



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

APPLEBEE'S ABSOLUTE NNN LEASE

678 WEST 23RD STREET PANAMA CITY, FL

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

GA LICENSE **#381358**

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

DRE **#01385529**

CLINT CONWAY

OPTIMUS REALTY

PHONE **941.916.5247**

EMAIL **triplenetinvest@gmail.com**

DRE **#CQ1053450**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	LOCATION AERIAL
07	DEMOGRAPHICS
08	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject offering is an Applebee's Grill + Bar. The assets is located in Panama City, Florida. The absolute NNN leases will call for annual 1% increases in rent. The lease also calls for two, 5-year options, with annual 1% bumps in options.

The lease is owned by a strong and experienced operator. Neighborhood Restaurant Partners currently owns and operates 119 neighborhood Applebee's.

INVESTMENT HIGHLIGHTS

APPLEBEE'S GRILL + BAR ABSOLUTE NNN LEASE

STRONG AND EXPERIENCED OPERATOR

100% FEE SIMPLE INTEREST

LOCATED IN DENSE RETAIL CORRIDOR

ANNUAL 1% INCREASES IN RENT

ADDITIONAL LOCATIONS AVAILABLE

INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

PRICE \$2,749,561

CAP RATE 7.75%

NET OPERATING INCOME \$213,091

SQUARE FOOTAGE 4,997

LOT SIZE 1.11 AC

YEAR BUILT 1993

FINANCIAL SUMMARY

APPLEBEE'S • ABSOLUTE NNN LEASE OFFERING

678 WEST 23RD STREET PANAMA CITY, FL

\$2,749,561 • 7.75%

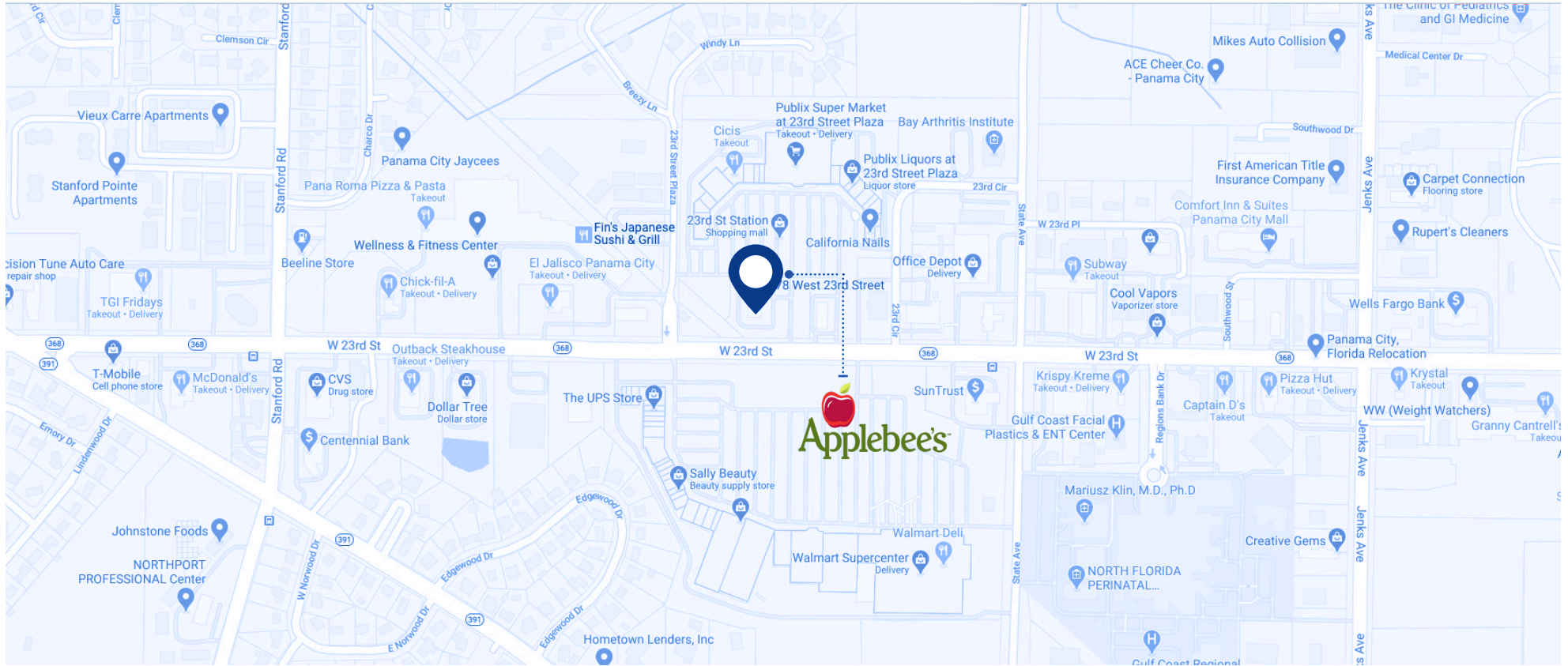
SUMMARY

TENANT NAME	Neighborhood Restaurant Partners Florida Two, LLC
SQUARE FOOTAGE	4,997
LOT SIZE	1.11 AC
LEASE STARTS	12/1/2010
LEASE ENDS	11/30/2030
ANNUAL RENT	\$213,091
OPTIONS	Two, 5-Year
INCREASES	1% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$213,091.00	7.75%

DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	45,746	83,080	149,366
TOTAL HOUSEHOLDS	19,316	33,791	60,843
AVERAGE HOUSEHOLD INCOME	\$61,050	\$67,159	\$68,427
AVERAGE AGE	39.70	39.60	39.60

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	19,316	33,791	60,843
TOTAL POPULATION	45,746	83,080	149,366
PERSONS PER HOUSEHOLD	2.30	2.40	2.40
AVERAGE HOUSEHOLD INCOME	\$61,050	\$67,159	\$68,427
AVERAGE HOUSE VALUE	\$171,756	\$178,947	\$182,522
AVERAGE AGE	39.70	39.60	39.60
WHITE	34,010	62,815	118,142
BLACK	8,914	14,913	20,818
AM. INDIAN & ALASKAN	297	565	1,129
ASIAN	1,015	2,038	3,810
HAWAIIAN & PACIFIC ISLAND	90	132	261
OTHER	1,420	2,617	5,205

PANAMA CITY, FLORIDA

Panama City is a city and the county seat of Bay County, Florida, United States. Located along U.S. Route 98, it is the largest city between Tallahassee and Pensacola. It is the more populated of two principal cities of the Panama City-Lynn Haven, Florida Metropolitan Statistical Area. As of the 2010 census, the population was 36,484.



OFFERING MEMORANDUM

APPLEBEE'S

ABSOLUTE NNN LEASE OFFERING

678 WEST 23RD STREET PANAMA CITY, FL

KASE ABUSHARKH
FOUNDING PRINCIPAL

PHONE 925.348.1844
EMAIL kase@thekasegroup.com
GA LICENSE #381358

JACOB ABUSHARKH
MANAGING PRINCIPAL

PHONE 415.269.2474
EMAIL jacob@thekasegroup.com
BRE #01385529

CLINT CONWAY
OPTIMUS REALTY PARTNERS

PHONE 941.916.5247
EMAIL triplenetinvest@gmail.com
DRE #CQ1053450