

LONG JOHN SILVER'S

EXCLUSIVE NET-LEASE OFFERING



Representative Photo

OFFERING MEMORANDUM

**LONG JOHN
SILVER'S®**

1210 E Patrick Road – Midland, MI 48640

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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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Investment Highlights

PRICE: \$582,824 | CAP: 5.85% | RENT: \$34,095

**LONG JOHN
SILVER'S®**

About the Investment

- ✓ Long-Term, 15-Year Absolute Triple Net (NNN) Lease
- ✓ Attractive Rental Increases of 10% Every Five (5)-Years
- ✓ Corporate Tenant | Corporate Guarantee
- ✓ Two (2), Five (5)-Year Tenant Renewal Options

About the Location

- ✓ Dense Retail Corridor | Kmart, Taco Bell, McDonald's, AutoZone, Walgreens, Wendy's, Family Dollar, Subway, Tim Horton's, and Many Others
- ✓ Freestanding Property | Benefits from Excellent Frontage along East Patrick Road
- ✓ Compelling Location Fundamentals | Just 20-Miles outside of Saginaw, MI
- ✓ Affluent Suburban Community | Average Household Income of \$81,248 Within a 5-Mile Radius
- ✓ Strong Demographics | Population of 50,619 Within a 5-Mile Radius

About the Tenant / Brand

- ✓ Nations Largest Quick-Service Seafood Restaurant Chain
- ✓ Classic American Brand with 1,000+ Locations Nationwide
- ✓ LJS Partners LLC Includes Original Founder Jim Patterson Sr.
- ✓ Products are Sustainably Harvested, Ocean Grown, and Fished





Financial Analysis

PRICE: \$582,824 | CAP: 5.85% | RENT: \$34,095

**LONG JOHN
SILVER'S®**

Property Description

Property	Long John Silver's
Property Address	1210 E Patrick Road
City, State, ZIP	Midland, MI 48640
Building Size	2,834
Lot Size	+/- 0.6 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$582,824
CAP Rate	5.85%
Annual Rent	\$34,095
Price / SF	\$206
Rent / SF	\$12.03

Lease Summary

Property Type	Net Leased Restaurant
Original Lease Term	15.0 Years
Lease Commencement	5/17/2018
Lease Expiration	5/31/2033
Lease Term Remaining	14.1 Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	10% Every 5 Years

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 1	\$34,095	\$2,841	-
Year 2	\$34,095	\$2,841	-
Year 3	\$34,095	\$2,841	-
Year 4	\$34,095	\$2,841	-
Year 5	\$34,095	\$2,841	-
Year 6	\$37,505	\$3,125	10.00%
Year 7	\$37,505	\$3,125	-
Year 8	\$37,505	\$3,125	-
Year 9	\$37,505	\$3,125	-
Year 10	\$37,505	\$3,125	-
Year 11	\$41,255	\$3,438	10.00%
Year 12	\$41,255	\$3,438	-
Year 13	\$41,255	\$3,438	-
Year 14	\$41,255	\$3,438	-
Year 15	\$41,255	\$3,438	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Long John Silver's located at 1210 East Patrick Road, Midland, MI 48706. The site consists of roughly 2,834 rentable square feet of building space on estimated 0.60 acre parcel of land.

This Long John Silver's is subject to a long term, 15-year triple-net (NNN) lease, which commenced on May 17, 2018. The annual rent is \$34,095. There are two (2), five (5)-year tenant renewal options.



Concept Overview: Long John Silver's

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Lexington, KY. 1969:

An enterprising businessman and restaurateur named Jim Patterson returns from a vacation on the coast where he'd experienced a truly exceptional Fish and Chips meal. His vision was simple: Bring this unique seafood experience from the coast to the rest of America so they can enjoy it, too.

The next several decades saw Long John Silver's expand across the country. With our iconic steeple-roofed Cape Cod restaurants and one-of-a-kind menu, Long John Silver's introduced more and more guests to great-tasting fish, chicken, shrimp and more.

Our new journey began six years ago when Long John Silver's was purchased by a newly formed group of owners and operators—people who had been part of the Long John Silver's family for decades, including the founder himself and his son.

