

Outback Steakhouse New London

NEW LONDON, CT



OFFERING MEMORANDUM

KW COMMERCIAL MTD REALTY GROUP

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NEW LONDON, CT

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OUTBACK STEAKHOUSE NEW LONDON

PROPERTY INFORMATION

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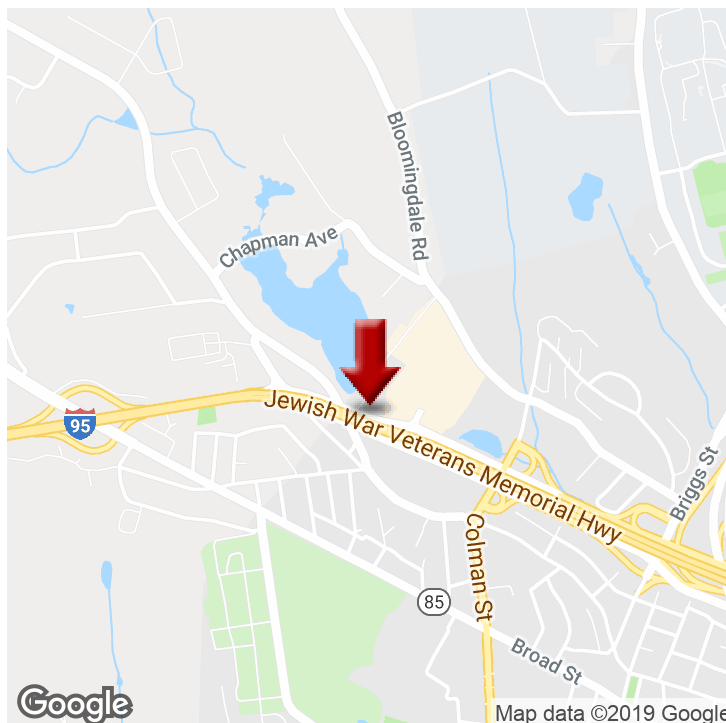
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
CAP RATE:	5.84%
NOI:	\$87,600
LOT SIZE:	0 Acres
BUILDING SIZE:	6,735 SF
PRICE / SF:	-

PROPERTY OVERVIEW

Tenant Company Information:

Outback Steakhouse is an Australian-themed American casual dining restaurant chain headquartered in Tampa, Florida. The company offers steaks, grilled chicken, ribs, fresh seafood, starters, entrees, sides, and desserts; and cocktails, wines, premium liquors, and beers. Outback Steakhouse has more than 950 locations in 23 countries throughout North and South America, Europe, Asia, and Australia.

Outback Steakhouse was founded in February 1988 in Tampa and it was owned and operated in the United States by OSI Restaurant Partners until it was acquired by Bloomin' Brands in April 2012. Bloomin' Brands, Inc. is a publicly traded company on the Nasdaq Stock Exchange under the ticker symbol "BLMN."

Website: www.outback.com

Founded: 1988

Number of Locations: 950+

Headquarters: Tampa, Florida

Parent Company: Bloomin' Brands

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Strong Corporate Guarantor

Recent Lease Extension from Longstanding Tenant

Long-Term Lease Remaining with Primary Term Rental Increases
NNN Lease

Outparcel to Major Hotel

Excellent Accessibility and Visibility Along Primary Thoroughfare

Premier Regional Retail Hub

Strong Demographics

Property Details

SALE PRICE**SUBJECT TO OFFER****LOCATION INFORMATION**

Building Name	Outback Steakhouse New London
Street Address	305 N Frontage Rd
City, State, Zip	New London, CT 06320
County/Township	New London

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Lot Size	0 Acres

BUILDING INFORMATION

Building Size	6,735 SF
NOI	\$87,600
Cap Rate	5.84%
Price / SF	-
Occupancy %	100%
Tenancy	Single
Load Factor	Yes

