

JDS Real Estate Services, Inc.  
KS Lic. # BR00233844



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

## Triple Net (NNN) Lease Investment Opportunity

7901 W. 151st St | Overland Park, KS 66223



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

**JENNIFER D. STEIN**  
JDS Real Estate Services, Inc.

KS Lic. #BR00233844 & CA Lic. #01507135  
213.446.5366 | DIRECT  
jstein@jdsreservices.com

**TEDDY LEONARD**

Lic. # 631339

512.712.4046 | DIRECT  
teddy@SIGnnn.com

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# INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,944 SF Applebee's Located at 7901 W 151st St. in Overland Park, Kansas. With Over 9 Years Remaining on a Corporate Guaranteed Triple Net (NNN) Lease, this Offer Provides an Opportunity to Acquire a Stable Investment.



## OFFERING SUMMARY

PRICE	\$3,160,000
CAP	6.15%
NOI	\$194,318
PRICE PER SF	\$639.16
YEARS REMAINING	9+ Years
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	7901 W 151st St. Overland Park, KS 66223
COUNTY	Johnson
BUILDING AREA	4,944 SF
LAND AREA	1.41 AC
BUILT	1999

Actual Property Image

# HIGHLIGHTS



Corporate Guaranteed (Applebee's International, Inc.) Triple Net (NNN) Lease With Zero Landlord Responsibility



Large Established Operator With 49 Units and 9 Years of Term Remaining



Outparcel to a Target-Anchored Retail Center In Dense Residential Area



Minutes From Blue Valley West High School, Pleasant Ridge Middle School and Cedar Hills Elementary School



Strategically Located on 151st Street (Main East/West Corridor) With Over 36,000 VPD



Sprint/Nextel Headquarters (15 Minutes Away) is Located In Overland Park, Which is Major Suburb to Kansas City



5 Minutes Southwest From the Nicklaus Golf Club/Course and 30 Minutes From Arrowhead Stadium (Home of the Kansas City Chiefs NFL Team), Kaufman Stadium (Home of the Royals MLB Team), and the Kansas Speedway (Host to Annual NASCAR Races)

