

LONG JOHN SILVER'S

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM

**LONG JOHN
SILVER'S®**

3055 South Henry Street – Muskegon, Michigan 49441

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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

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**LONG JOHN
SILVER'S®**



Representative Photo



Investment Highlights

PRICE: \$854,412 | CAP: 6.00% | RENT: \$51,265

**LONG JOHN
SILVER'S®**

About the Investment

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

About the Location

- ✓ Located within Main Retail Corridor | Walgreens, Aldi, Home Depot, Walmart, Taco Bell, AutoZone, Domino's, Dollar Tree, Arby's, Meijer, Chase, Subway, UPS, Rite Aid, & Many More
- ✓ Freestanding Property | Benefits from Excellent Frontage along South Henry Street
- ✓ Real Estate Fundamentals | Located In Popular Tourist Destination | Lake Michigan is Less Than Three Miles from Subject Property
- ✓ Strong Demographics | Population of 95,437 Individuals Within a 5-Mile Radius

About the Tenant / Brand

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





Financial Analysis

PRICE: \$854,412 | CAP: 6.00% | RENT: \$51,265

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Property Description

Property	Long John Silver's
Property Address	3055 South Henry Street
City, State, ZIP	Muskegon, MI 49441
Year Built / Renovated	1976
Building Size	1,796
Lot Size	+/- 1.3 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$854,412
CAP Rate	6.00%
Annual Rent	\$51,265
Price / SF	\$476
Rent / SF	\$28.54

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	14.0 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	\$51,265	\$4,272	-
Year 2	\$51,265	\$4,272	-
Year 3	\$51,265	\$4,272	-
Year 4	\$51,265	\$4,272	-
Year 5	\$51,265	\$4,272	-
Year 6	\$56,391	\$4,699	10.00%
Year 7	\$56,391	\$4,699	-
Year 8	\$56,391	\$4,699	-
Year 9	\$56,391	\$4,699	-
Year 10	\$56,391	\$4,699	-
Year 11	\$62,030	\$5,169	10.00%
Year 12	\$62,030	\$5,169	-
Year 13	\$62,030	\$5,169	-
Year 14	\$62,030	\$5,169	-
Year 15	\$62,030	\$5,169	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Long John Silver's located at 3055 South Henry Street in Muskegon, Michigan. The site constructed in 1976, consists of roughly 1,796 rentable square feet of building space on estimated 1.31 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 \$51,265. There are two, five-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

