



## DAIRY QUEEN

3120 West Kenosha Street  
Tulsa (Broken Arrow), Oklahoma 74012

- » **New 20 Year Absolute-Net Lease:** to be Signed at the Close of Escrow.
- » **Experienced Operator:** 35 Unit Operator (11 Unit Guaranty) with Over 35 Years of Industry Experience.
- » **High Traffic Area:** Dairy Queen is Located Broken Arrow's Major Thoroughfare West Kenosha Street Which Oversees 17,954 Vehicles Per Day.
- » **Two Schools Nearby:** Peters Elementary School (496 Students) - 1.2 Miles from Dairy Queen; Immanuel Lutheran Christian Academy (280 Students) - 1.7 Miles from Dairy Queen.



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**SONIC**

**Advance Auto Parts**

**DUNKIN' DONUTS**

**Jack in the box**

**Carl's Jr.**  
CHARBROILED BURGERS

**McALISTER'S DELI**

**Walmart**

**Immanuel Lutheran Christian Academy**

**HEALTH GENESIS CLUBS**

**JIMMY JOHN'S**

**TACO BELL**

**DOLLAR TREE**

**ALDI**

**Qdoba MEXICAN GRILL**

**GameStop**

**O'Reilly AUTO PARTS**

**FIESTA car wash**

**FARMERS INSURANCE**

**WEST KENOSHA STREET**

**17,954 VPD**

**DQ**



**UNION**  
9th Grade Center

**MARSHALL T. MOORE**  
Elementary School

**Mabrey Bank**

{my}dentist



MOVEMENT MORTGAGE

**PIONEER**  
Fence Co.

**RED CROWN**  
Credit Union

**QT**  
QuikTrip

**Claret**  
CAFE



**FARMERS**  
INSURANCE

**WEST KENOSHA STREET**  
17,954 VPD

**N KALANCHOE AVENUE**



# DAIRY QUEEN

Address:	3120 West Kenosha Street Tulsa (Broken Arrow), OK 74012
Price:	<b>\$2,800,000</b>
CAP:	<b>5.00%</b>
NOI:	<b>\$140,000</b>
Seller is in a contract position on the real estate and business and is therefore not the current holder of title. Seller will obtain title on both the business and the property no later than the closing date of this subsequent transaction being marketed	

# INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	3,247 SF
Land Area:	1.14 Acres
Year Built / Renovated:	2005
Vehicles Per Day:	17,954 VPD
5 Mile Radius Population:	220,876



# HIGHLIGHTS

- » **New 20 Year Absolute-Net Lease:** to be Signed at the Close of Escrow.
- » **Experienced Operator:** 30 Unit Dairy Queen Operator / 5 Unit Taco John’s Operator (11 Unit Guaranty) with Over 35 Years of Industry Experience.
- » **High Traffic Area:** Dairy Queen is Located Broken Arrow’s Major Thoroughfare West Kenosha Street Which Oversees 17,954 Vehicles Per Day.
- » **Two Schools Nearby:** Peters Elementary School (496 Students) - 1.2 Miles from Dairy Queen; Immanuel Lutheran Christian Academy (280 Students) - 1.7 Miles from Dairy Queen.
- » **Nearby National Tenants:** ALDI, Walmart, Lowes, The Home Depot, Hobby Lobby, Michaels, Best Buy, Dave & Busters, Kohl’s, Target, Petsmart, Bed Bath & Beyond, Cheddar’s Scratch Kitchen, Starbucks, Walgreens, Raising Canes, Panda Express, Taco Bell, and Jimmy John’s to Name a Few.



Representative Photo

# TENANT OVERVIEW

Dairy Queen, often abbreviated DQ, is a chain of soft serve ice cream and fast-food restaurants owned by International Dairy Queen, Inc., A Subsidiary of Berkshire Hathaway. International Dairy Queen, Inc., Also owns Orange Julius and Karmelkorn. DQ operators have been providing consumers with treats and food since 1940 and is headquartered in Edina, Minnesota.

DQ Grill & Chill locations feature hot food, treats, table delivery and self-serve soft drinks. In most cases, they offer an expanded menu including breakfast, GrillBurgers, and grilled sandwiches, as well as limited table service (customers still place orders at the counter). They also contain self-serve soft drink fountains allowing free refills.

The franchisee at this location currently operates 30 Dairy Queen units & 5 Taco John's Units in Colorado, Washington, Oklahoma and Oregon. They have over 35 years of operating experience with multiple concepts. Founded in 1995 they are headquartered in Laguna Hills, California.

<b>Company Name:</b>
Madras Group, Inc.

<b>Headquarters:</b>
Laguna Hills, CA

<b>Number of Stores:</b>
Dairy Queen - 30 Units Taco John's - 5 Units

<b>Year Founded</b>
1995

# TENANT SUMMARY

Tenant Name:	Madras Group, Inc.
Guaranty:	11-Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years from COE
Term Remaining:	20 Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year
Right of First Refusal:	None



## ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$140,000.00	\$11,666.67
Year 5 - Year 10	\$154,000.00	\$12,833.33
Year 10 - Year 15	\$169,400.00	\$14,116.67
Year 15 - Year 20	\$186,340.00	\$15,528.33

