

Offering Memorandum

APPLEBEE'S CORPORATE GUARANTEE

610 North Bluff Road
Collinsville, Illinois 62234

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RETAIL • NET LEASED • HEALTHCARE
MIXED-USE

Marcus & Millichap



Downtown St. Louis

Interstate 55
67,750 VPD



Interstate 255
52,000 VPD



Subject Property

North Bluff Road
26,750 VPD



INVESTMENT HIGHLIGHTS

- Triple-Net Lease | Zero Landlord Responsibilities
- Corporate Guarantee | 9.5 Years Remaining | 10 Percent Rental Increase in Five Years
- Well Positioned on North Bluff Road | 26,750 Vehicles per Day
- High Visibility | Over 200 Feet of Frontage | 1.38 Acres
- Quarter Mile from Interstate 55 Interchange | 67,750 Vehicles Passing per Day
- The Gateway Center, a 60,000-Square Foot Multi-Purpose Facility, is Less Than a Half Mile Away
- Caters to the Seven Hotels Located Less Than a Half Mile from the Subject Property
- Surrounded by National Tenants Including Walmart, The Home Depot, Walgreens, Starbucks, Burger King, Pizza Hut, Steak'n Shake, Bob Evans and Many More
- Located 12 Miles from St. Louis and Considered to be a Metro-East Suburban Market of St. Louis



Triple-Net
Lease



Corporate
Guarantee



Increases
Every 5yrs



Heavily
Traveled



Applebee's

610 North Bluff Road, Collinsville, Illinois 62234

Price	\$2,454,927
Cap Rate	8.25%
NOI	\$202,532
Price/Square Foot	5,949 SF
Gross Leasable Area	1997
Year Built	1.38 Acres +/-
Lot Size	13-1-21-29-07-201-001
Parcel Number	Fee Simple
Parking	148 Surface Spaces +/-

LEASE SUMMARY

Lease Type	NNN
Lease Guarantor	Corporate
Roof & Structure	Tenant
Lease Term Remaining	9.5 Years
Rent Commencement	8/1/2010
Lease Expiration	6/12/2028
Options	Four, Five-Year Options
Option to Terminate	None
Option to Purchase	None

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	8/1/10 - 6/30/23	\$202,532	\$34.04
Base	7/1/23 - 6/12/28	\$222,785	\$37.45
Notes: N/A			

TENANT OVERVIEW



applebees.com

- Largest Franchised Casual Dining Chain in the United States
- Over 2,000 Locations in 15 Countries
- \$4.12 Billion in 2017 Revenue
- System-Wide Sales Increased 7.7 Percent (Fourth Quarter, 2018)
- Headquartered in Kansas City, Missouri
- Founded in 1980

DBA	Applebee's
Guarantor	Corporate (Dine Brands)
Franchisee	Mid River Restaurants (36 Locations)



dinebrands.net

- One of Largest Full-Service Dining Companies in the World
- Parent Company to Applebee's Grill + Bar and IHOP
- 3,700 Locations in 18 Countries
- Approximately 380 Franchisees
- Founded in 1976 | Headquartered on Glendale, California

Parent	Dine Brands
Number of Locations	3,700
Stock Symbol Board	DIN NYSE

LEASE ABSTRACT

	Responsible Party
Roof	Tenant
Structure	Tenant
Parking Lot	Tenant
HVAC	Tenant
Taxes	Tenant
Insurance	Tenant
CAM	Tenant
Option to Terminate	None

LOCATION HIGHLIGHTS | COLLINSVILLE

- 12 Miles from Downtown St. Louis
- Located in Madison County and Partially in St. Clair County
- Anticipated Six Percent Population Growth by 2021 Within One Mile of the Property
- Easily Accessible via Interstate 55, 64, 70, 255 and 270
- The Westview, a 8.34 Acre Mixed-Use Re-Development to Include 18,000 Square Feet of Office Space, 16,000 Square Feet of Multifamily Space and a Five Acre Future Development Planned for 2019 | Located Less than One Mile from Property
- Local Tourist Attractions Include the World's Largest Catsup Bottle, Splash City Waterpark, Fairmount Park Racetrack and the Cahokia Mounds State Historic Site



Chicago
MSA



Anticipated
Growth



Near
Interstate



Many Town
Developments



Applebee's

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DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2016 Population	3,839	31,907	59,124
2021 Population	4,062	32,880	61,016

Households	1-Mile	3-Miles	5-Miles
2016 Households	1,803	13,352	23,821
2021 Households	1,933	13,868	24,802

Daytime Population	1-Mile	3-Miles	5-Miles
2016 Population	4,379	28,342	46,111

Income	1-Mile	3-Miles	5-Miles
2016 Median HH Income	\$55,631	\$53,872	\$58,706
2016 Average HH Income	\$71,381	\$67,510	\$74,046







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