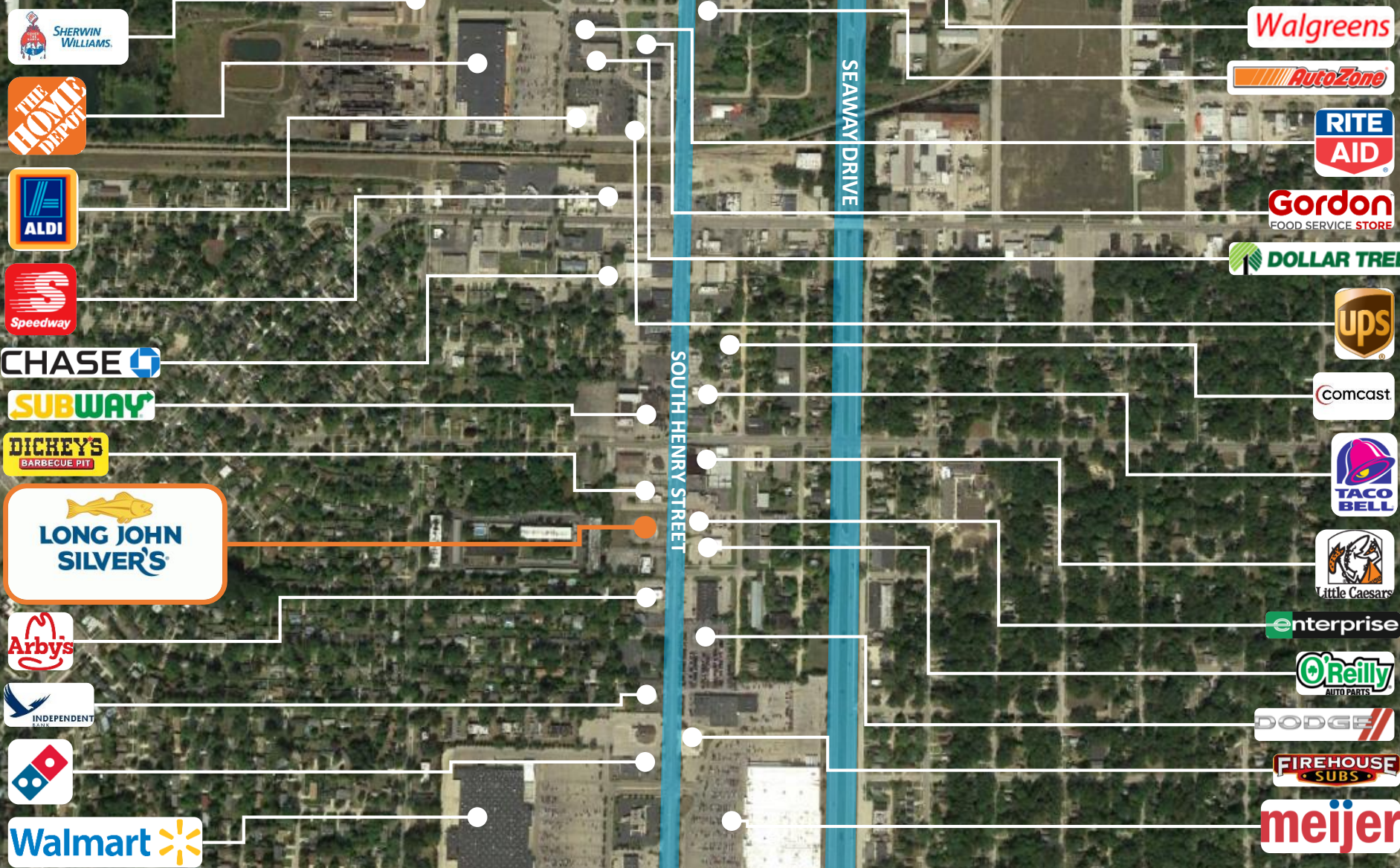




Surrounding Area

Property Address: 3055 South Henry Street – Muskegon, Michigan 49441

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Muskegon is a city in the U.S. state of Michigan, and is the largest populated city on the eastern shores of Lake Michigan. At the 2010 census the city population was 38,401. The city is the county seat of Muskegon County. Muskegon is located about 30 miles outside of Grand Rapids, Michigan. Grand Rapids is the largest city and seat of Kent County, Michigan. Grand Rapids is known as the second-largest city in Michigan, and the largest city in West Michigan. It is on the Grand River about 30 miles east of Lake Michigan. According to the 2010 census, the Grand Rapids metropolitan area had a population of 1,005,648. Grand Rapids is known for being home to many tourist attractions such as the John Ball Zoological Garden, Belknap Hill, and the Gerald R. Ford Museum. Significant buildings in the downtown include the DeVos Place Convention Center, Van Andel Arena, the Amway Grand Plaza Hotel, and the JW Marriott Hotel. The Urban Institute for Contemporary Arts is located downtown as well, and houses art exhibits, a movie theater, and the urban clay studio. Grand Rapids has a number of popular concert venues as well as the Grand Rapids Symphony, which is the largest performing arts organization in the city.





