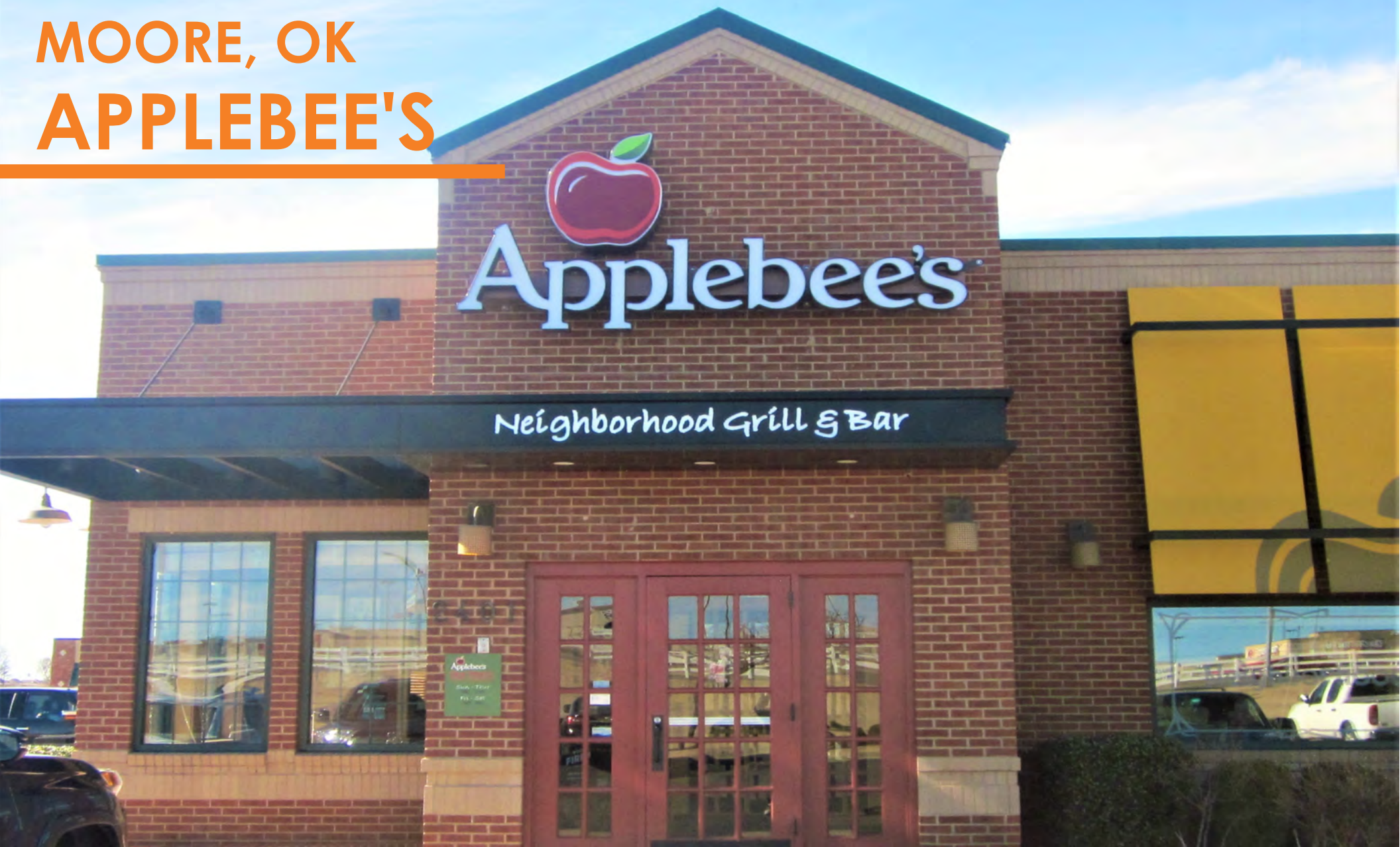


MOORE, OK APPLEBEE'S



2401 S-I-35 Frontage Rd,
Moore, OK 73160

Marcus & Millichap



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OFFERING SUMMARY

THE OFFERING

Marcus & Millichap is exclusively marketing for sale the South I-35 Frontage Road Applebee's restaurant in Moore, OK. This location is highly visible from Interstate 35 in the main commercial corridor of Moore. The building was completely remodeled in 2013. The tenant entered into a new 20-year lease with 1.75% annual increases in July 2018.

