



Property Summary







OFFERING SUMMARY

Sale Price: \$1,720,000

Cap Rate: 5.74% (blended)

Blended NOI: \$98,700

Lot Size: 1.54 Acres

Year Built: 2019

Building Size: 4,500 SF

PROPERTY OVERVIEW

SVN Stone Commercial is pleased to present this brand new 10-year NNN Ground Lease Chili's investment offering in Somerset, KY. Rent commenced and Chili's opened November 2019. Chili's annual rent is \$94,000 for years 1-5 and has a 10% rental increase years 6-10 with four 5-year options. The lease is guaranteed by Brinker Restaurant Corporation [Brinker International] which has over 1,600 restaurants in 31 countries and generated over \$3B in revenue in 2018. Please contact Nathan Dilly at nathan.dilly@svn.com or 859-420-5492 for additional information.

PROPERTY HIGHLIGHTS

- · Brand New 10-Year NNN Ground Lease Chili's
- Significantly Below Replacement Cost | Land Valued at \$1.54M
- 5.74% Blended Cap Rate
- 5.5% Cap Yr 1 (6.0% Cap Yr 6)
- 27,841 VPD
- 10% Rental Increase at Year 6
- Corporate Guarantee (Brinker International) (www.brinker.com) NYSE: EAT















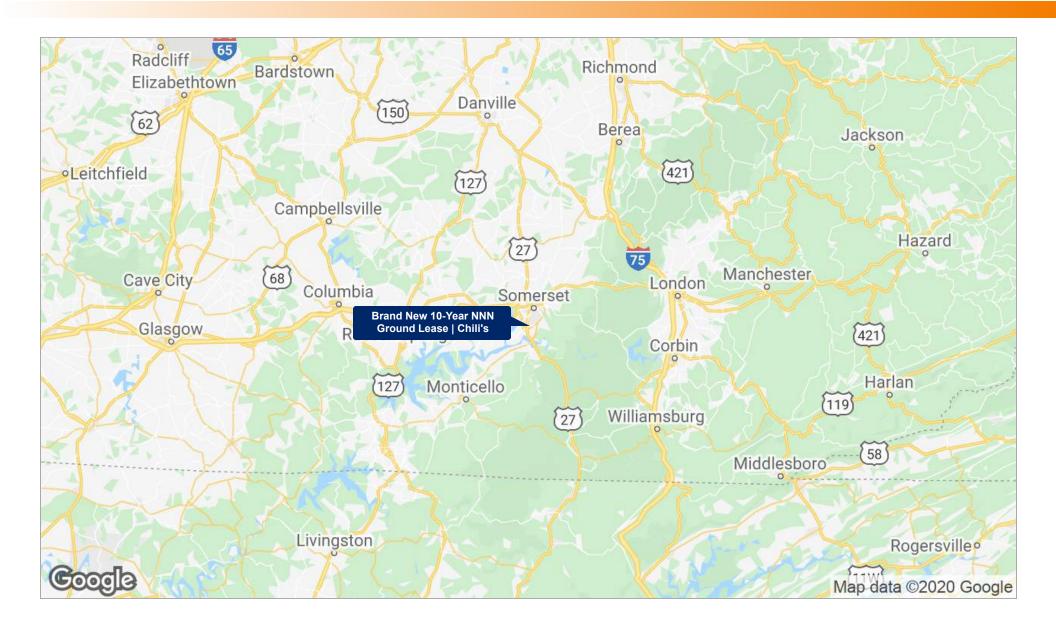






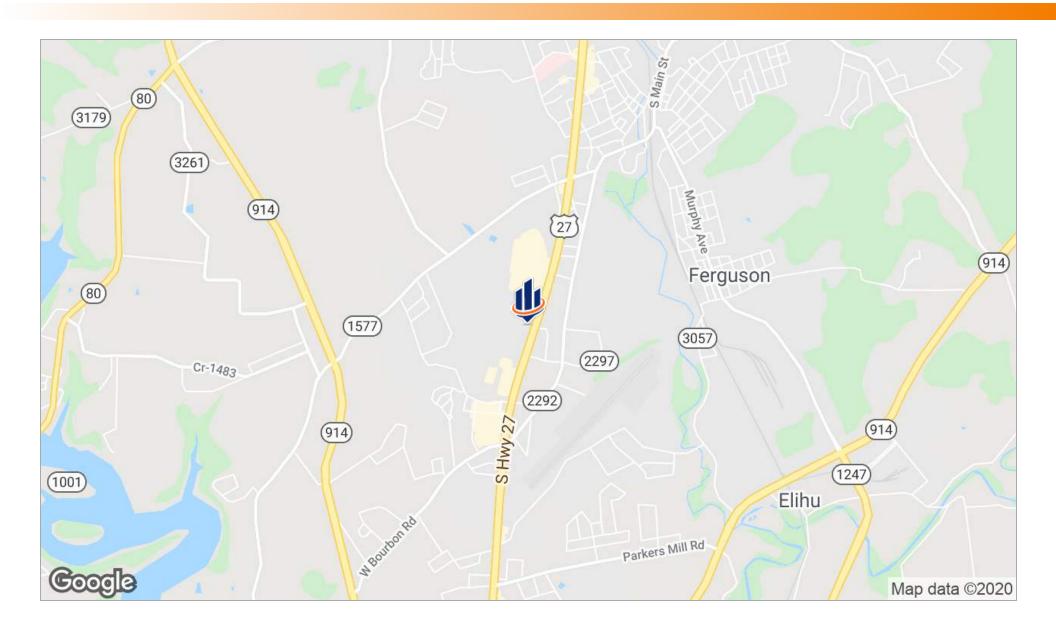
Regional Map





Location Maps



























JS7 80 AD









Brand New 10-Year NNN Chili's









Office DEPOIL











841 VPD NS

COURTYARD

FOR SALE Somerset, KY



Brand New 10-Year NNN Chili's

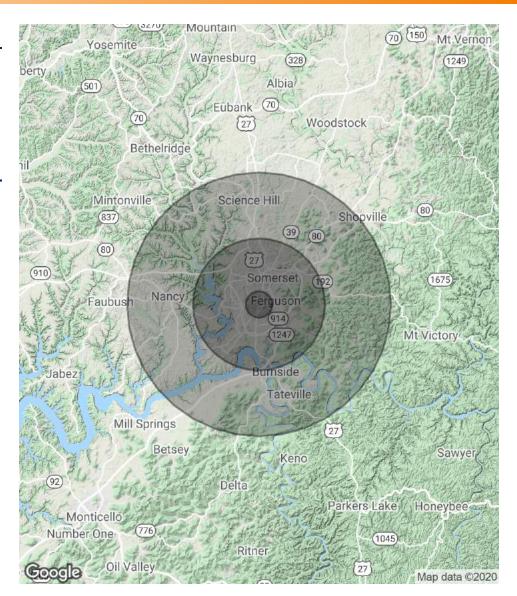


Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,651	29,254	54,055
Median age	39.1	40.0	40.5
Median age (Male)	37.5	36.8	38.3
Median age (Female)	40.5	42.0	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	681	12,454	22,705
# of persons per HH	2.4	2.3	2.4
Average HH income	\$42,051	\$47,454	\$49,776
Average house value	\$113,994	\$131,618	\$122,946

^{*} Demographic data derived from 2010 US Census



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