

Auction December 14-16

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Dark Dairy Queen Drive-Thru Investment
Rent-Paying Absolute NNN Lease in Full Force and Effect

407 Martin Luther King Jr Dr, Fort Valley (Macon-Warner Robins MSA), GA 31030

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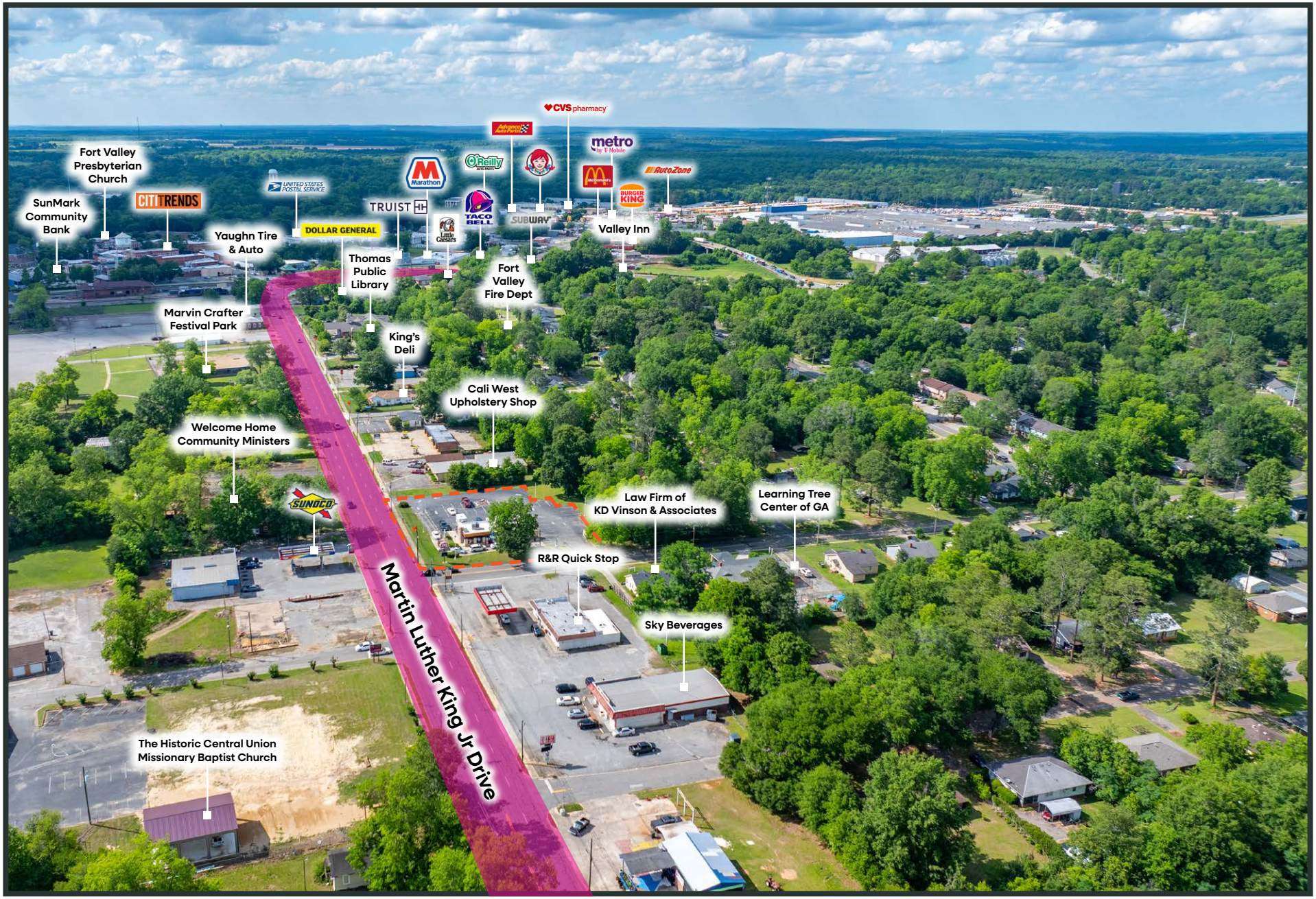
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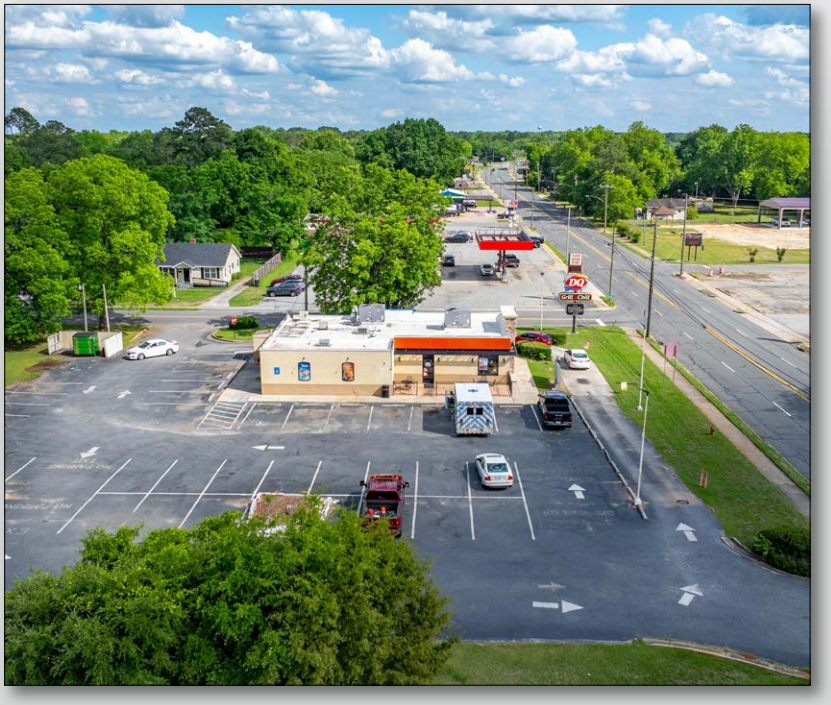
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Aerial Overview



