

# EXECUTIVE SUMMARY

Applebee's

3990 Hinkleville Road

Paducah, KY 42001

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



Actual Property Photo

## APPLEBEE'S - PADUCAH

3990 Hinkleville Road, Paducah, KY 42001

### OFFERING PRICE

Price:	\$2,598,178
Cap Rate:	6.50%
NOI:	\$168,882
Gross Leasable Area (GLA):	5,085 SF
Price/Rentable SF:	\$510.95
Lot Size:	64,904 SF (1.49 Acres)
Year Built:	1992

## 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	\$168,882	\$14,073	6.50%
Years 6 - 10	\$185,770	\$15,481	7.15%
Years 11 - 15	\$204,347	\$17,029	7.87%
Option Period 1 Years 16 - 20	\$224,781	\$18,732	8.65%
Option Period 2 Years 21 - 25	\$247,260	\$20,605	9.52%
Option Period 3 Years 26 - 30	\$271,986	\$22,665	10.47%
Option Period 4 Years 31 - 35	\$299,184	\$24,932	11.52%
BASE RENT (\$33.21/SF)			\$168,882
TOTAL RETURN			6.50%/\$168,882



# EXECUTIVE SUMMARY

## Applebee's

3990 Hinkleville Road  
Paducah, KY 42001

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



## EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is please to present this Applebee's restaurant located at 3990 Hinkleville Road in Paducah, Kentucky. The restaurant was built in 1992 and this 5,085 SF building sits on a 1.49 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 \$168,882 per year.

This property offers direct frontage, signage, and access along Hinkleville Road (SR-60) which experiences traffic counts in excess of 25,000 vehicles per day. Additionally, this Applebee's is less than a mile to the on-ramp of I-24 an interstate which travels to Nashville to the southeast.

This Applebee's is surrounded by national tenants including Burger King, Outback Steakhouse, McDonald's, and catty-corner to the Kentucky Oaks Mall a 1,300,000 SF regional mall with over 100 stores.

## Investment Highlights

- Strong Applebee's Operator - 20 Unit Guaranty
- Well Located Restaurant Near A Major Mall On A Dense Retail Corridor
- 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 - TRUE LINE REAL ESTATE  
KY License No: 217279

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify for any inaccuracies.