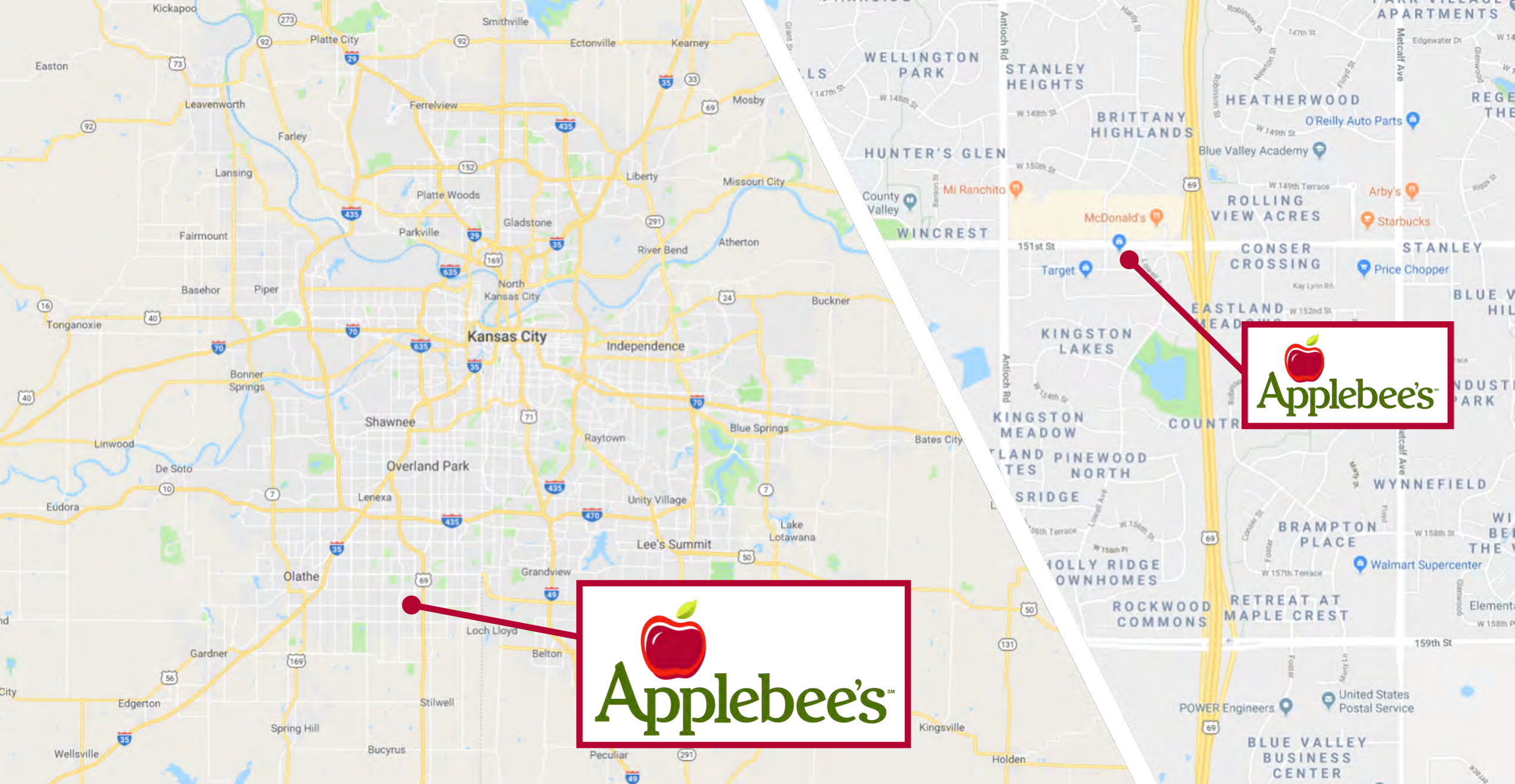


In 2015, Overland Park, Kansas was Named #1 In the Nation For "Top 10 Best Cities For Families"



Nearby Tenants Include: Target, McDonald's, Starbucks, First Watch Cafe, Dollar Tree, Walgreens, Subway, USPS, UPS Store, Dairy Queen, CVS, Arby's, Sherwin-Williams, BP, UMB Bank and Stanley Bank





Applebee's | 7901 W. 151st St | Overland Park, KS 66223





Storage Mart



Lowell Ave

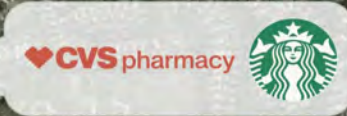
151st St.



Tuesday Morning







151st St.



159th St.



# CITY OVERVIEW

Overland Park | Johnson County | Kansas

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OAK PARK MALL

## Overland Park, KS

Overland Park is a city located in Johnson County. The city is the second most populous in the state of Kansas and also in the Kansas City Metropolitan area. As of 2017, Overland Park had an estimate population of about 191,278 residents. The Kansas City Metropolitan Area, is the 29th largest area in the United States with about 2,159,159 residents. The city is known to be the home of the Sprint World Headquarters. Overland Park is located 10 miles from Kansas' City downtown area.



KANSAS CITY, KS

## Economy

Johnson County provides 27% of all the income and sales tax for the state of Kansas. The service sector constitutes most of the Overland Park's economy. Health care, retail trade, professional and technical services, finance and insurance, and information technology are the city's five largest industries. Companies with headquarters in the city include: Sprint Corporation, YRC Worldwide, Black & Veatch & Reed, Ferrellgas, Ash Grove Cement Company, and Compass Minerals.



WORLD OF FUN

## Contemporary Life

The city is home to over 10,000 acres of parks including the beautiful Overland Park Arboretum & Botanical Gardens. The city is also home to the Oak Park Mall, which is one of the area's top shopping locations with nearly 200 stores. Overland Park is a short 15 minute drive to Kansas City, making it the perfect day trip. Kansas City is home to Worlds of Fun, which is a theme park with rides & entertainment. The city is also home to the Nelson-Atkins Museum of Art, which has art pieces spanning 5,000 years.



# DEMOGRAPHICS

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Applebee's | 7901 W. 151st St | Overland Park, KS 66223