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Investment Highlights

- **Dark Rent-Paying Dairy Queen** - Lease remains in full force and effect with the tenant continuing to pay rent
- **9.5 Years of Firm Lease Term Remaining** - Newly executed lease with firm term through May 2036
- **Absolute NNN Lease Structure** - Tenant remains responsible for taxes, insurance, CAM, roof, and structure with zero landlord responsibilities
- **10% Rent Increase in Year 6** - Contractual bump grows base rent from $100,000 to $110,000 in May 2031
- **Corporate & Personal Guaranties** - Corporate guaranty from BAMMA LLC plus a personal guaranty from its high-net-worth principal
- **Fee Simple Ownership (Land & Building)** - Investor acquires both the land and the improvements
- **Purpose-Built Drive-Thru Building** - 2,378 SF quick-service building with drive-thru lane highly sought after by QSR, coffee, and convenience operators
- **Large 1.24-Acre Parcel** - Generous site supporting ample parking, drive-thru stacking, and long-term flexibility
- **Long-Term Real Estate Upside** - Drive-thru improvements and corridor location position the asset for a future QSR or service user
- **Primary Commercial Corridor** - Frontage along Martin Luther King Jr. Drive (US Route 341, 8,525 VPD)
- **County Seat of Peach County** - Established regional hub within the Macon-Warner Robins MSA
- **Proximity to Fort Valley State University** - Public HBCU founded in 1895 supporting consistent daytime population and consumer activity
- **Surrounding National Retailers** - McDonald's, Wendy's, Taco Bell, Burger King, Church's Chicken, O'Reilly Auto, and DG Market

Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, fee-simple Dairy Queen Grill & Chill drive-thru located at 407 Martin Luther King Jr. Drive in Fort Valley, Georgia. The property is leased on an absolute triple-net (NNN) basis under a newly executed lease with 9.5 years of firm term remaining through May 2036. While the restaurant is currently dark, the lease remains in full force and effect and the tenant continues to pay rent, providing passive income backed by both corporate and personal guaranties.

The lease is structured as an absolute NNN lease with zero landlord responsibilities and features a 10% rent increase in Lease Year 6, growing base rent from $100,000 to $110,000. The tenant remains responsible for taxes, insurance, CAM, roof, and structure throughout the term. The lease is signed by BAMMA LLC jointly and severally with its principal individually, and is further backed by a corporate guaranty from BAMMA LLC and a personal guaranty from the principal, an experienced multi-unit operator whose holdings include nine operating businesses (three Dairy Queens, three Captain D's, one Church's Chicken, and two Edible Arrangements) along with hotel holdings.

