

LONG JOHN SILVER'S

EXCLUSIVE NET-LEASE OFFERING



Representative Photo

OFFERING MEMORANDUM

**LONG JOHN
SILVER'S®**

3761 Dixie Hwy – Saginaw, MI 48601

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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: \$623,486 | CAP: 5.85% | RENT: \$36,474

**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

- ✓ Several National Tenants within Close Proximity | Walgreens, Rite Aid, Kroger, Dollar General, AutoZone, O'Reilly Auto Parts, Dollar Tree, McDonald's & More
- ✓ Freestanding Property | Benefits from Excellent Frontage along Dixie Highway
- ✓ Compelling Location Fundamentals | Just Miles Away from Downtown Saginaw
- ✓ Strong Demographics | Population of 78,143 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: \$623,486 | CAP: 5.85% | RENT: \$36,474

**LONG JOHN
SILVER'S®**

Property Description

Property	Long John Silver's
Property Address	3761 Dixie Hwy
City, State, ZIP	Saginaw, MI 48601
Building Size	1,934
Lot Size	+/- 0.8 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$623,486
CAP Rate	5.85%
Annual Rent	\$36,474
Price / SF	\$322.38
Rent / SF	\$18.86

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	\$36,474	\$3,039	-
Year 2	\$36,474	\$3,039	-
Year 3	\$36,474	\$3,039	-
Year 4	\$36,474	\$3,039	-
Year 5	\$36,474	\$3,039	-
Year 6	\$40,121	\$3,343	10.00%
Year 7	\$40,121	\$3,343	-
Year 8	\$40,121	\$3,343	-
Year 9	\$40,121	\$3,343	-
Year 10	\$40,121	\$3,343	-
Year 11	\$44,133	\$3,678	10.00%
Year 12	\$44,133	\$3,678	-
Year 13	\$44,133	\$3,678	-
Year 14	\$44,133	\$3,678	-
Year 15	\$44,133	\$3,678	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Long John Silver's located at 3761 Dixie Highway in Saginaw, Michigan. The site consists of roughly 1,934 rentable square feet of building space on estimated 0.75 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 \$36,474. There are two (2), five (5)-year tenant renewal options.



Concept Overview: Long John Silver's

**LONG JOHN
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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: 3761 Dixie Hwy – Saginaw, MI 48601

**LONG JOHN
SILVER'S®**

H&R BLOCK

metroPCS



**WESTERN
UNION**



McDonald's



AutoZone

Walgreens

boostmobile

DOLLAR GENERAL

Save time. Save money. Every day!