Together we're charting a new course forward. It's more than great-tasting, sustainably harvested seafood. We strive for better restaurant and guest experiences, fun and innovative new meal options and, of course, great value.

We're glad you're on the journey with us. If you haven't stopped by lately, we hope you will. We'll be happy to see you and hope you and your family will enjoy a seafood meal that will have you ringing the Captain's Bell on your way out!



General Information

Address	Lexington, KY
Website	https://www.ljsilvers.com
Founded	August 18, 1969
CEO	James Patrick O'Reilly
Parent Organization	LJS Partners LLC

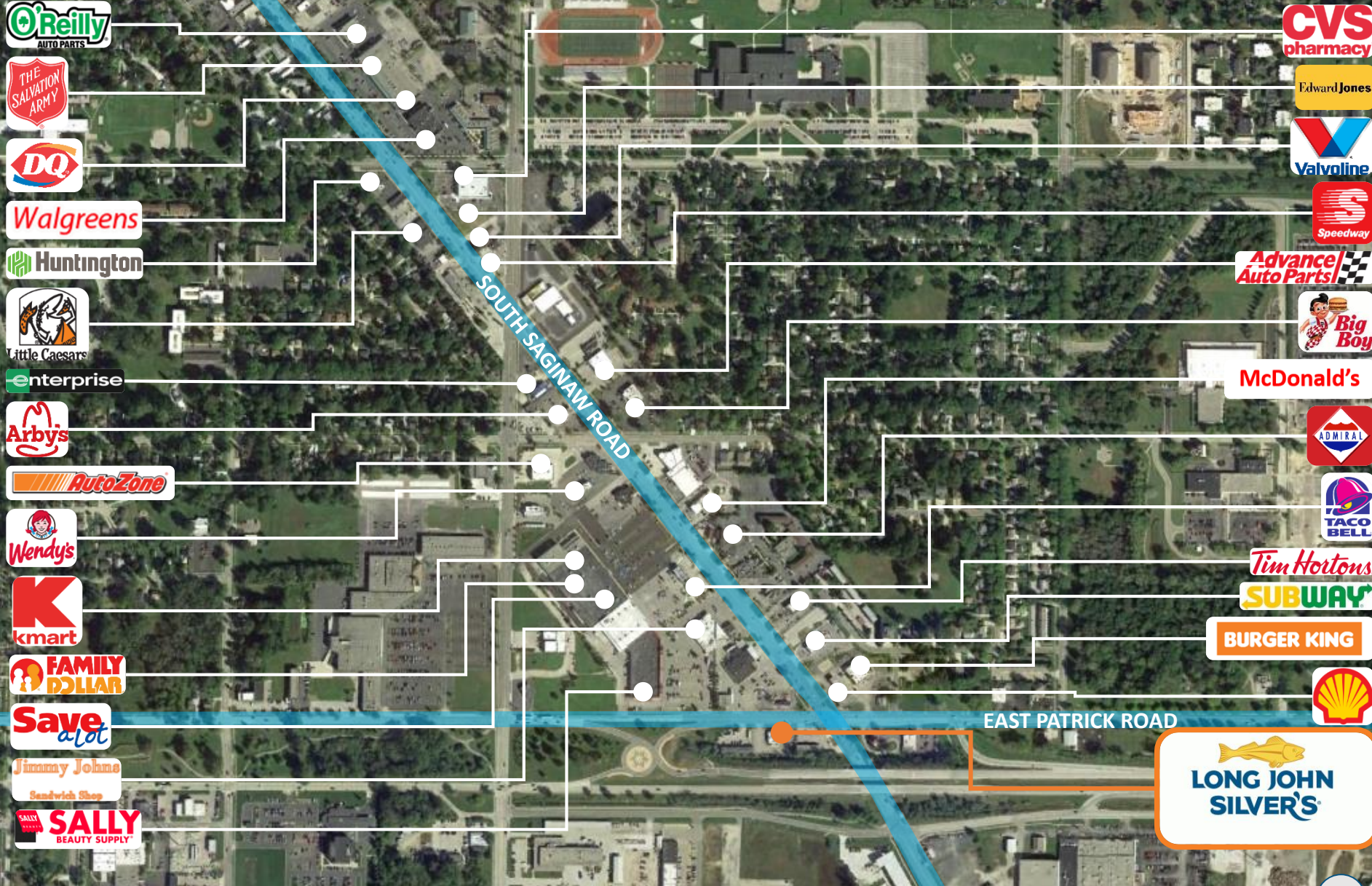




Surrounding Area

Property Address: 1210 East Patrick Road – Midland, MI 48640

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Location Overview

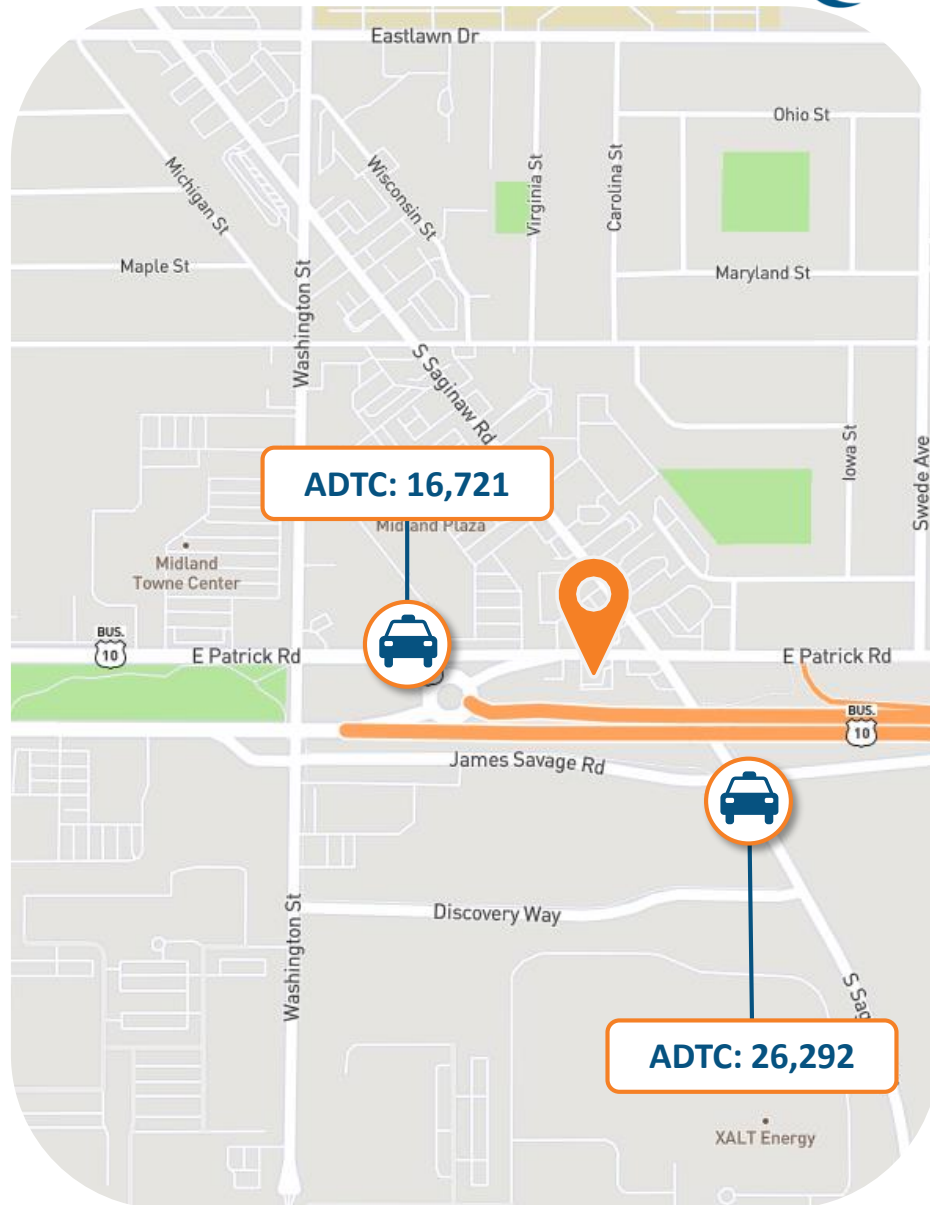
Property Address: 1210 East Patrick Road – Midland, MI 48640