Additional Photos



OUTBACK STEAKHOUSE NEW LONDON

LOCATION INFORMATION

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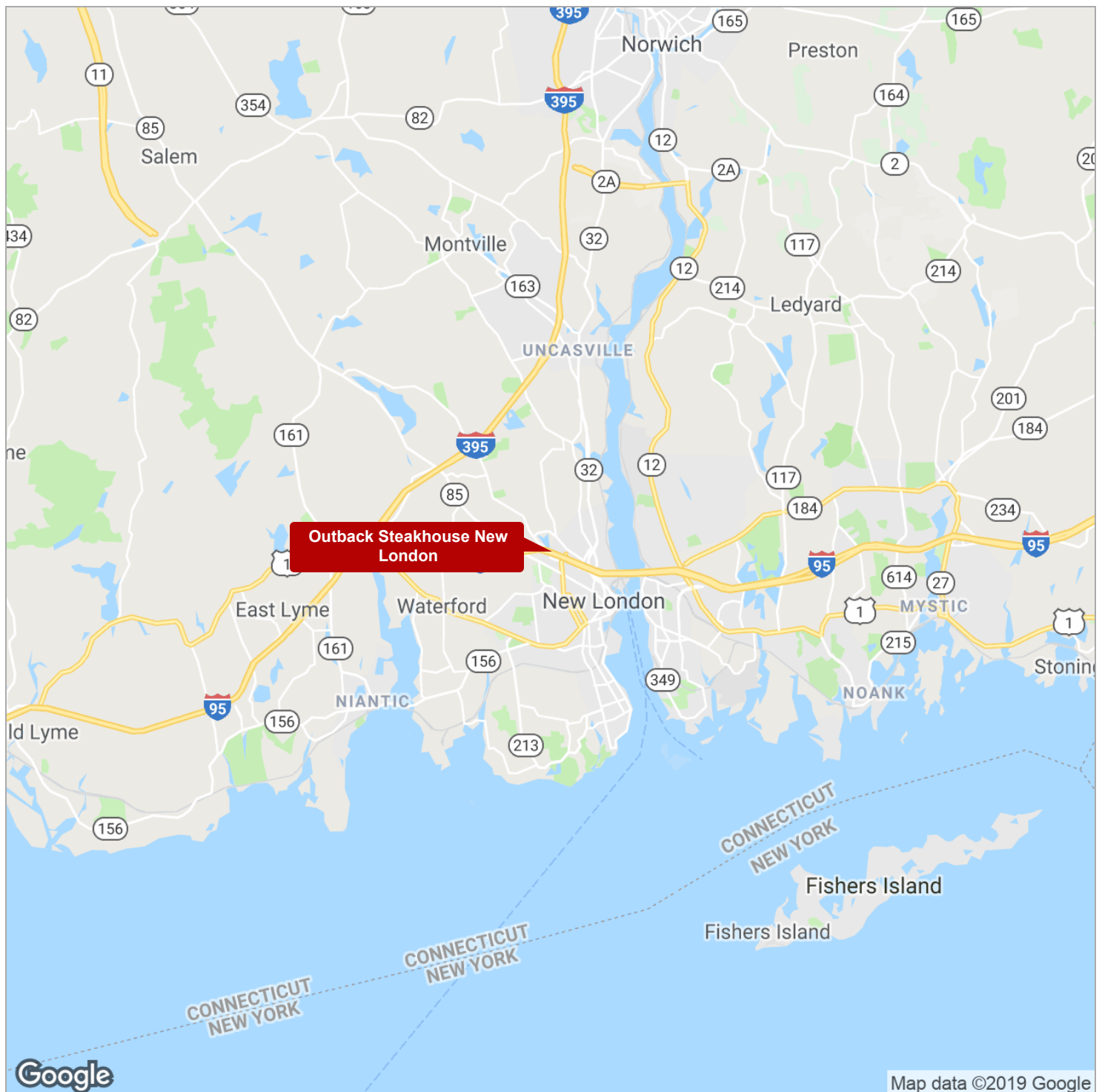
REGIONAL MAP

