

# Executive Summary

**6.00% Cash on Cash  
Monthly Distributions- Debt Free!**

**NOW OPEN FOR INVESTING**



**1409 W Austin St. Port Lavaca, TX 77979**



**DEBT FREE**

**NNN**

**ABSOLUTE TRIPLE NET  
INVESTMENT**



**6.00% FIRST YEAR**



**SINGLE TENANT**



**GROWS TO  
6.62% IN 2025**



**7% RENT TO SALES RATIO  
(OVER 3 YEARS OF YEAR OVER YEAR SALES  
INCREASES)**

Warren Buffet led Berkshire Hathaway Inc. owns the parent company American Dairy Queen Corporation.  
Dairy Queen has locations in US, Canada and 20 other countries.

**Brand:** Dairy Queen (over 7,000 locations)

**Term Remaining:** 9 years

**40 + Years** at this Location

**Acquisition Cap Rate:** 7.20%

**Tenant:** CTX Restaurants Inc.

**Year Founded:** 2007

**Acquisition Cost:** \$735,000.00

**Average Cash on Cash:** 6.32%  
(not including appreciation)

This is an Absolute NNN Lease, meaning the Tenant is responsible for all expenses.

*\*TripleNetZeroDebt has made monthly distributions on every property since its founding.*

**For more information please contact Jason Schwetz**



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