PRICE: \$2,045,500

CAP RATE: 6.6%

NET OPERATING INCOME	\$135,000
GROSS LEASABLE AREA	5,391 SF
LOT SIZE	1.94 ACRES
LEASE TYPE	NNN
YEAR BUILT/RENOVATED	2013
PRICE PER SQFT	\$379.43
RENT PER SQFT	\$25.04





Moore is located in central Oklahoma, immediately south of Oklahoma City, the state capitol. A vibrant, growing city in northern Cleveland County, Moore is the hometown of Country singer and superstar Toby Keith. Over the last 16 years Moore has seen its population grow by 2% or more every year. This growth far outpaces the State and National rates. Moore is less than 20 minutes from Will Rogers World Airport, Tinker Air Force Base, the University of Oklahoma, downtown Oklahoma City, and the Federal Aviation Administration offices. Moore is ideally located near thousands of businesses, industries, public and private schools, as well as first-rate recreational and cultural facilities. Moore grew from a small town on the Oklahoma prairie to a vibrant, growing metropolitan community of over 61,000 citizens. Moore offers an outstanding public school system, quiet and safe neighborhoods, and a quality of life like no other in the metro area.

This subject property is located just off Interstate 35 in the areas largest commercial corridor. The property is highly visible from the interstate and is on a hard corner surrounded by multiple national retailers including Burger King, IHOP, Buffalo Wild Wings, La Quinta Inn & Suites, Kohl's, and Gorman's. Walmart, Superstore Lowes, and a popular movie theater are just north of the property. Other retailers in the same corridor include Target, Dicks Sporting Goods, CVS Pharmacy, Home Depot, Chili's, Tractor Supply Co., At Home, PetSmart, Ross, Hobby Lobby, and Best Buy.

INVESTMENT HIGHLIGHTS:

- New 20-Year Lease with 1.75% Annual Rental Increases + Percentage Rent
- Remodeled in 2013
- In Major Commercial Corridor and Highly Visible from Interstate
- Strong Personal Guarantee for First 3 Years of Lease, then 18-Unit Franchisee Guarantee for Remainder