Situated on a 1.24-acre parcel, the 2,378-square-foot building is a purpose-built drive-thru quick-service restaurant with strong site functionality, visibility, and access along Martin Luther King Jr. Drive (US Route 341), one of Fort Valley's primary commercial corridors. The surrounding corridor is supported by national and regional retailers including McDonald's, Wendy's, Taco Bell, Burger King, Church's Chicken, O'Reilly Auto, and DG Market. Drive-thru-equipped sites remain among the most sought-after formats for quick-service, coffee, and convenience operators, giving the real estate long-term appeal to a broad pool of future users.

Fort Valley is the county seat of Peach County and an established regional hub within the Macon-Warner Robins Metropolitan Statistical Area (MSA), anchored in part by Fort Valley State University, a public historically black university founded in 1895. This offering represents an opportunity to acquire a rent-paying absolute NNN investment combining guaranteed income, fee-simple ownership of both land and building, and durable real estate fundamentals within an established central Georgia trade area.

Property Details:

Parcel No. (APN)	Lot Size	Building Size
F05F 253	1.24 AC	2,378 SF







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Lease Abstract

Tenant	BAMMA LLC (Dairy Queen Franchisee)
Guarantor	Corporate Guaranty (BAMMA LLC) & High-Net-Worth Personal Guaranty
Operating Status	Dark - Rent Paying (Lease in Full Force and Effect)
Lease Type	Absolute NNN Fee Simple (Land & Building)
Square Footage	2,378 SF
Firm Term Expiration	May-17-2036*
Remaining Term	9.5 Years*
Annual Rent	$100,000
Annual Rent PSF	$42.05
Rent Increases	May-18-2031: $110,000 (Firm) May-18-2036: $121,000 (Option) May-18-2041: $133,100 (Option)

*Tenant termination option exercisable during Lease Year 11 (second option during Lease Year 16); if neither is exercised, the lease runs through May-31-2046





Offering Summary

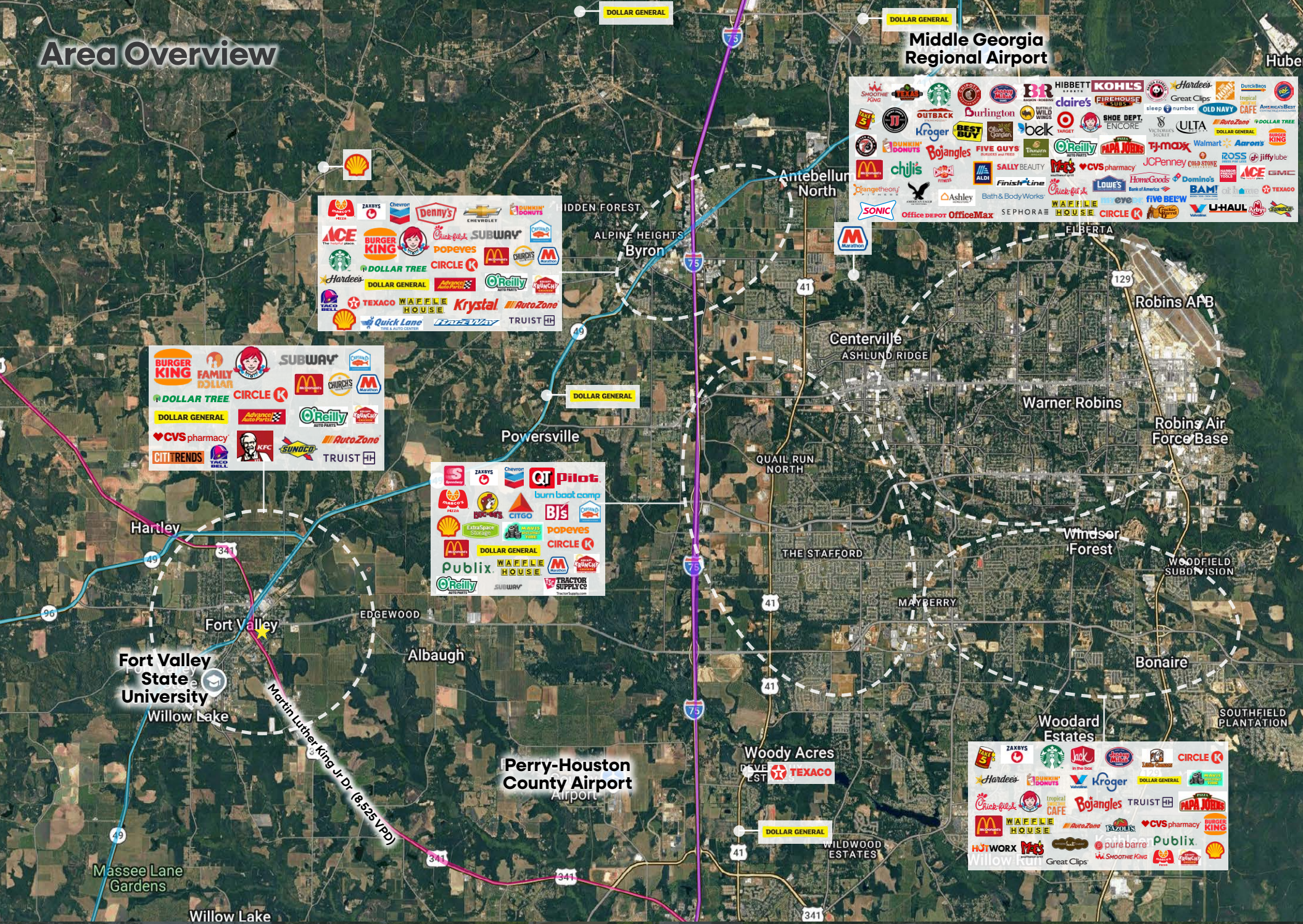
NOI	**$100,000**
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