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The subject investment property is situated on East Patrick Road, which boasts average daily traffic counts exceeding 16,721 vehicles respectively. East Patrick Road intersects with S Saginaw Road, which brings an additional 26,292 vehicles into the immediate area on average daily. There are more than 32,455 individuals residing within a three-mile radius of the property and more than 50,619 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a highly dense retail corridor consisting of national and local tenants, malls, and landmarks, all within close proximity of this property. Major national tenants include: Kmart, Taco Bell, McDonald's, AutoZone, Walgreens, Wendy's, Family Dollar, Subway, Tim Horton's as well as many more.

This Long John Silver's is located in Midland, Michigan which is about 20 miles from Saginaw, Michigan. Saginaw is a city in the U.S. state of Michigan and the seat of Saginaw County. The city of Saginaw and Saginaw County are both located in the area known as Mid-Michigan or Central Michigan. The city of Saginaw is located adjacent to Saginaw Charter Township and is considered part of the Tri-City area, along with neighboring Bay City and Midland. Saginaw's entertainment hub can be found in the downtown area, where venues such as The Dow Event Center and the restored Temple Theatre offer live entertainment. The Saginaw Bay Symphony Orchestra and Saginaw Choral Society are housed in the Temple and each of these organizations perform full concert series annually at the Temple venue. The Saginaw Historical Society is also located downtown in an elaborate castle. Nearby, the Saginaw Art Museum boasts an impressive permanent collection and recently underwent a massive renovation. The Celebration Square area of downtown boasts an authentic Japanese Tea House, the only one of its kind in Michigan.





Property Photo

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Actual Property Photo





Surrounding Area Photos

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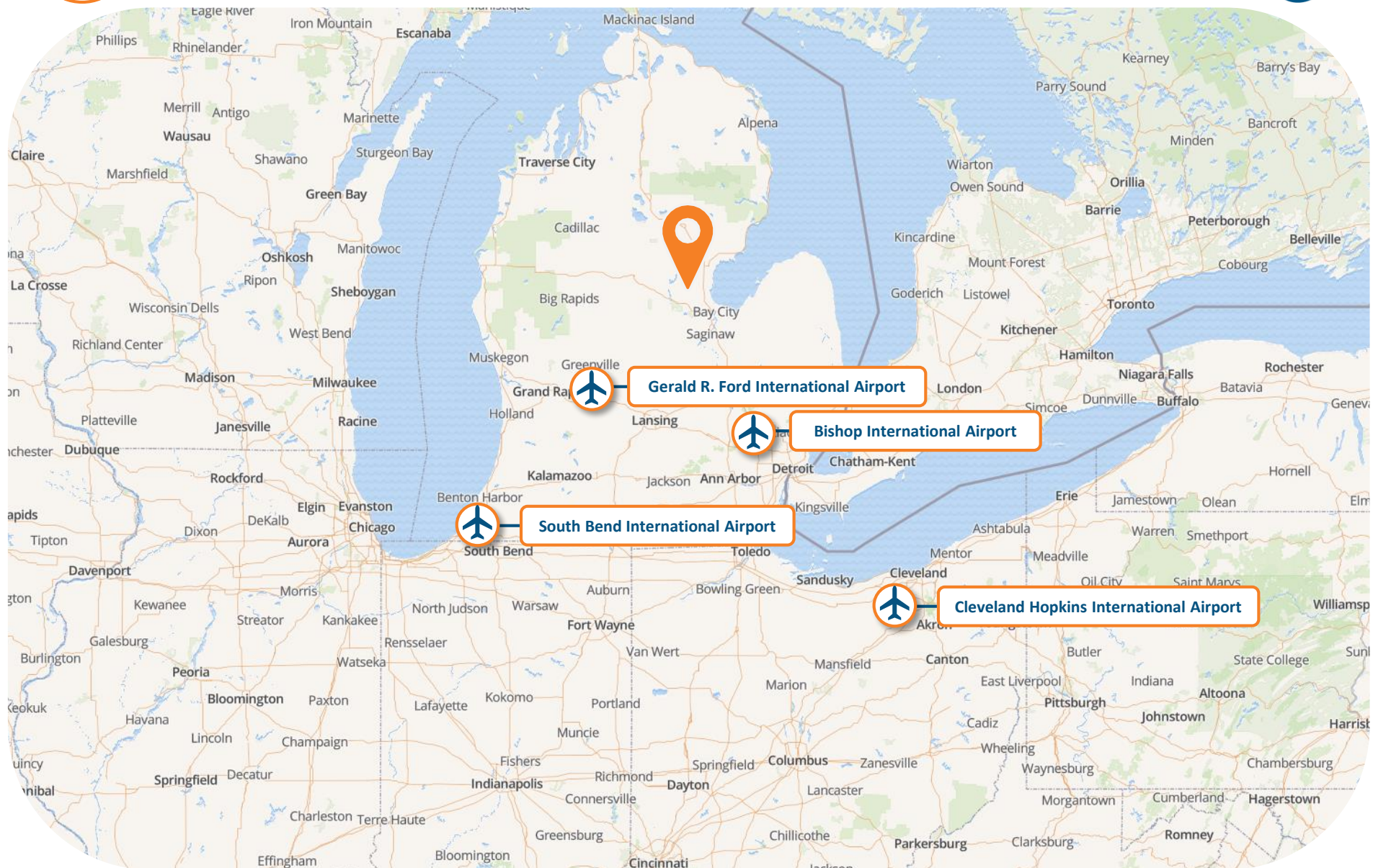




