

# EXECUTIVE SUMMARY

Applebee's

202 S Broadview Street

Cape Girardeau, MO 63703

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



Actual Property Photo

## APPLEBEE'S - SENATOBIA

202 S Broadview Street, Cape Girardeau, MO 63703

### OFFERING PRICE

Price:	\$2,327,310
Cap Rate:	6.50%
NOI:	\$151,275
Gross Leasable Area (GLA):	5,396 SF
Price/Rentable SF:	\$431.30
Lot Size:	61,420 SF (1.41 Acres)
Year Built:	1991

## 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	\$151,275	\$12,606	6.50%
Years 6 - 10	\$166,403	\$13,867	7.15%
Years 11 - 15	\$183,043	\$15,254	7.87%
			0.00%
Option Period 1 Years 16 - 20	\$201,347	\$16,779	8.65%
Option Period 2 Years 21 - 25	\$221,482	\$18,457	9.52%
Option Period 3 Years 26 - 30	\$243,630	\$20,303	10.47%
Option Period 4 Years 31 - 35	\$267,993	\$22,333	11.52%
BASE RENT (\$28.03/SF)			\$151,275
TOTAL RETURN			6.50%/\$151,275



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## EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is proud to present this Applebee's restaurant located at 202 S Broadview Street in Cape Girardeau, Missouri. The restaurant was built in 1991 and completely renovated in 2013. This 5,396 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 \$151,275 per year.

This property offers direct frontage, signage, and access along Broadview Street as well as frontage and signage along William Street. William Street has traffic counts in excess of 17,000 vehicles per day. Additionally, the Applebee's is located just over 1 mile from the on-ramp to I-55, which has traffic counts in excess of 28,000 vehicles per day. I-55 provides Cape Girardeau with direct access to both St. Louis, Missouri to the north and Memphis, Tennessee to the south.

This Applebee's is surrounded by national retailers including, Aldi, Schnucks, IHOP, Hobby Lobby, and Cicis.

## Investment Highlights

Strong Applebee's Operator - 20 Unit Guaranty  
1 Mile East of West Park Mall (500,000+ SF)  
Surrounded By National Retailers Such As Aldi, Schnucks, IHOP, Hobby Lobby, and Cicis  
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

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