SITE PLAN



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Area Overview



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Demographics

5 Mile Radius:

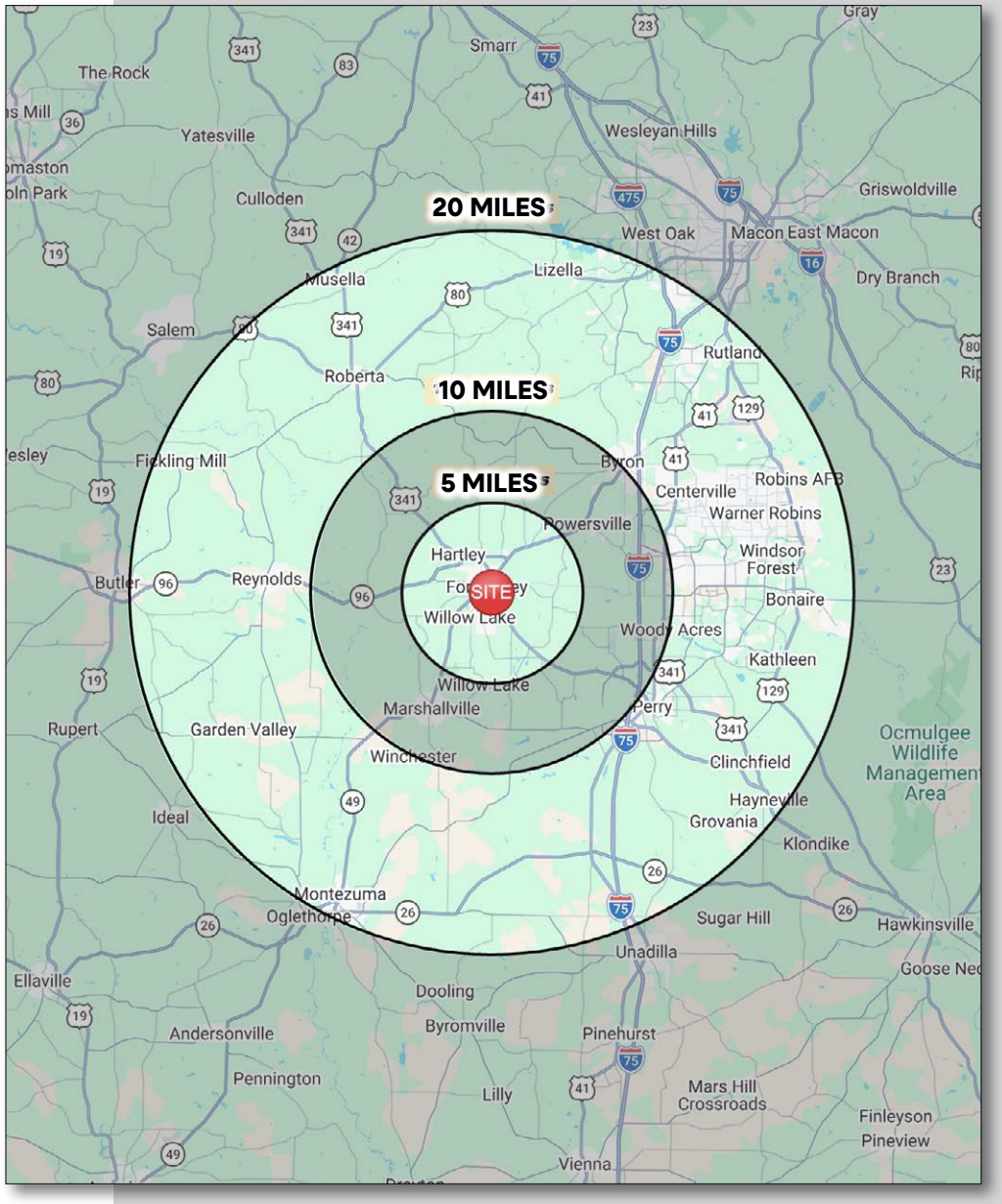
Total Population:	14,563	**Average Household Income:**	$77,628
Households:	5,221	**Median Household Income:**	$59,692
Daytime Population:	12,035		
Median Age:	34.1		

