,981	15,099	22,977
2024 Estimate	3,025	15,013	22,863
2010 Census	3,279	16,678	24,826
2020 Census	3,022	15,405	23,556

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	1,307	6,458	9,605
2024 Estimate	1,290	6,360	9,477
Growth 2024 - 2029	1.35%	1.54%	1.35%
2010 Census	1,267	6,406	9,416
2020 Census	1,263	6,220	9,291

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	1.97%	2.92%	3.20%
\$150,000 - \$199,999	1.07%	3.33%	4.40%
\$100,000 - \$149,999	6.37%	8.63%	11.33%
\$75,000 - \$99,999	8.88%	8.85%	10.11%
\$50,000 - \$74,999	11.81%	15.19%	14.22%
\$35,000 - \$49,999	19.31%	15.50%	13.98%
\$25,000 - \$34,999	11.78%	7.95%	9.66%
\$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

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	3,025	15,013	22,863
Under 4	6.9%	7.2%	6.8%
5 to 14 Years	12.6%	13.6%	13.7%
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 Median Age	39.0	38.0	39.0

2024 Population 25 + by Education Level	2,062	9,905	15,183
Elementary (0-8)	4.11%	4.24%	4.08%
Some High School (9-11)	14.89%	14.21%	13.00%
High School Graduate (12)	40.88%	39.16%	38.21%
Some College (13-15)	15.98%	16.18%	17.16%
Associates Degree Only	8.83%	7.17%	7.27%
Bachelors Degree Only	9.49%	12.18%	13.45%
Graduate Degree	3.14%	4.80%	5.02%

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