Local Map

Property Address: 1210 East Patrick Road – Midland, MI 48640

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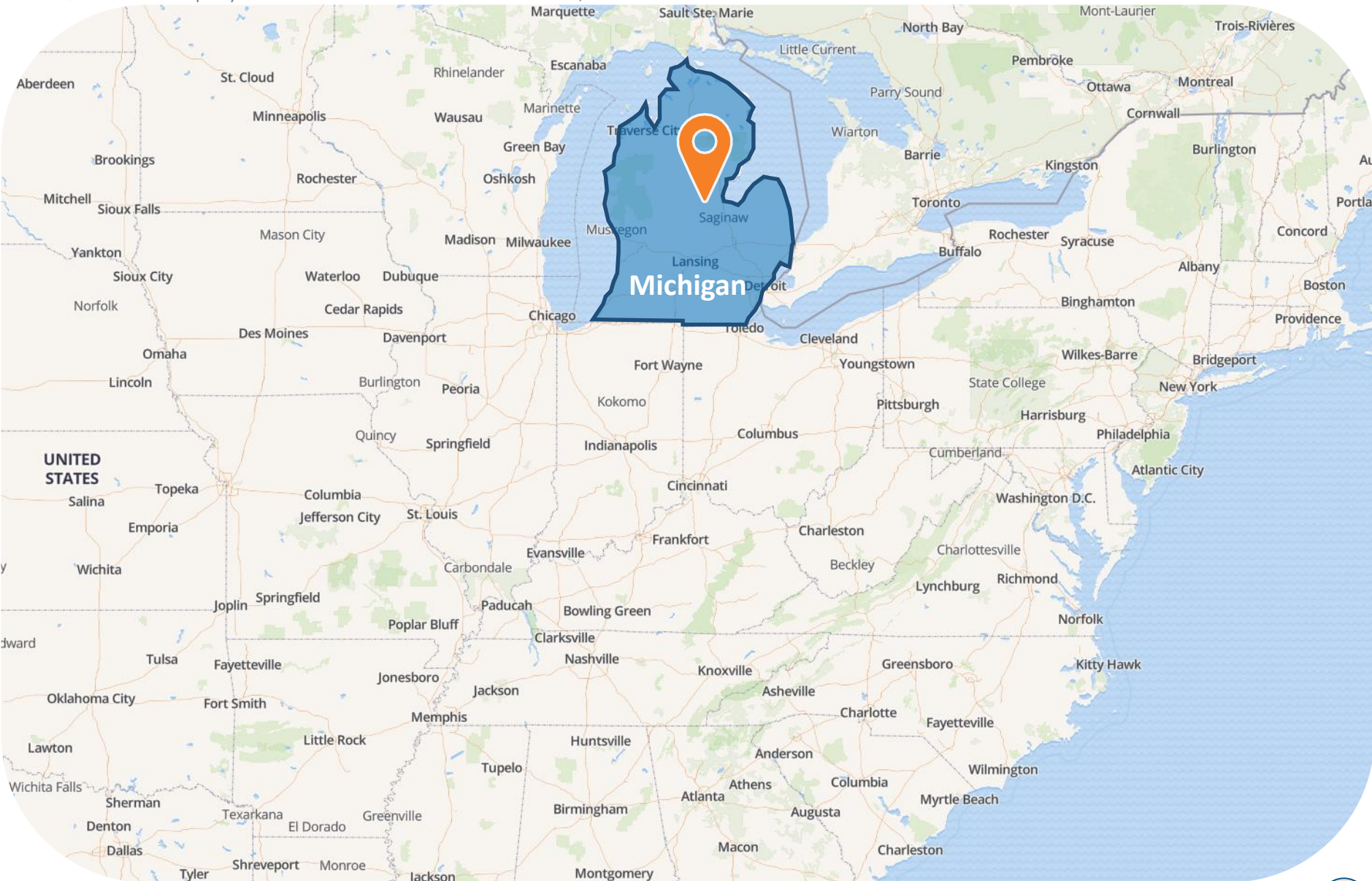