10 Mile Radius:

Total Population:	36,948	**Average Household Income:**	$110,197
Households:	14,055	**Median Household Income:**	$83,629
Daytime Population:	24,674		
Median Age:	38.5		

20 Mile Radius:

Total Population:	259,624	**Average Household Income:**	$103,043
Households:	100,690	**Median Household Income:**	$82,876
Daytime Population:	160,307		
Median Age:	37.4		



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Demographics - 15 Minutes Drive Time



TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE
Includes F&B	Bachelor's Degree or Higher	Average
$215,668,252	**28%**	**$302,277**

TAPESTRY SEGMENTS

Southern Satellites *1,790 households*	Room to Roam *1,043 households*	Loyal Locals *885 households*
Socioeconomic Traits	**Socioeconomic Traits**	**Socioeconomic Traits**
Located mostly in suburban outskirts, these older and middle-income households include younger families. Many work in manufacturing, health care, or agriculture, with long commutes common and some relying on social security support.	Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.	These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.
Household Types	**Household Types**	**Household Types**
Married couples;	Married Couples with no kids	Singles living alone; married couples with no kids
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

$3,218	$1,949	$6,232	$174	$6,652
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 26,627
- ✓ Median Age: 39.6
- ✓ Median Household Income: $64,380
- ✓ Daytime Population: 25,187

City Overview – Fort Valley, GA

Peach County Seat | University Presence | Established Central Georgia Trade Area

Fort Valley is the county seat of Peach County and an established community within the Macon-Warner Robins Metropolitan Statistical Area (MSA), one of central Georgia's primary regional economic corridors. The city serves as a local hub for education, healthcare, government services, and daily-use retail throughout the surrounding trade area.

The local economy is anchored in part by Fort Valley State University, a public historically black university founded in 1895 and one of the area's most significant institutional employers. The university supports consistent daytime population, employment activity, and consumer spending throughout the market.

The subject property is positioned along Martin Luther King Jr. Drive, one of Fort Valley's primary commercial corridors characterized by national restaurants, service-oriented retailers, schools, healthcare facilities, and established residential development. The corridor functions as a dominant convenience and dining corridor serving both local residents and university-related traffic.