Property Photo

**LONG JOHN
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Actual Property Photo





Surrounding Area Photos

**LONG JOHN
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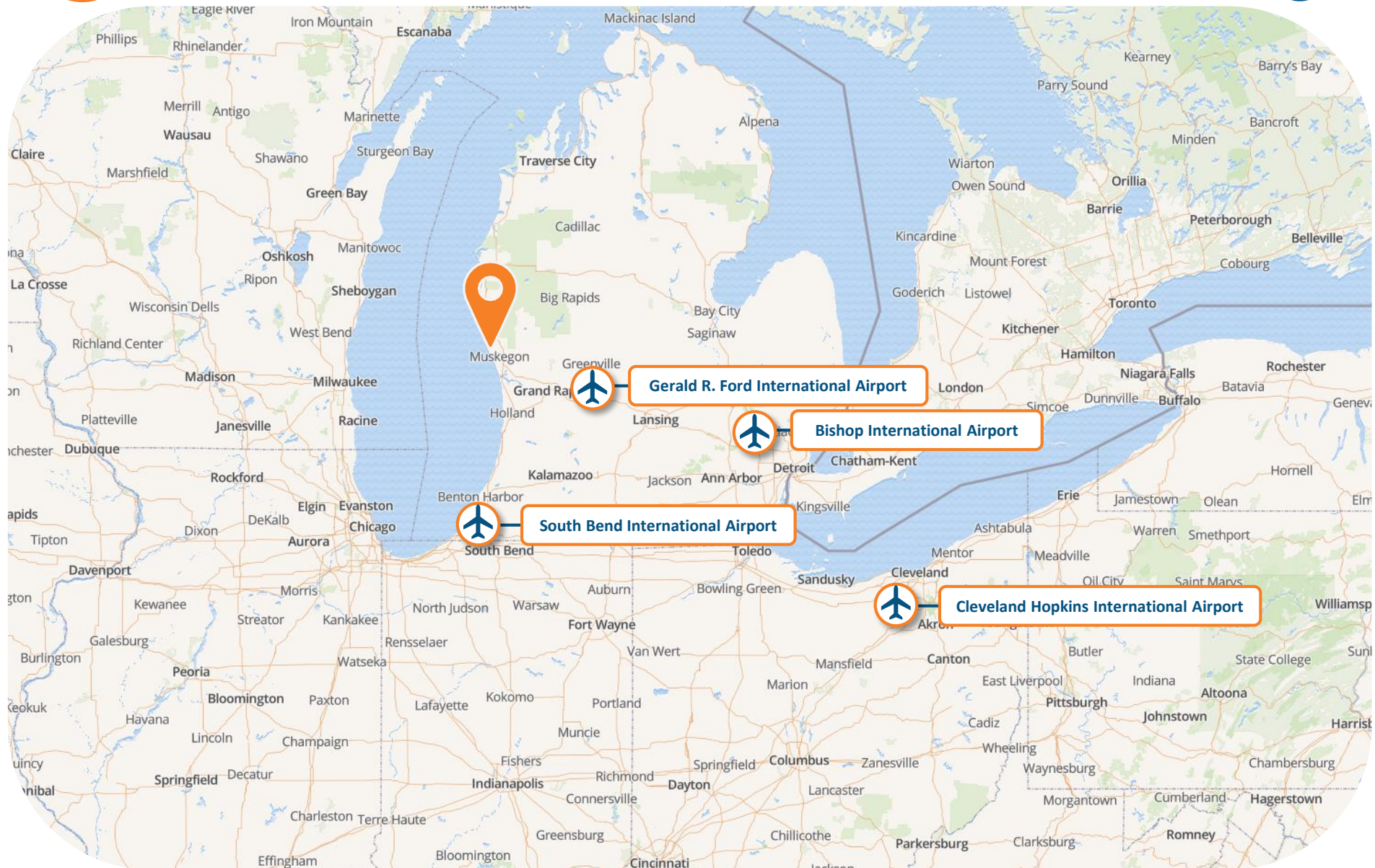




Local Map

**LONG JOHN
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Property Address: 3055 South Henry Street – Muskegon, Michigan 49441

