



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

Scott Reid - ParaSell, Inc.  
WI Lic. # 938545-91



Applebee's  
9364 State Road 16  
Onalaska, WI 54650



APPLEBEE'S

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# INVESTMENT SUMMARY

We are Pleased to Offer For Sale the Applebee's Located at 9364 State Road 16 in Onalaska, Wisconsin. This Opportunity Includes a Long-Term Triple Net (NNN) Lease With Over 17 Years Remaining, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,505,600
CAP	7.00%
NOI	\$175,392
PRICE PER SF	\$572.71
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	9364 State Road 16 Onalaska, WI 54650
COUNTY	La Crosse
BUILDING AREA	4,375 SF
LAND AREA	0.65 AC
BUILT	2000





# HIGHLIGHTS

- Long Term Triple Net (NNN) Lease With Over 17 Years Remaining
- Strong Franchise Guarantee From Apple Wisconsin, LLC Who Operates 47 Locations Across 5 States
- Sits Near the Intersection of Hwy 16 and Braund St That Has a Combined Traffic Count of 41,940 VPD
- Outparcel to East Towne Shopping Plaza and Adjacent to Valley View Mall and Valley Square Shopping Center
- Excellent Demographics With a Population of 60,092 Residents Making an Average Household Income of \$78,558 Within a 5-Mile Radius
- Population Jumps to Over 119,252 Within a 10-Mile Radius and is Expected to Increase Within the Next 5 Years
- 10 Minutes From the Kwik Trip Headquarters Which Has Several Campuses Including a Training Center, Bakery, Ice Plant, Distribution Center, Health Center and a Bread/Bun Plant
- Onalaska is a Northern Suburb of La Crosse Which Sits Alongside the Mississippi River and State Lines of Wisconsin and Minnesota; It is the Home to the University of Wisconsin at La Crosse Which Serves Over 10,580 Students
- Nearby Tenants Include: Walmart Supercenter, T.J. Maxx, PetSmart, JCPenney, Wendy's, Target, Old Navy, Barnes & Noble and More





# LEASE SUMMARY

TENANT	Applebee's
PREMISES	A Building of Approximately 4,375 SF
LEASE COMMENCEMENT	August 1, 2017
LEASE EXPIRATION	December 31, 2037
LEASE TERM	17+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST OFFER	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,375 SF	\$175,392	\$40.09
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# RENT SCHEDULE