Key Facts

- ✓ **County Seat:** Peach County
- ✓ **County Population:** ~28,000 (Peach County)
- ✓ **Metro Area:** Macon-Warner Robins MSA
- ✓ **Major Economic Drivers:** Education, Agriculture, Healthcare, Logistics, Local Commerce
- ✓ **Institutional Anchors:** Fort Valley State University

Metro Overview – Macon Warner Robins MSA

Regional Economic Hub | Central Georgia Employment Corridor | Diversified Economic Base

The Macon-Warner Robins Metropolitan Statistical Area (MSA) serves as one of central Georgia's primary economic and employment hubs, strategically positioned within the center of the state and supported by a diversified regional economy. The MSA benefits from stable long-term economic activity driven by healthcare, aerospace, education, logistics, manufacturing, distribution, and government employment sectors.

Warner Robins is anchored by Robins Air Force Base, one of the largest employers in the State of Georgia and a major economic driver for the broader central Georgia region. The base supports thousands of military, civilian, and contractor jobs, contributing substantial long-term economic stability and population support throughout the market.

Macon functions as the region's primary commercial, healthcare, and transportation center, supported by multiple universities, regional medical systems, and established industrial and distribution infrastructure. The city continues to attract logistics and manufacturing investment due to its strategic central Georgia location and accessibility throughout the Southeast.

The broader MSA benefits from strong transportation infrastructure, established population centers, and diversified employment sectors supporting consistent consumer demand across retail, housing, healthcare, and service industries. National retailers, restaurants, and employers continue expanding throughout the region due to its affordability, workforce availability, and long-term economic stability.

From a real estate investment perspective, the Macon-Warner Robins MSA offers durable fundamentals supported by institutional employment anchors, diversified regional demand drivers, and stable long-term population trends throughout central Georgia.



Key Facts

- ✓ **MSA Population:** ~420,000+
- ✓ **Regional Economic Drivers:** Aerospace, Healthcare, Logistics, Manufacturing, Education, Government Employment
- ✓ **Major Employment Anchor:** Robins Air Force Base (one of Georgia's largest employers)
- ✓ **Primary Regional Cities:** Macon, Warner Robins, Fort Valley
- ✓ **Transportation Infrastructure:** Interstate 75, US Route 341, Interstate 16, U.S. Route 80
- ✓ **Higher Education Institutions:** Mercer University, Fort Valley State University, Middle Georgia State University
- ✓ **Regional Healthcare Systems:** Atrium Health Navicent, Houston Healthcare
- ✓ **Strategic Positioning:** Central Georgia regional hub with connectivity throughout the Southeast

Tenant & Guarantor Overview

The property is leased to an experienced Dairy Queen Grill & Chill franchisee under a newly executed absolute NNN lease with 9.5 years of firm term remaining. The lease remains in full force and effect, and although the restaurant is currently dark, the tenant continues to pay rent and remains responsible for all taxes, insurance, maintenance, roof, and structure under the terms of the lease.

The tenant is BAMMA LLC, with its principal jointly and severally liable as tenant individually. The lease is further backed by a corporate guaranty from BAMMA LLC and a personal guaranty from the principal, an experienced multi-unit operator whose holdings include three Dairy Queens, three Captain D's, one Church's Chicken, and two Edible Arrangements, along with hotel holdings, providing multiple sources of income behind the lease obligation.

Dairy Queen is one of the most recognizable quick-service restaurant brands in North America, founded in 1940 and operating more than 7,000 locations across the United States and internationally. The Grill & Chill concept combines the brand's traditional frozen dessert offerings with an expanded menu of burgers, chicken, and fries. Dairy Queen is owned by Berkshire Hathaway, one of the world's largest multinational holding companies.

Drive-thru quick-service restaurants remain a significant component of the necessity and convenience retail sector, supported by daily-use consumer behavior and strong off-premise dining trends. The purpose-built drive-thru building and 1.24-acre parcel give the property lasting value to quick-service, coffee, and convenience operators over the long term.



TENANT SNAPSHOT	
Founded	1940
Locations	7,000+ locations
Franchisor	International Dairy Queen, Inc.
Franchisor Parent	Berkshire Hathaway
Guarantor	Corporate (BAMMA LLC) + High-Net-Worth Personal
Operator Financial Strength	9 Businesses (3 DQ's, 3 Captain D's, 1 Church's Chicken, 2 Edible Arrangements) + Hotels
Operating Status	Dark - Rent Paying
Lease Status	Full Force and Effect

Dark Dairy Queen Drive-Thru Investment
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