# REGIONAL MAP



Subject Property

Tulsa, OK

106 Miles

Oklahoma City, OK

175 Miles

Wichita, KS

244 Miles

Kansas City, MO

257 Miles

Dallas, TX

280 Miles

Fort Worth, TX

346 Miles

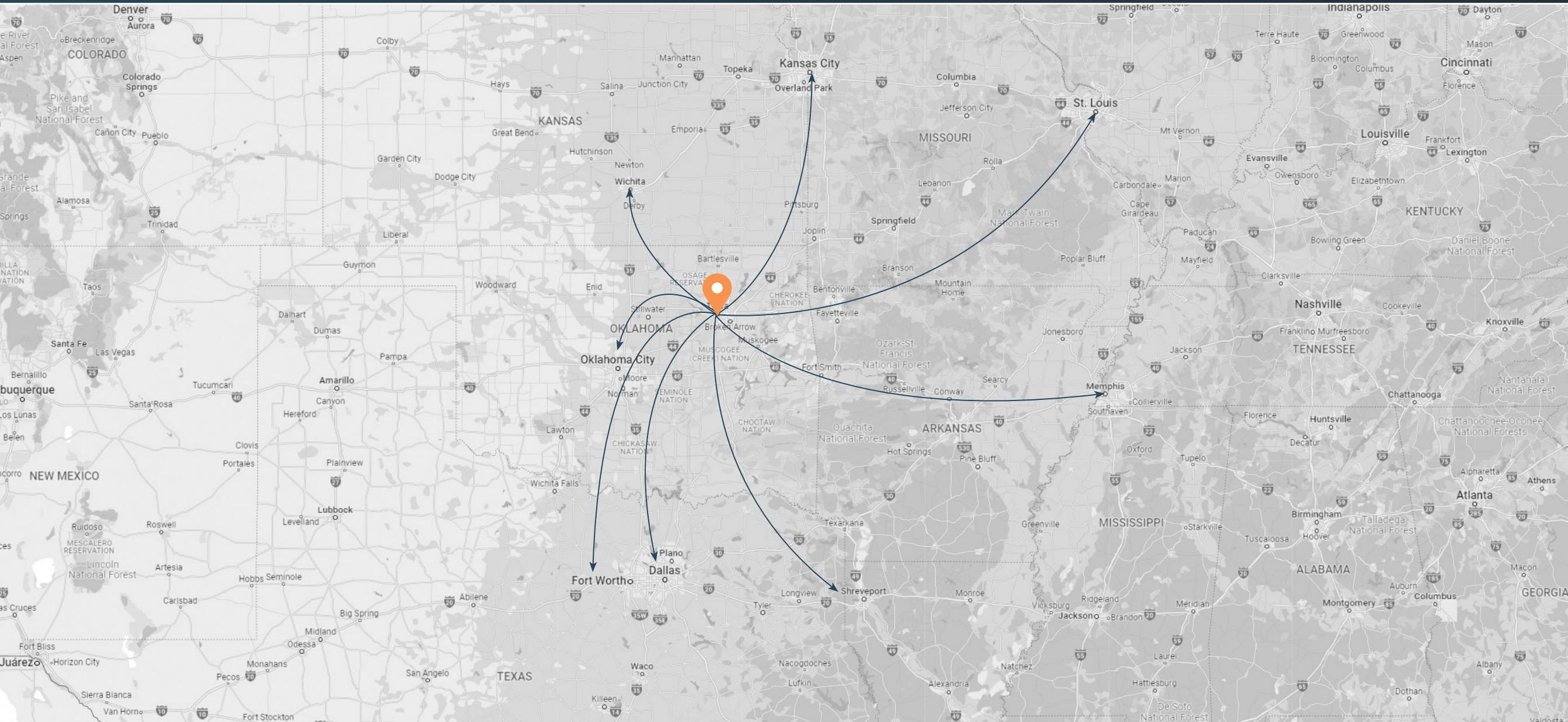
Shreveport, LA

394 Miles

St. Louis, MO

402 Miles

Memphis, TN





# TULSA, OKLAHOMA

Known as the Oil Capital of the World after oil was discovered in the region in 1901, the Tulsa metro has grown to a population of 1 million residents. The market is composed of Tulsa, Osage, Okmulgee, Rogers, Wagoner, Creek and Pawnee counties in northeastern Oklahoma, an area commonly referred to as Green Country for its vegetation, hilly terrain and numerous lakes. The city of Tulsa is home to the largest share of residents in the metro, with 403,500 people, solidifying it as the second-largest municipality in the state of Oklahoma.

## MAJOR EMPLOYERS

Imperial
Hilti
QuikTrip
Vanguard Car Rental Group
Metals Inc.
Helmerich & Payne
The Williams Companies
Matrix Service
BOK Financial
Tucker Energy Services



### Advantageous Location

The metro’s location in the U.S. provides interstate access to many major markets, along with rail, air and port connections.



### Employment Opportunities

Nearly 60 Fortune 500 companies have a presence in the metro. More than 83,000 workers hold jobs in office-using segments.

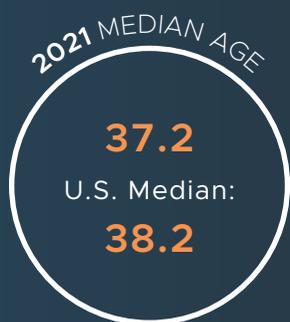


### Affordable Cost of Living

Tulsa home prices are more affordable than other South Central cities in the U.S., allowing 65 percent of residents to own a home.

# ECONOMY

- » For many years, petroleum production dominated the economy, which has now diversified to include telecommunications, structural metals manufacturing, air transportation and aerospace manufacturing.
- » Tulsa is headquarters to three Fortune 500 companies: OneokInc., NGL Energy Partners and Williams Cos. Other major companies include QuikTrip; IC of Oklahoma LLC, one of the largest school bus manufacturers; Verizon; and Public Service of Oklahoma, the local utility.
- » The Tulsa Port of Catoosa in Rogers County is the state’s largest port and connects barge traffic on the Arkansas and Verdigris rivers to ports around the world via the Mississippi River.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	8,396	73,414	220,876
Households:	2,822	28,602	83,451
Household Income:	\$101,273	\$90,021	\$87,665

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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## NET LEASED DISCLAIMER

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