LEASE SUMMARY

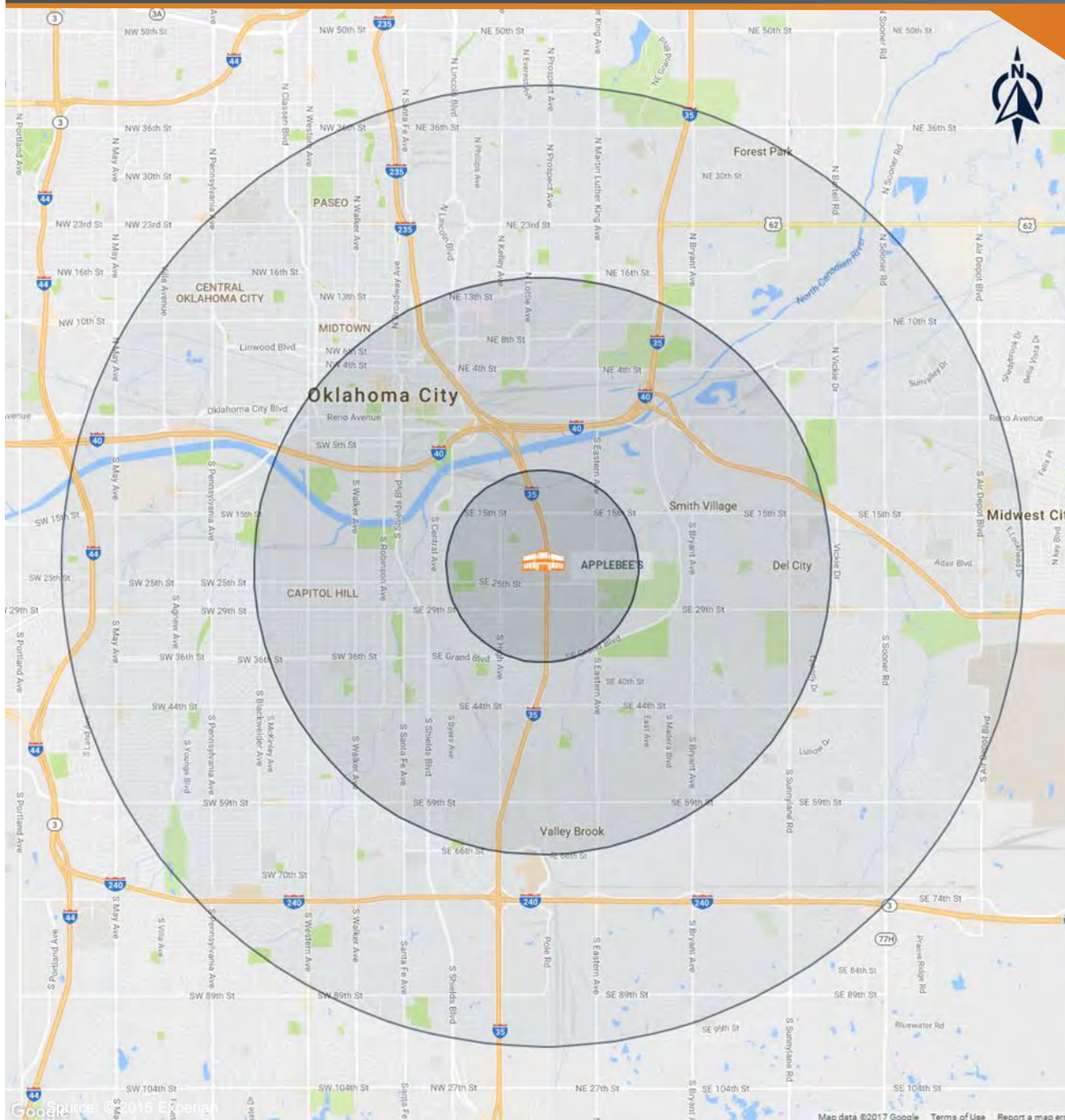
LEASE SUMMARY

Property Type	Net-Leased Restaurant
Tenant	Applebee's
Guarantor	Franchise Guarantee
Lease Type	NNN
Lease Commencement	2018
Lease Expiration	2038
Lease Term	20
Term Remaining on Lease	20
Renewal Options	Four 5-Year Options

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT
2018	\$135,000	\$11,250
2019	\$137,363	\$11,447
2020	\$139,766	\$13,647
2021	\$142,212	\$11,851
2022	\$144,701	\$12,058





CREATED ON JANUARY 23, 2017

	1 Miles	3 Miles	5 Miles
POPULATION			
2020 Projection	5,331	65,593	206,762
2015 Estimate	5,341	66,480	206,803
2010 Census	4,996	62,913	196,875
2000 Census	4,594	63,173	191,772

INCOME				
Average	\$33,708	\$39,240	\$44,266	
Median	\$25,563	\$30,601	\$33,482	
Per Capita	\$10,613	\$15,149	\$17,281	

HOUSEHOLDS			
2020 Projection	1,675	24,601	79,228
2015 Estimate	1,682	24,748	78,692
2010 Census	1,555	23,025	73,963
2000 Census	1,595	24,094	75,176

HOUSING			
2015	\$43,247	\$60,179	\$75,732

EMPLOYMENT			
2015 Daytime Population	7,163	109,047	292,028
2015 Unemployment	10.56%	8.82%	6.80%
2015 Median Time Traveled	22	22	21

RACE & ETHNICITY			
White	40.64%	48.72%	49.54%
Native American	0.13%	0.09%	0.10%
African American	8.59%	18.36%	18.98%
Asian/Pacific Islander	0.41%	1.12%	2.23%

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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.

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