**LONG JOHN
SILVER'S®**

**TRI-CITY
PLAZA**



Little Caesars



Location Overview

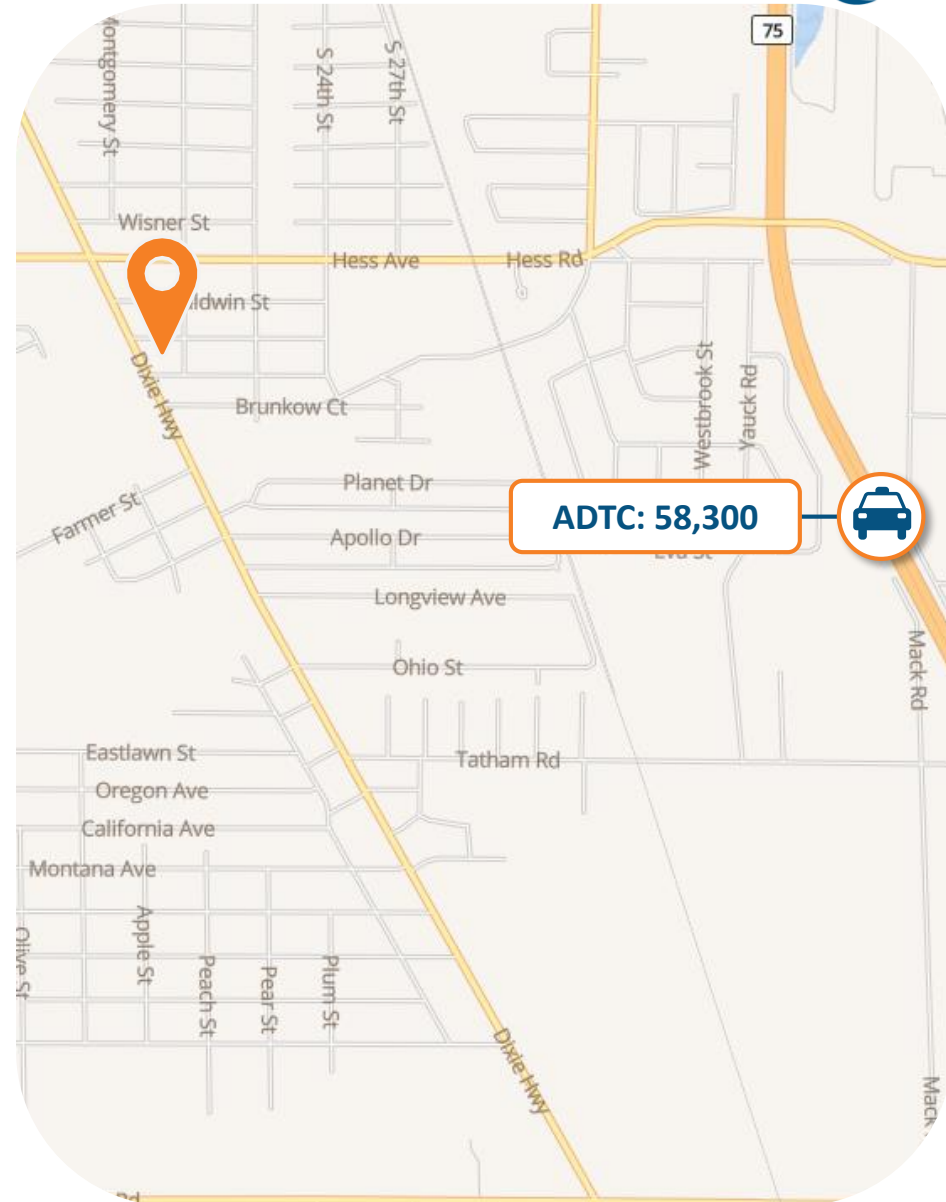
Property Address: 3761 Dixie Hwy – Saginaw, MI 48601

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The subject investment property is situated along Dixie Highway, which runs parallel to Interstate-75 and boasts average daily traffic counts exceeding 58,300 vehicles respectively. There are more than 33,830 individuals residing within a three-mile radius of the property and more than 78,140 individuals within a five-mile radius.

The subject property benefits from being well-positioned along Dixie Highway with great exposure and ease of ingress and egress. Major national tenants include: Walgreens, Rite Aid, Kroger, Dollar General, AutoZone, O'Reilly Auto Parts, Dollar Tree, McDonald's, as well as many more. This Long John Silver's also benefits from being just miles away from St. Mary's Hospital of Michigan. St Mary's of Michigan is a leader in advanced specialty care, offering cardiology, neuroscience, cancer care, orthopedics, emergency and trauma care. The hospital has over 260-medical beds and over 20 specialty centers in Saginaw, Bay City, Birch Run, Chesaning, Frankenmuth and various other local cities.

