

EXECUTIVE SUMMARY

Applebee's

1125 East Main Street
Carbondale, IL 62901

TIKTIN
— Real Estate —
INVESTMENT SERVICES



Actual Property Photo

APPLEBEE'S - CARBONDALE

1125 East Main Street, Carbondale, IL 62901

OFFERING PRICE

Price:	\$2,213,280
Cap Rate:	6.50%
NOI:	\$143,863
Gross Leasable Area (GLA):	5,404 SF
Price/Rentable SF:	\$409.56
Lot Size:	61,420 SF (1.41 Acres)
Year Built:	1995

LEASE SUMMARY

Lease Type:	Triple Net (NNN)
Roof And Structure:	Tenant Responsible
Lease Guarantor:	Franchisee
Original Lease Term:	15 Years
Rent Commencement Date:	COE
Lease Expiration Date:	15 Years
Remaining Lease Term:	15 Years
Options:	4 (5) Year
Increases:	10% Every Five Years

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1 - 5	\$143,863	\$11,989	6.50%
Years 6 - 10	\$158,249	\$13,187	7.15%
Years 11 - 15	\$174,074	\$14,506	7.87%
			0.00%
Option Period 1 Years 16 - 20	\$191,482	\$15,957	8.65%
Option Period 2 Years 21 - 25	\$210,630	\$17,553	9.52%
Option Period 3 Years 26 - 30	\$231,693	\$19,308	10.47%
Option Period 4 Years 31 - 35	\$254,862	\$21,239	11.52%
BASE RENT (\$26.62/SF)			\$143,863
TOTAL RETURN			6.50%/\$143,863

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EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present this Applebee's restaurant located at 1125 East Main Street in Carbondale, Illinois. The restaurant was built in 1995. This 5,404 SF building sits on a 1.41 acre lot.

At the close of escrow, the seller will sign a 15 year Triple Net (NNN) lease. The lease will provide for zero landlord responsibilities, 10 percent increases every 5 years and four, 5-year options. Annual rent will be initially set at \$143,863 per year.

The property offers direct frontage, signage, and access along East Main Street (SR-13), which experiences traffic counts in excess of 17,000 vehicles per day. Additionally, this Applebee's is located just under 1 mile from the intersection of SR-13 and SR-51, which are the largest state highways going through Carbondale.

This Applebee's is surrounded by national retailers and is an outparcel of the University Mall, a regional mall with over 40 stores featuring national tenants such as Ross Dress For Less, American Eagle, Bed Bath & Beyond, and Old Navy.

Investment Highlights

- Strong Applebee's Operator - 20 Unit Guaranty
- Outparcel to University Mall (667,855 SF)
- Surrounded By National Retailers
- New 15-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 10% Increases Every 5 Years
- Four 5-Year Options To Renew
- Available As A Portfolio Or Sold Individually

TIKTIN REAL ESTATE INVESTMENT SERVICES

Tel: (305) 363-4750 Tel: (844) 4- TIKTIN

Fax: (305) 675-0774 TiktinRealEstate.com

Adam J. Tiktin

President/Broker

ATiktin@tiktinrealestate.com

Alejandro Snyder

Investment Associate

ASnyder@tiktinrealestate.com

BROKER OF RECORD - Stone North America, LLC
IL License No: 481-012298

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