



MUSTANG, OK APPLEBEE'S

1020 E State Highway 152,
Mustang, OK 73064

Marcus & Millichap



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THE OFFERING

Marcus & Millichap is exclusively marketing for sale the Mustang, OK Applebee's Property. This location was remodeled in 2013 and is located on a main thoroughfare. It is across the street from Walmart, out-pad to Lowe's Home Improvement, and surrounded by other national retailers. The property has a new 20-year lease with 1.75% rental increases annually.

PRICE: \$2,174,000

CAP RATE: 6.9%

NET OPERATING INCOME	\$150,000
GROSS LEASABLE AREA	5,595 SF
LOT SIZE	1.48 ACRES
LEASE TYPE	NNN
YEAR BUILT/RENOVATED	2013
PRICE PER SQFT	\$388.56
RENT PER SQFT	\$26.80





Mustang is a safe, vibrant community with a professional workforce where quality of life is the main attraction. Since the towns incorporation in 1969, the population has continually grown to 17,500, making it one of the youngest, fastest growing communities in the state. Mustang is known for its small town charm with quick and convenient access to metropolitan shopping and entertainment. It is located on the southwestern gateway to the Oklahoma City Metro area (pop. 1.3 million) at the intersections of State Highway 4 and State Highway 152, and just five minutes south of Interstate 40. One of the primary draws to Mustang is the outstanding public school system, one of the largest in the state. Additionally, many outstanding colleges and universities are all within driving distance. Oklahoma City University, one of the nations premier performing arts schools, is only 30 minutes from Mustang and a number of two-year institutions are all within easy driving distance.

The subject property is located in a rapidly growing retail and residential corridor of Mustang. The property is at the entrance of Lowes Home Improvement and next to IHOP and Taco Bell. It is across the street from a Walmart Supercenter. The National Guard has a large office and recruiting center just southeast of the property. Major retailers in the area include Wendys, Taco Mayo, Good Will, Dollar Tree, and Buffalo Wild Wings.

INVESTMENT HIGHLIGHTS:

- New 20-Year Lease with 1.75% Annual Increases
- Out Pad to Lowe's and Across the Street from Walmart
- Completely Remodeled in 2013
- Located on Major Thoroughfare 15 Miles from Oklahoma City