## Population

1-MILE

11,420

3-MILE

66,911

5-MILE

155,679



## Average Household Income

1-MILE

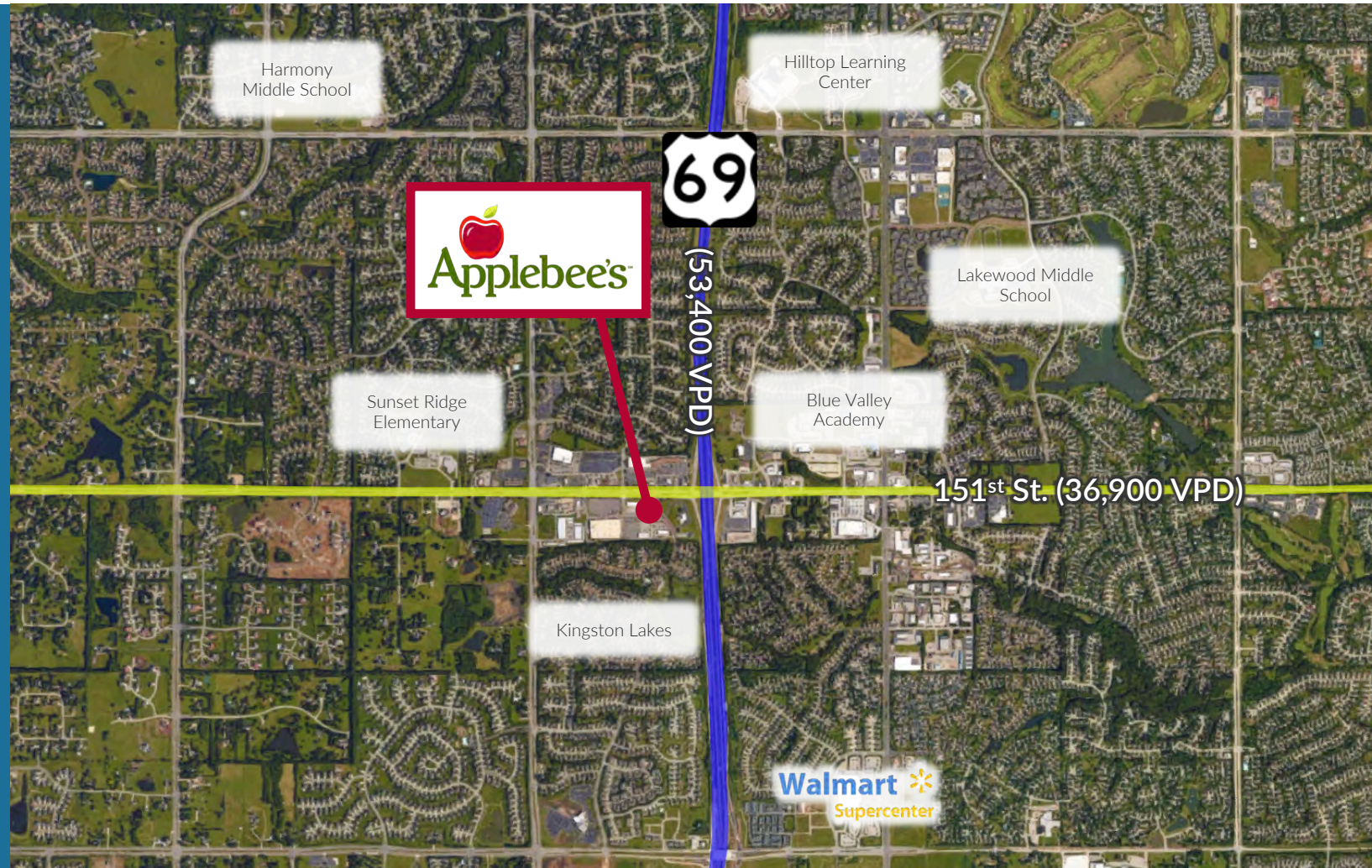
\$148,847

3-MILE

\$154,538

5-MILE

\$138,770





# TENANT PROFILE

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Founded nearly three decades ago on the principles of exceptional value and family fun, Applebee's Services, Inc., operates what is today the largest casual-dining chain in the world. This prominent eatery draws people of all ages and lifestyles with its fun, family-friendly atmosphere and signature bar and grill menu. Applebee's is an American company which develops, franchises, and operates the Applebee's Neighborhood Grill + Bar restaurant chain.

The Applebee's concept focuses on casual dining, with mainstream American dishes such as salads, chicken, pasta, burgers, and “riblets”, which is considered Applebee's signature dish. All Applebee's restaurants feature a bar area and serve alcoholic beverages. Applebee's' parent company is DineEquity, which is also the parent company for IHOP. Applebee's continues to grow and prosper, and further differentiates itself with innovative attractions, like the popular Carside to Go service available at many of its restaurants. Currently, there are over 1,990 Applebee's restaurants operating system-wide in 49 states, Puerto Rico, Guam, and 15 other countries all owned and operated by franchisees. The Applebee's system employs approximately 28,000 employees company-wide.



**COMPANY TYPE**  
Subsidiary



**FOUNDED**  
1980



**# OF LOCATIONS**  
1,990+



**HEADQUARTERS**  
Glendale, CA



**WEBSITE**  
applebees.com





# LEASE SUMMARY

TENANT	Applebee's
PREMISES	A Building of Approximately 4,944 SF
LEASE COMMENCEMENT	September 1, 2008
LEASE EXPIRATION	June 12, 2028
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% on July 1, 2023 and Then Minimum of 10% At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



# RENT ROLL

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SIZE			ANNUAL RENT			LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Applebee's	4,944 SF	100%	\$194,318	\$39.30	10% on July 1, 2023 and Then Minimum of 10% At Options	09/01/2008	06/12/2028	4 x 5 Years



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Actual Property Image

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**JENNIFER D. STEIN**

JDS Real Estate Services, Inc.

1221 Puerta Del Sol, Suite 600

San Clemente, CA 92673

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