



FRONTAGE ALONG JIMMY LEE SMITH PARKWAY (39,000 VPD), PARKWAY CONNECTS EASTBOUND TO ATLANTA INTERNATIONAL AIRPORT (WORLD'S BUSIEST AIRPORT BY PASSENGER TRAFFIC - 93.6 MILLION PASSENGERS)

DAIRY QUEEN

3485 Jimmy Lee Smith Pkwy
Hiram (Atlanta MSA), GA 30141

- » Absolute Net Lease (Zero Landlord Responsibilities) with Over 13.5 Years Remaining on Base Term.
- » Strong Performing Location & Great Operating History: Dairy Queen has Operated at this Site Since 2000 with Recent Remodels Showing Further Commitment to Operators Business.
- » Positioned Along Hiram's Primary Retail Corridor. Notable National Brands in the Vicinity Include Walmart Supercenter, The Home Depot, Target, Sam's Club, and Costco.
- » Located Less than 1 Mile from Dairy Queen, Wellstar Paulding Medical Center has 294 Staffed Beds, 997 Employees, 400 Physicians, and 105 Volunteers.

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DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 Estimated Population:	32,505	98,252	343,865
Daytime Population:	31,565	72,722	228,743
Household Income:	\$79,621	\$90,983	\$101,492

ingles
BIG LOTS!
KFC
CAPTAIN D'S

COSTCO WHOLESALE
Ford
CHEVROLET
Jeep RAM

P.B. Ritch Middle School
697 Students

CVS pharmacy

McGarity Elementary
584 Students

SUBJECT PROPERTY
DAIRY QUEEN

HOBBY LOBBY Academy planet fitness
Checkers TAKE 5 REGIONS

jcpenny BEST BUY TACO BELL
PEPBOYS Bojangles FIREHOUSE SUBS
Shake Shack SANKA EXPRESS Arby's
DISCOUNT TIRE WINGSTOP Chick-fil-
pepeyes Mister CAR WASH Firestone

VSC TRACTOR SUPPLY CO

O'Reilly AUTO PARTS

JIMMY LEE SMITH PKWY (39,680 VPD)

ATLANTA (27 MILES)

Walmart AT&T **SUBWAY**

Wellstar Paulding Medical Center
294 Staffed Hospital Beds

Hiram High School
1,452 Students

THE HOME DEPOT CRUNCH sam's club TARGET HomeGoods ULTA BEAUTY
Bath & Body Works ROSS PETSMART Marshalls DOLLAR TREE ALDI
KOHLS AMC THEATRES McALISTER'S DELI chili's BUFFALO WILD WINGS LONCHORN
Wendy's IHOP MAVIS DISCOUNT TIRE TEXAS LONGHORN
CALIFORNIA BURRITOS DUNKIN' DONUTS

CHARLES HARDY PKWY (13,400 VPD)

DAIRY QUEEN

Address:	3485 Jimmy Lee Smith Pkwy Hiram (Atlanta MSA), GA 30141
Price:	\$2,415,000
CAP:	6.15%
NOI:	\$148,500

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2000 / 2014
Building Area:	3,589 SF
Land Area:	1.04 Acres
Vehicles Per Day:	39,000+ VPD



HIGHLIGHTS

- » Absolute Net Lease (Zero Landlord Responsibilities) with Over 13.5 Years Remaining on Base Term.
- » Frontage Along Jimmy Lee Smith Parkway (39,000 VPD), Parkway Connects Eastbound to Atlanta International Airport (Worlds Busiest Airport by Passenger Traffic - 93.6 Million Passengers).
- » Strong Performing Location & Great Operating History: Dairy Queen has Operated at this Site Since 2000 with Recent Remodels Showing Further Commitment to Operators Business.
- » Positioned Along Hiram's Primary Retail Corridor. Notable National Brands in the Vicinity Include Walmart Supercenter, The Home Depot, Target, Sam's Club, and Costco.
- » Located Less than 1 Mile from Dairy Queen, Wellstar Paulding Medical Center has 294 Staffed Beds, 997 Employees, 400 Physicians, and 105 Volunteers.
- » The Property is Surrounded by Several Primary and Secondary Educational Institutions, Catering to a Total Student Population of 5,500 within a Five-Mile Radius.
- » Next Nearest Dairy Queen to this Location is in Powder Springs - 6 Miles away.