LOCATION MAPS

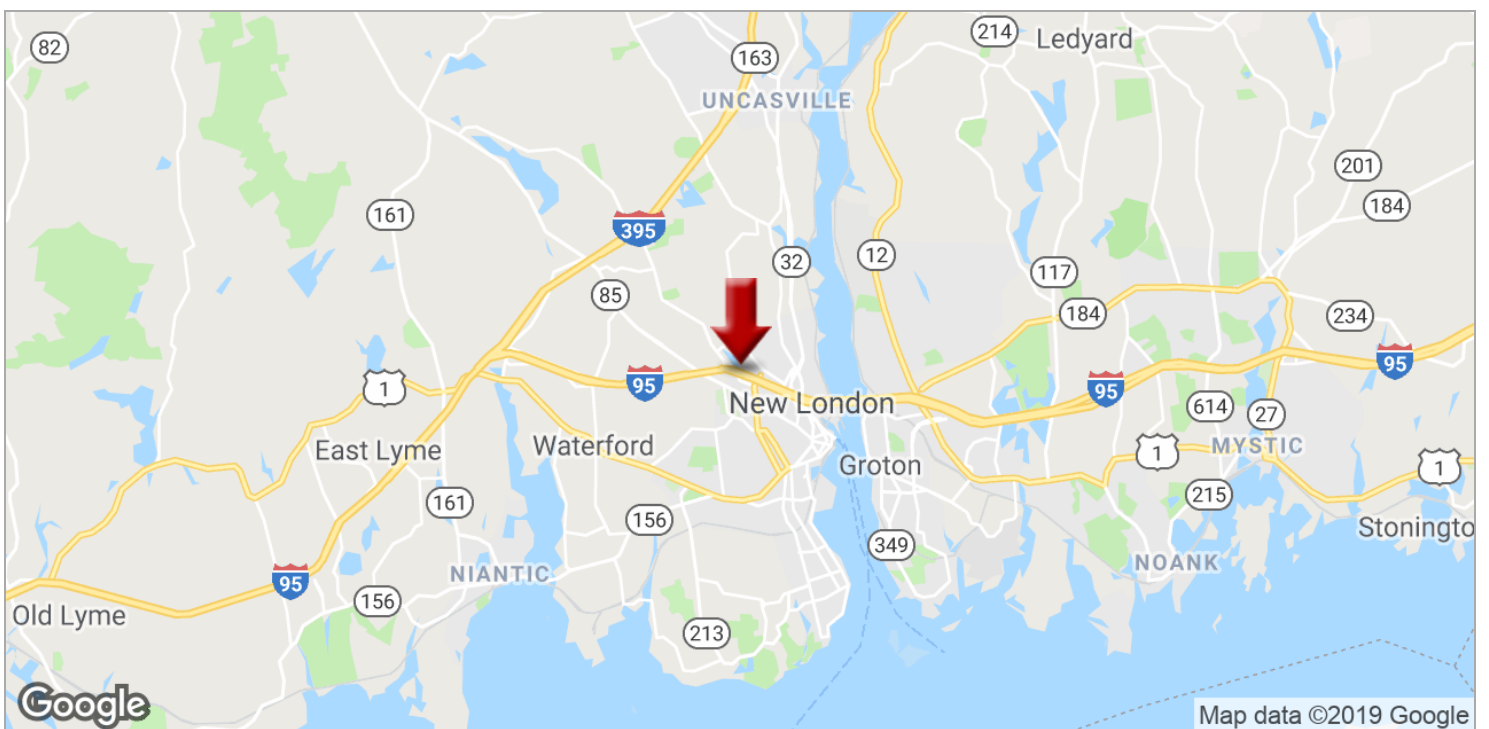
AERIAL MAP

RETAILER MAP

Regional Map



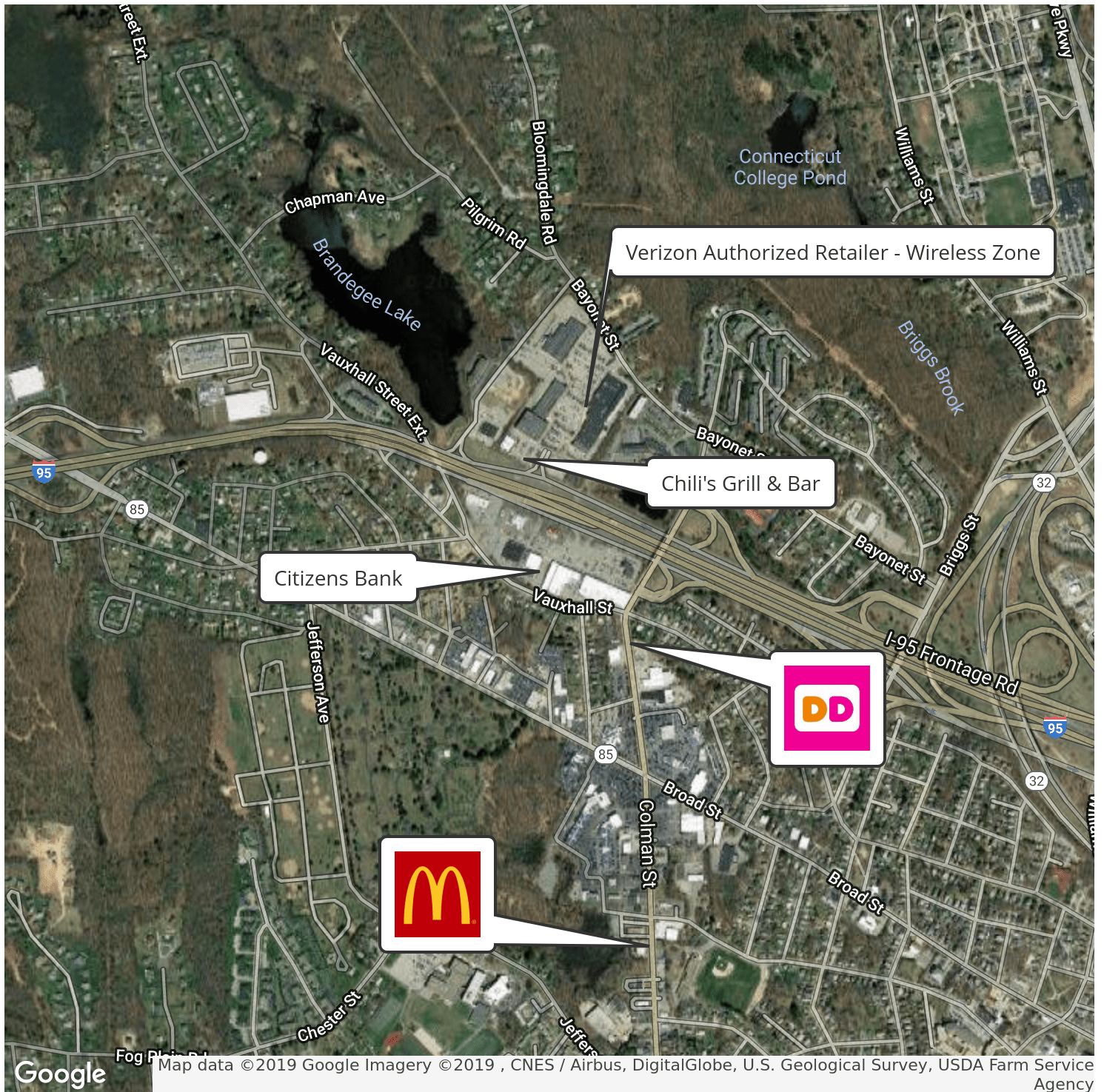
Location Maps



Aerial Map



Retailer Map



OUTBACK STEAKHOUSE NEW LONDON

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT COMPS

Financial Summary

INVESTMENT OVERVIEW

OUTBACK STEAKHOUSE NEW LONDON

Price	\$1,500,000
Price per SF	\$222.72
CAP Rate	5.8%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