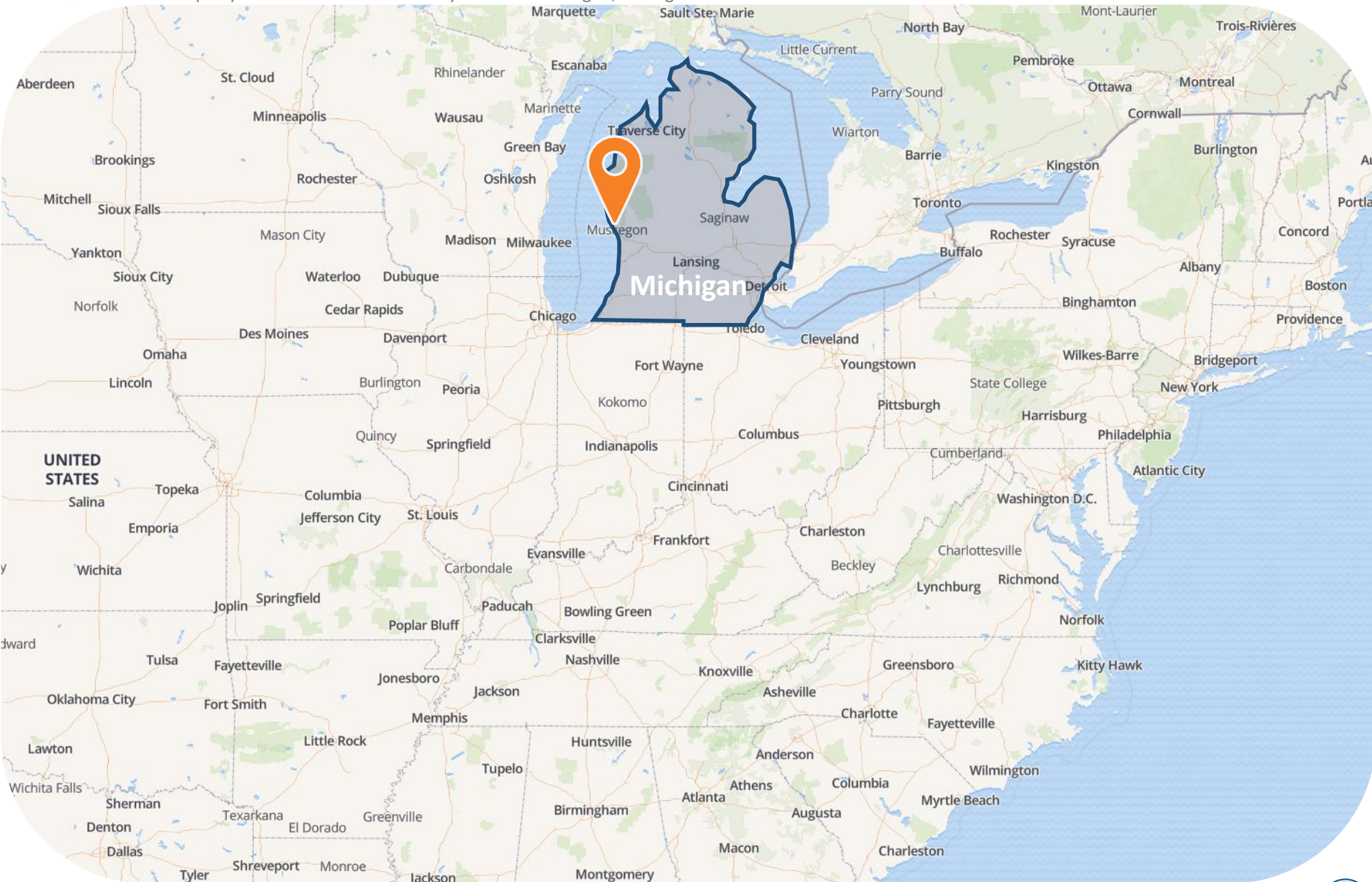




Regional Map

**LONG JOHN
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Property Address: 3055 South Henry Street – Muskegon, Michigan 49441