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

**LONG JOHN
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Actual Property Photo





Surrounding Area Photos

**LONG JOHN
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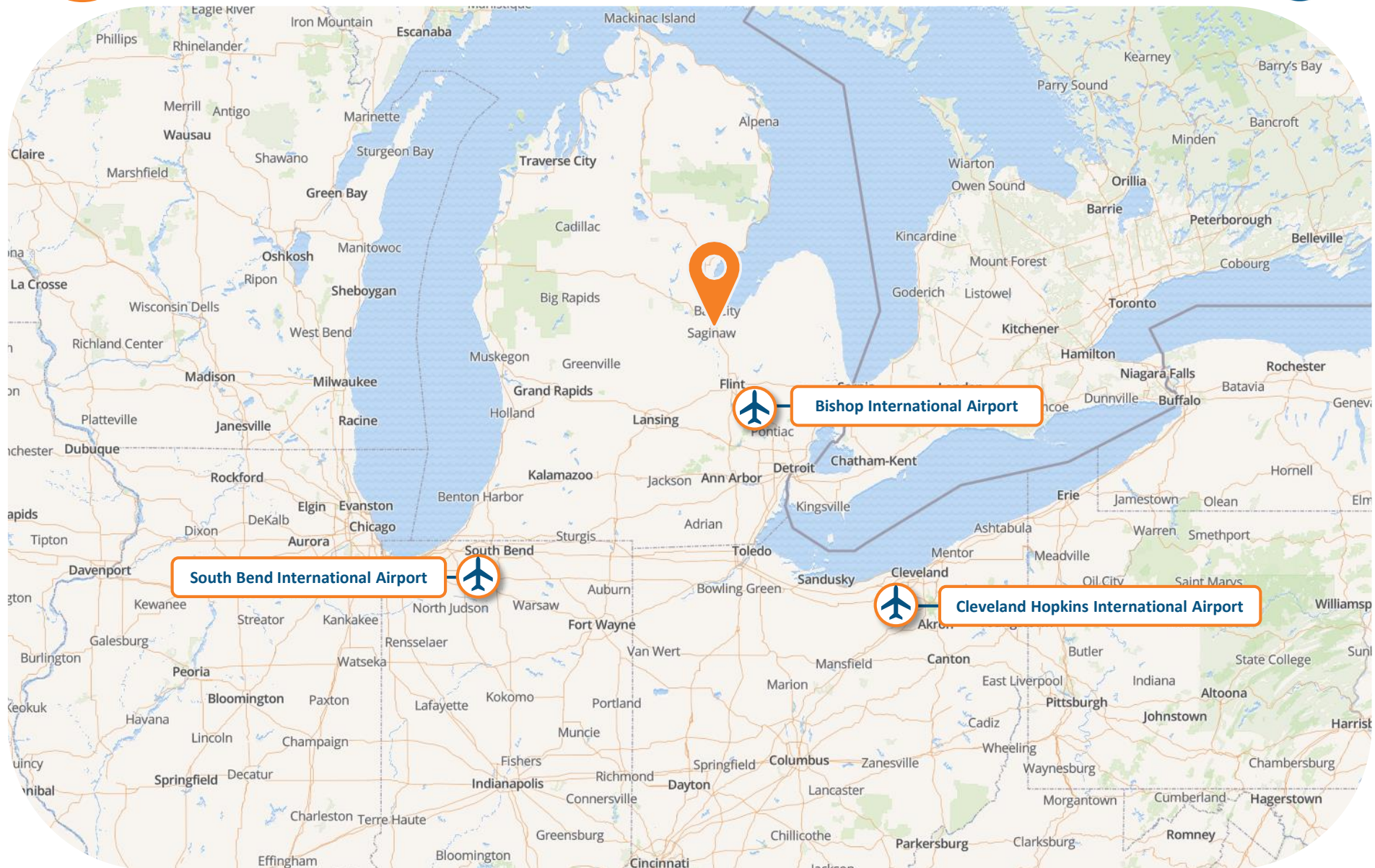




Local Map

Property Address: 3761 Dixie Hwy – Saginaw, MI 48601

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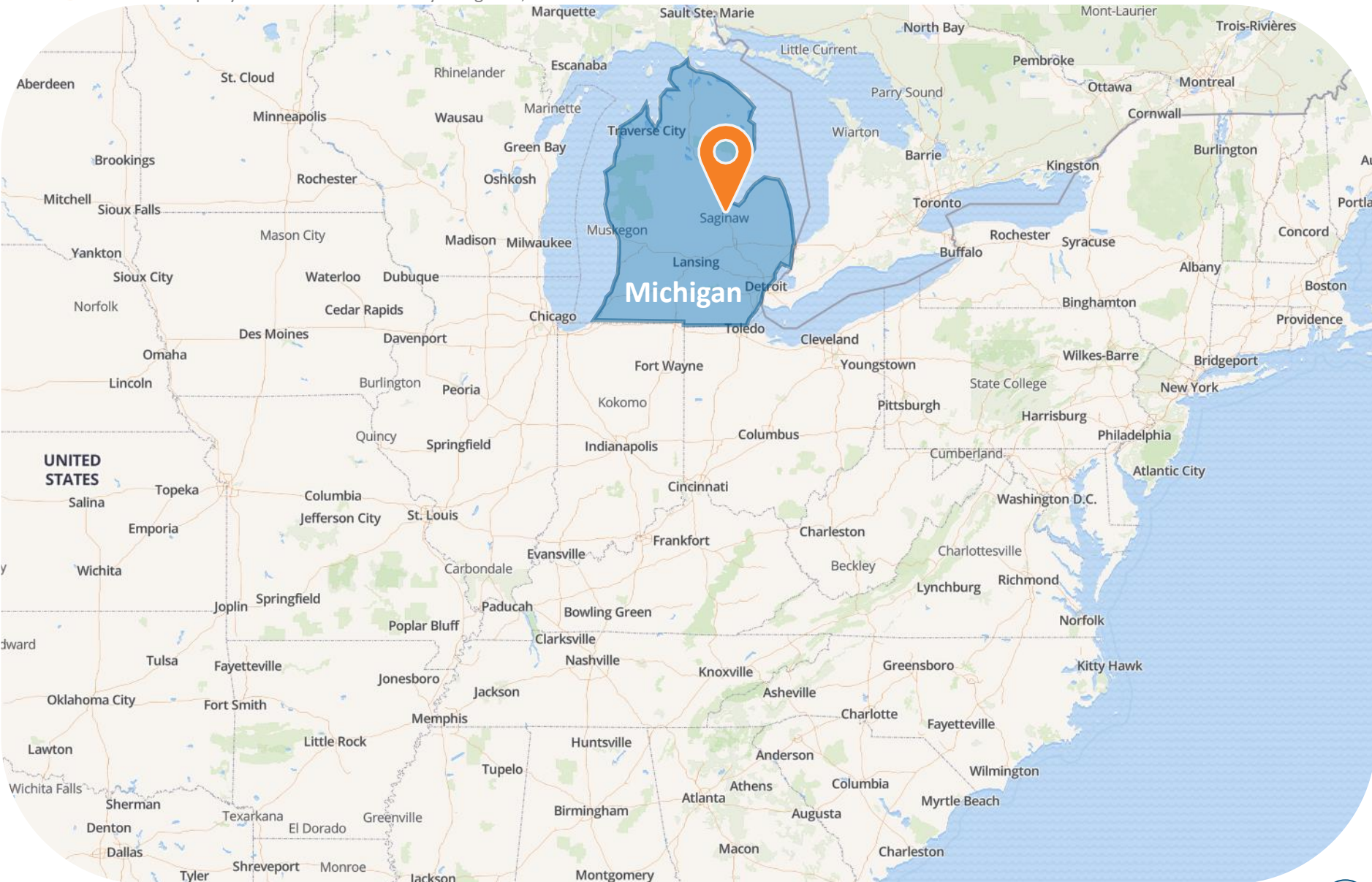




Regional Map

**LONG JOHN
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Property Address: 3761 Dixie Hwy – Saginaw, MI 48601





Demographics

Property Address: 3761 Dixie Hwy – Saginaw, MI 48601

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POPULATION

	1 Mile	3 Miles	5 Miles
2022 Projection	6,533	31,694	74,616
2017 Estimate	6,929	33,831	78,143
2010 Census	7,134	34,897	80,122
2000 Census	8,771	44,136	93,869

INCOME

	1 Mile	3 Miles	5 Miles
Average	\$36,741	\$38,981	\$47,214
Median	\$25,935	\$26,367	\$34,405
Per Capita	\$14,949	\$15,305	\$18,585

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Projection	2,710	12,439	29,150
2017 Estimate	2,812	13,058	30,189
2010 Census	2,933	13,650	31,392
2000 Census	3,224	15,941	35,555

HOUSING

	1 Mile	3 Miles	5 Miles
2017	\$49,017	\$51,564	\$67,327

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2017 Daytime Population	6,797	42,177	83,296
2017 Unemployment	10.23%	10.96%	7.85%
2017 Median Time Traveled	20 Mins	20 Mins	21 Mins

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	24.18%	23.60%	48.76%
Native American	0.05%	0.04%	0.03%
African American	66.01%	66.16%	40.81%
Asian/Pacific Islander	0.20%	0.22%	0.52%



Market Overview

City: Saginaw | County: Saginaw | 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	Estimated # of Employees
CK Security & Safety Solutions	2,145
St Marys Med Ctr Saginaw Inc	1,794
Covenant Medical Center Inc	1,211
Morley Travel	1,200
Nexteer - Plant 6	1,000
Covenant Medical Center-Cooper	989
Nexteer - Saginaw Plant 7	824
General Motors	543
Nexteer - Saginaw Plant 3	510
Nexteer - Saginaw Plant 4	510
Nexteer - Saginaw Plant 5	500



Marcus & Millichap

Exclusive Net Lease Offering

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