Regional Map

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Property Address: 1210 East Patrick Road – Midland, MI 48640

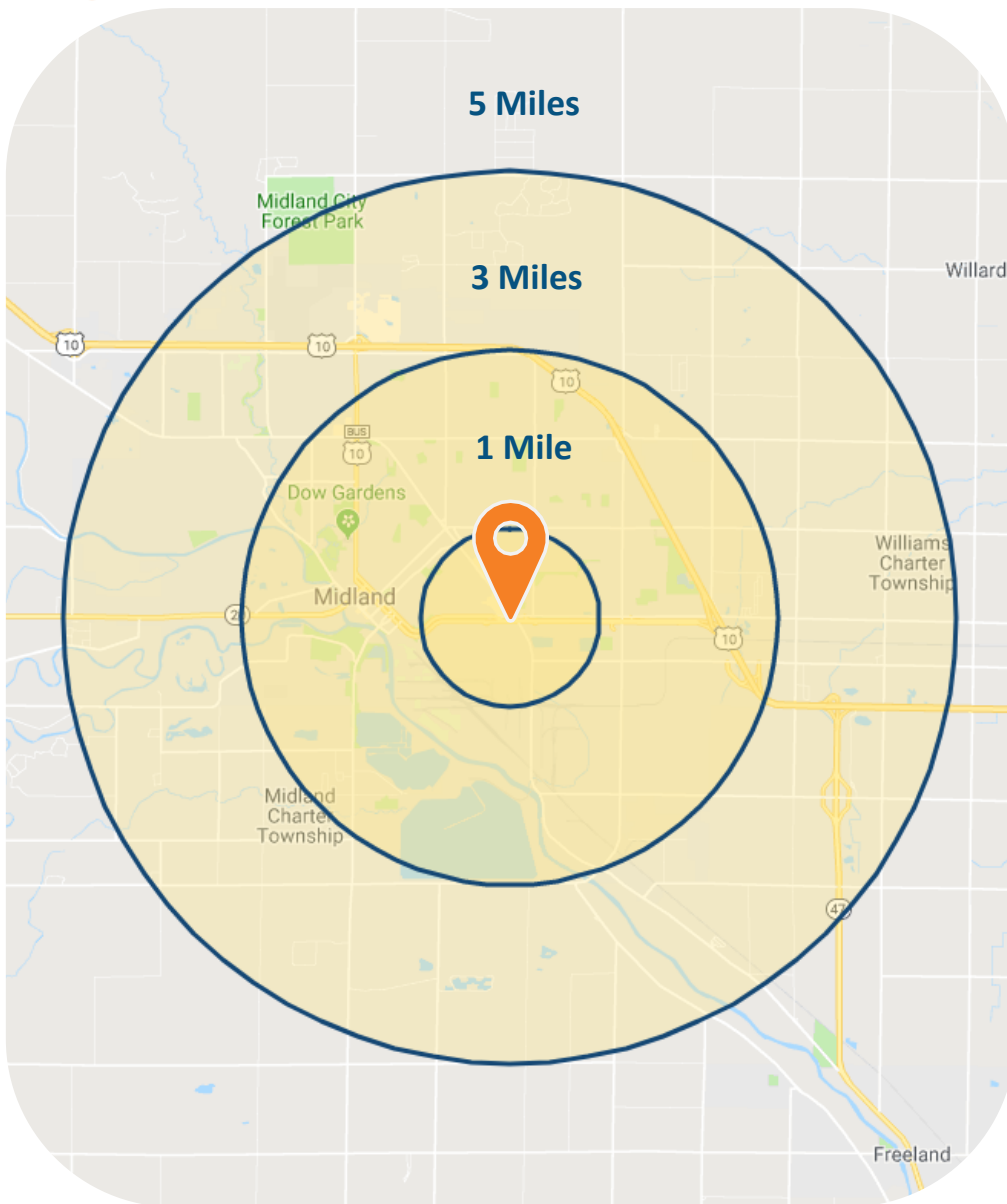




Demographics

Property Address: 1210 East Patrick Road— Midland, MI 48640

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POPULATION

	1 Mile	3 Miles	5 Miles
2022 Projection	5,262	32,479	51,185
2017 Estimate	5,275	32,455	50,619
2010 Census	5,239	32,259	50,390
2000 Census	5,189	32,893	50,125

INCOME

	1 Mile	3 Miles	5 Miles
Average	\$47,092	\$75,674	\$81,248
Median	\$32,031	\$53,969	\$56,447
Per Capita	\$24,811	\$32,660	\$33,623

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Projection	2,785	13,995	21,172
2017 Estimate	2,763	13,865	20,754
2010 Census	2,757	13,805	20,675
2000 Census	2,701	13,492	19,749

HOUSING

	1 Mile	3 Miles	5 Miles
2017	\$97,435	\$142,033	\$150,856

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2017 Daytime Population	9,838	49,276	66,814
2017 Unemployment	3.35%	3.13%	3.58%
2017 Median Time Traveled	17 Mins	18 Mins	19 Mins

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	91.40%	90.91%	91.08%
Native American	0.15%	0.11%	0.08%
African American	2.35%	2.35%	2.16%
Asian/Pacific Islander	3.16%	3.68%	3.78%



Market Overview

City: Midland | County: Cook | State: Michigan

Saginaw, Michigan

Saginaw

is a city in the U.S. state of Michigan and the

seat of Saginaw County. The city of Saginaw and Saginaw County are both located in the area known as Mid-Michigan or Central Michigan. The city is located adjacent to Saginaw Charter Township and is considered part of the Tri-City area, along with neighboring Bay City and Midland. Saginaw's entertainment hub can be found in the downtown area, where venues such as The Dow Event Center and the restored Temple Theatre offer live entertainment.

The city's current economic development is focused on comparative advantages in innovation, clean energy, and continued manufacturing exports. Compared to other mid-sized communities, Saginaw has a disproportionately high number of patents per employee, and more than 81 times the average US share of jobs in photovoltaic technology research and production. The city continues to have a higher proportion of manufacturing jobs in comparison to the US.

Major Employers

EMPLOYER	# OF EMPLOYEES *
Mid Michigan Health	2,775
Dow Chemical	1,699
Dow Corning Silicon Energy Systems	1,500
Midland Hospital	1,404
Dow Corning Corporation	1,268
Corning	1,100
Midland Community Center Inc	515
Midland Public School District	488
City of Midland	451
Meijer 108	327
Worldcolor Midland	326
Blue Cube Logistics	300



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Exclusive Net Lease Offering

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