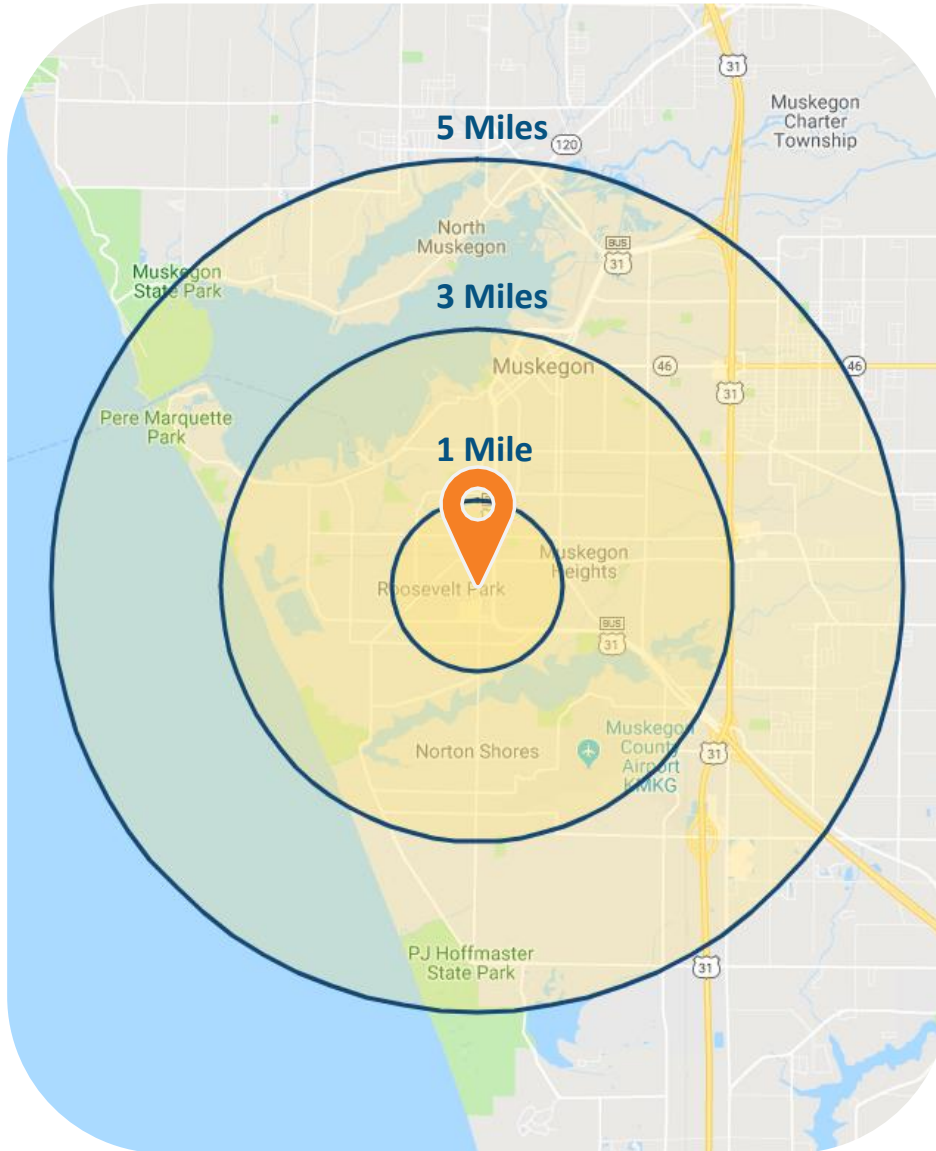




Demographics

Property Address: 3055 South Henry Street – Muskegon, Michigan 49441

**LONG JOHN
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1 Mile 3 Miles 5 Miles

POPULATION

2022 Projection	9,043	55,453	95,333
2017 Estimate	9,283	56,382	95,437
2010 Census	9,243	55,996	94,804
2000 Census	9,705	61,932	96,378

INCOME

Average	\$48,897	\$49,964	\$52,496
Median	\$40,377	\$36,890	\$39,466
Per Capita	\$21,128	\$20,388	\$20,943

HOUSEHOLDS

2022 Projection	3,974	22,783	37,221
2017 Estimate	3,987	22,657	36,526
2010 Census	4,002	22,708	36,581
2000 Census	4,184	23,377	36,557

HOUSING

2017	\$98,068	\$93,468	\$98,028
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EMPLOYMENT

2017 Daytime Population	9,496	62,368	97,145
2017 Unemployment	6.95%	6.33%	5.89%
2017 Median Time Traveled	19 Mins	20 Mins	20 Mins

RACE & ETHNICITY

White	62.61%	64.11%	68.19%
Native American	0.00%	0.02%	0.03%
African American	30.48%	27.99%	24.38%
Asian/Pacific Islander	1.38%	0.74%	0.79%



Market Overview

City: Muskegon | County: Muskegon | State: Michigan

Grand Rapids, Michigan



Grand Rapids is the second-largest city in Michigan, and the largest city in West Michigan. It is on the Grand River about 30 miles (48 km) east of Lake Michigan. As of the 2010 census, the city population was 188,040. In 2010, the Grand Rapids metropolitan area had a population of 1,005,648, and the combined statistical area of Grand Rapids-Muskegon-Holland had a population of 1,321,557. Grand Rapids is the county seat of Kent County. A historic furniture-manufacturing center, Grand Rapids is home to five of the world's leading office furniture companies, and is nicknamed Furniture City. Its more common modern nickname of River City, which refers to the landmark driver for which it was named. The city and surrounding communities are economically diverse, based in the health care, information technology, automotive, aviation, and consumer goods manufacturing industries, among others. The Gerald R. Ford Museum, located on the west bank of the Grand River Grand Rapids is the home of John Ball Zoological Garden, Belknap Hill, and the Gerald R. Ford Museum. He and former First Lady Betty Ford were buried on the site. Significant buildings in the downtown include the DeVos Place Convention Center, Van Andel Arena, the Amway Grand Plaza Hotel, and the JW Marriott Hotel. The Urban Institute for Contemporary Arts is located downtown, and houses art exhibits, a movie theater, and the urban clay studio.

Major Employers

Employer	Estimated # of Employees
Great Lakes Specialty Hospital	1,973
Combat Propulsion Systems	999
Orthotics and Prosthetics	873
Walmart	800
ADAC Automotive	662
Port City Castings	600
Port City Group	530
Brunswick Bowling Products LLC	500
Therm-O-Disc Inc.	451
Adac Plastics Inc.	417



Marcus & Millichap

Exclusive Net Lease Offering

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