LEASE SUMMARY

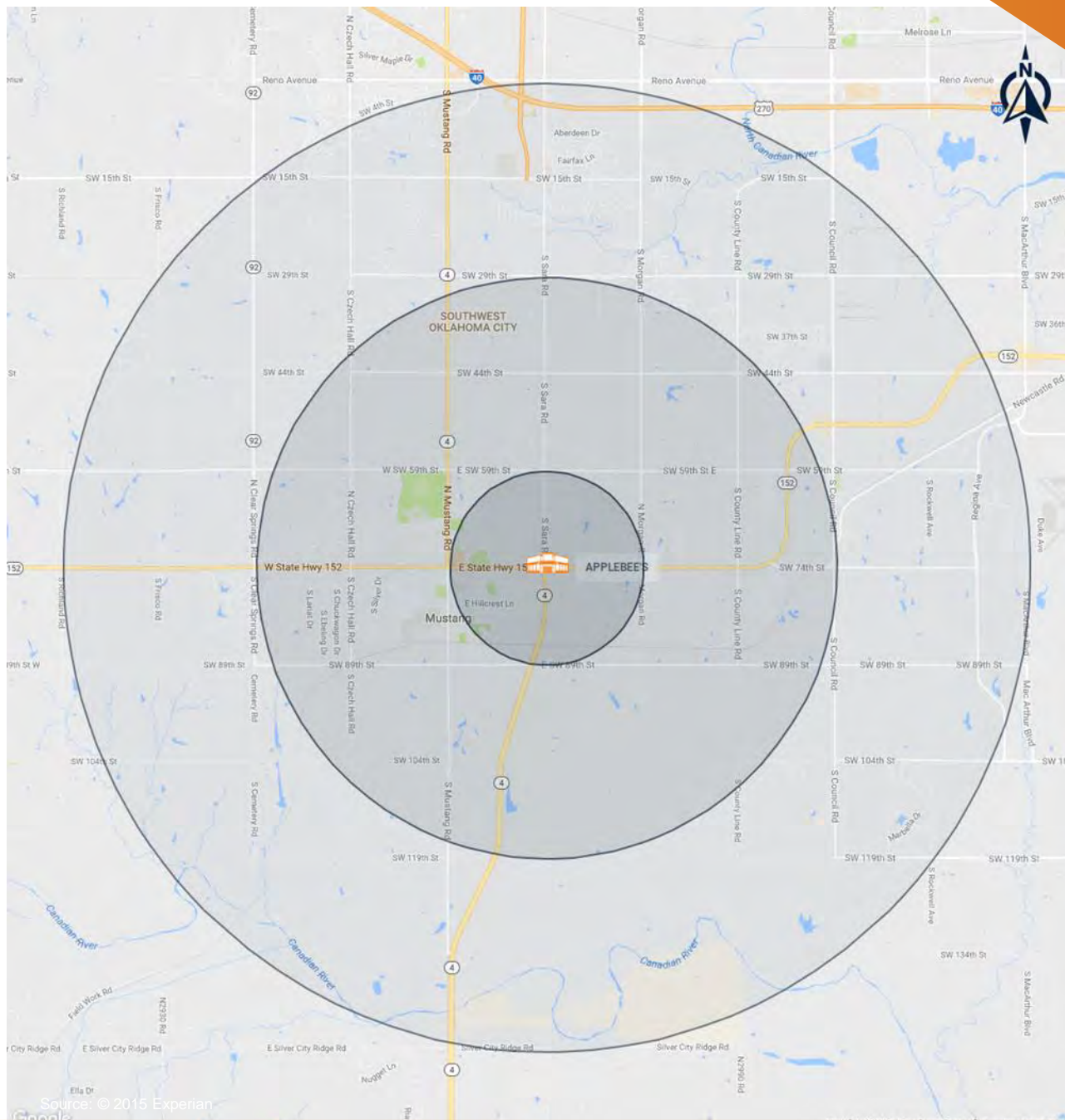
LEASE SUMMARY

Property Type	Net-Leased Restaurant
Tenant	Applebee's
Guarantor	Franchise Guarantee
Lease Type	NNN
Lease Commencement	2018
Lease Expiration	2032
Lease Term	20
Term Remaining on Lease	20
Renewal Options	Four 5-Year Options

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT
2018	\$150,000	\$12,500
2019	\$152,625	\$12,718
2020	\$155,296	\$12,914
2021	\$158,014	\$13,168
2022	\$160,779	\$13,398





DEMOGRAPHICS



POPULATION

	1 Miles	3 Miles	5 Miles
2020 Projection	5,493	24,157	53,761
2015 Estimate	4,993	21,842	48,075
2010 Census	4,838	20,323	41,861
2000 Census	2,876	14,786	27,367

INCOME

Average	\$71,840	\$78,445	\$83,410
Median	\$60,961	\$66,285	\$70,410
Per Capita	\$27,862	\$28,913	\$30,583

HOUSEHOLDS

2020 Projection	2,149	8,969	19,916
2015 Estimate	1,936	8,046	17,621
2010 Census	1,886	7,531	15,382
2000 Census	1,053	5,235	9,654

HOUSING

2015	\$141,376	\$153,469	\$160,230
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EMPLOYMENT

2015 Daytime Population	3,111	22,321	43,961
2015 Unemployment	4.02%	3.34%	3.60%
2015 Median Time Traveled	23	24	24

RACE & ETHNICITY

White	86.80%	85.34%	80.89%
Native American	0.06%	0.03%	0.06%
African American	1.05%	1.25%	2.14%
Asian/Pacific Islander	1.79%	2.08%	5.28%

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