OUTBACK STEAKHOUSE NEW LONDON

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$87,600
Pre-Tax Cash Flow	-

FINANCING DATA

OUTBACK STEAKHOUSE NEW LONDON

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Rent Comps

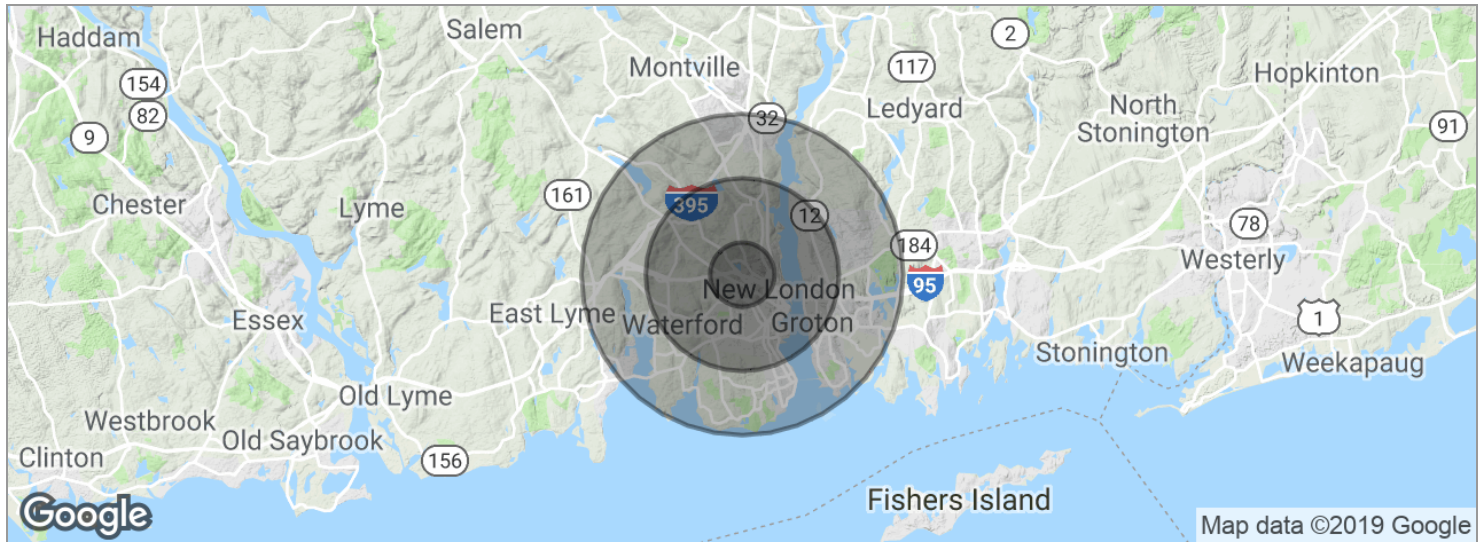
OUTBACK STEAKHOUSE NEW LONDON

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,581	47,309	91,459
Median age	31.6	33.3	35.4
Median age (male)	31.6	33.8	35.4
Median age (Female)	31.3	33.2	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,688	17,024	34,573
# of persons per HH	2.8	2.8	2.6
Average HH income	\$53,108	\$60,003	\$68,082
Average house value	\$330,257	\$324,877	\$329,342

* Demographic data derived from 2010 US Census

OUTBACK STEAKHOUSE NEW LONDON

ADDITIONAL INFORMATION

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