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Oct 12, 2017 - Oct 31, 2022	\$135,000.00	\$11,250.00
Nov 1, 2022 - Oct 31, 2027	\$148,500.00	\$12,375.00
Nov 1, 2027 - Oct 31, 2032	\$163,350.00	\$13,612.50
Nov 1, 2032 - Oct 31, 2037	\$179,685.00	\$14,973.75
Nov 1, 2037 - Oct 31, 2042 (Option 1)	\$197,653.50	\$16,471.13
Nov 1, 2042 - Oct 31, 2047 (Option 2)	\$217,418.85	\$18,118.24
Nov 1, 2047 - Oct 31, 2052 (Option 3)	\$239,160.74	\$19,930.06
Nov 1, 2052 - Oct 31, 2057 (Option 4)	\$263,076.81	\$21,923.07
Nov 1, 2057 - Oct 31, 2062 (Option 5)	\$289,384.49	\$24,115.37

TENANT SUMMARY

Tenant:	Silver Lodestone, Inc.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	October 12, 2017
Lease Expiration:	October 31, 2037
Term Remaining:	13.5 Years
Increases:	10% Every 5 Years
Options:	Five, 5 Year
Right of First Refusal:	None



TENANT OVERVIEW

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.

COMPANY OVERVIEW	
Website:	www.dairyqueen.com
Company Type:	Subsidiary
Locations:	4,259
Parent:	Berkshire Hathaway
2023 Employees	19,035

SILVER LODESTONE, INC.

Operated by Silver Lodestone, Inc. (SLS). The owner of SLS is industry veteran and longtime DQ franchisee B.A. “Bogey” Stoner. Bogey has been operating DQ restaurants for 58 years and currently has six (6) locations in the northwest Atlanta market.

REGIONAL MAP



DAIRY QUEEN

Hiram, Georgia

27 Miles

Atlanta, GA

99 Miles

Chattanooga, TN

132 Miles

Birmingham, AL

183 Miles

Knoxville, TN

230 Miles

Nashville, TN

262 Miles

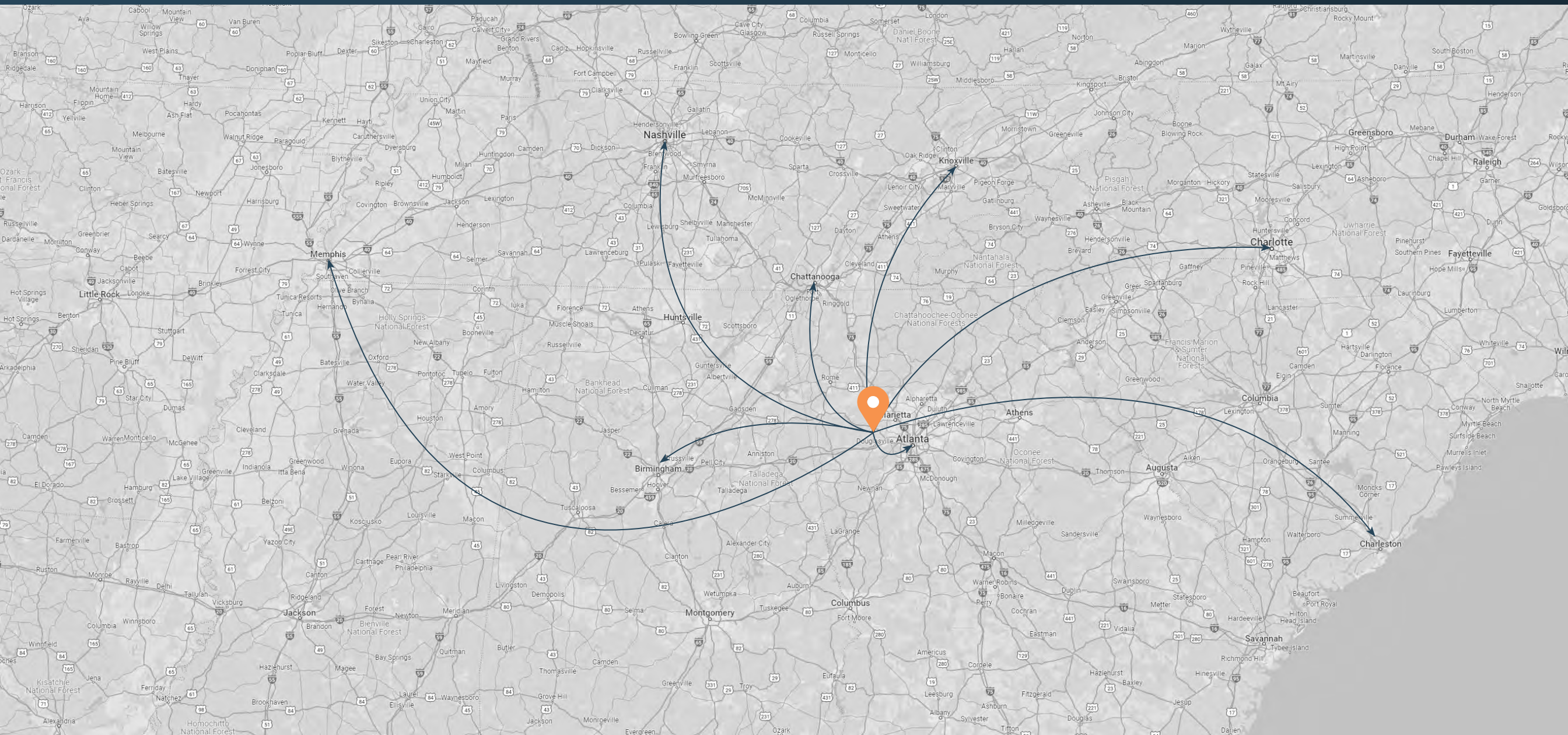
Charlotte, NC

325 Miles

Charleston, SC

376 Miles

Memphis, TN



ATLANTA METRO

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.1 million people. Over the next five years, the region is expected to add approximately 298,000 residents. Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta, while Truist Park has prompted new development northwest of downtown Atlanta. In 2023, the metro will remain a top market nationally for commercial construction. The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities. This will entice residents back into the city and provide options for people moving to the metro.

ECONOMY

- » Gross metropolitan product and retail sales progress above national levels.
- » The area serves as an economic hub for the Southeast. Many large corporations have selected the Atlanta metro for their headquarters.
- » Atlanta is favored by businesses for its low corporate taxes, pro-business climate, and access to national and global markets. Among the numerous corporate headquarters are those for Southern Company, PulteGroup and Genuine Parts. Other major firms include NCR, Mercedes-Benz and Porsche



HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS

Atlanta ranks as one of the nation's top markets for Fortune 500 Companies. UPS, Delta Airlines, Coca-Cola and Home Depot represent a portion of the 16 companies with headquarters in the metro.



STRONG EMPLOYMENT GAINS

The metro placed among the highest in the nation for job growth prior to the pandemic. Over the last five years, nearly 267,000 positions were added, despite significant job losses in 2020.



LOW COST-OF-LIVING AND DOING BUSINESS ATTRACTS EMPLOYERS

A pro-business environment and affordability will continue to lure new companies to Atlanta.

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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, PCBs or asbestos, the compliance with local, 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 offering memorandum 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the 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, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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