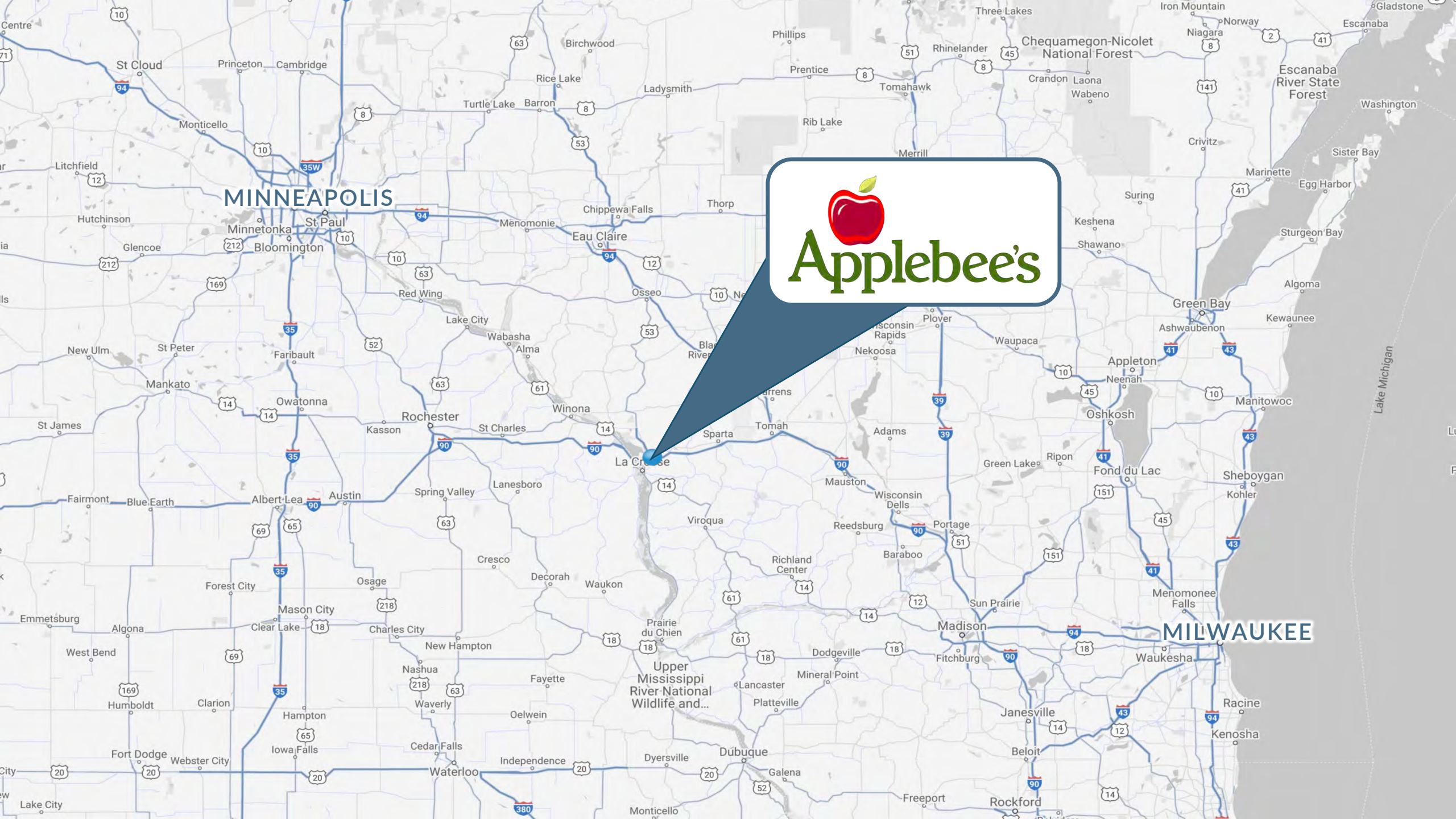
START	END	ANNUAL RENT	MONTHLY RENT	RENT PSF	PAST DUE REPAYMENT	TOTAL MONTHLY PAYMENT TO LANDLORD	
04/01/2020	06/30/2020	\$87,696.00*	\$7,308.00	\$19.93		\$7,308.00	
07/01/2020	07/31/2020	\$87,696.00*	\$7,308.00	\$19.93	\$21,924.00	\$29,232.00	
08/01/2020	12/31/2020	\$87,696.00*	\$7,308.00	\$19.93		\$7,308.00	
01/01/2021	12/31/2022	\$175,392.00	\$14,616.00	\$39.86	\$152.25	\$14,768.25	
01/01/2023	12/31/2027	\$192,931.20	\$16,077.60	\$43.85	\$152.25	\$16,229.85	
01/01/2028	12/31/2032	\$212,224.32	\$17,685.36	\$48.23		\$17,685.36	
01/01/2033	12/31/2037	\$233,446.75	\$19,453.90	\$53.06		\$19,453.90	End Current Term
01/01/2038	12/31/2042	\$256,791.43	\$21,399.29	\$58.36		\$21,399.29	End Option 1
01/01/2043	12/31/2047	\$282,470.57	\$23,539.21	\$64.20		\$23,539.21	End Option 2
01/01/2048	12/31/2052	\$310,717.63	\$25,893.14	\$70.62		\$25,893.14	End Option 3
01/01/2053	12/31/2057	\$341,789.39	\$28,482.45	\$77.68		\$28,482.45	End Option 4

\*Seller to Pay Buyer Rent Credit at Closing For the Difference of the Remainder in Rent For 2020













# VALLEY VIEW MALL

598,171 SF Mall -  
Includes Over 73  
of the Finest Stores & Restaurants

Valley View  
Car Wash

16

  
Applebee's



# VALLEY VIEW MALL

598,171 SF Mall -  
Includes Over 73  
of the Finest Stores & Restaurants

verizon<sup>v</sup>

Wendy's

MOKA

PETSMART

TJ-maxx

OLD NAVY

Michael's

SALLY BEAUTY

GOODYEAR

Office DEPOT

PLATO'S CLOSET

Pier 1 imports

RED LOBSTER

Valvoline

GANDER RV & OUTDOORS

festival

sam's club

Payless





Applebee's









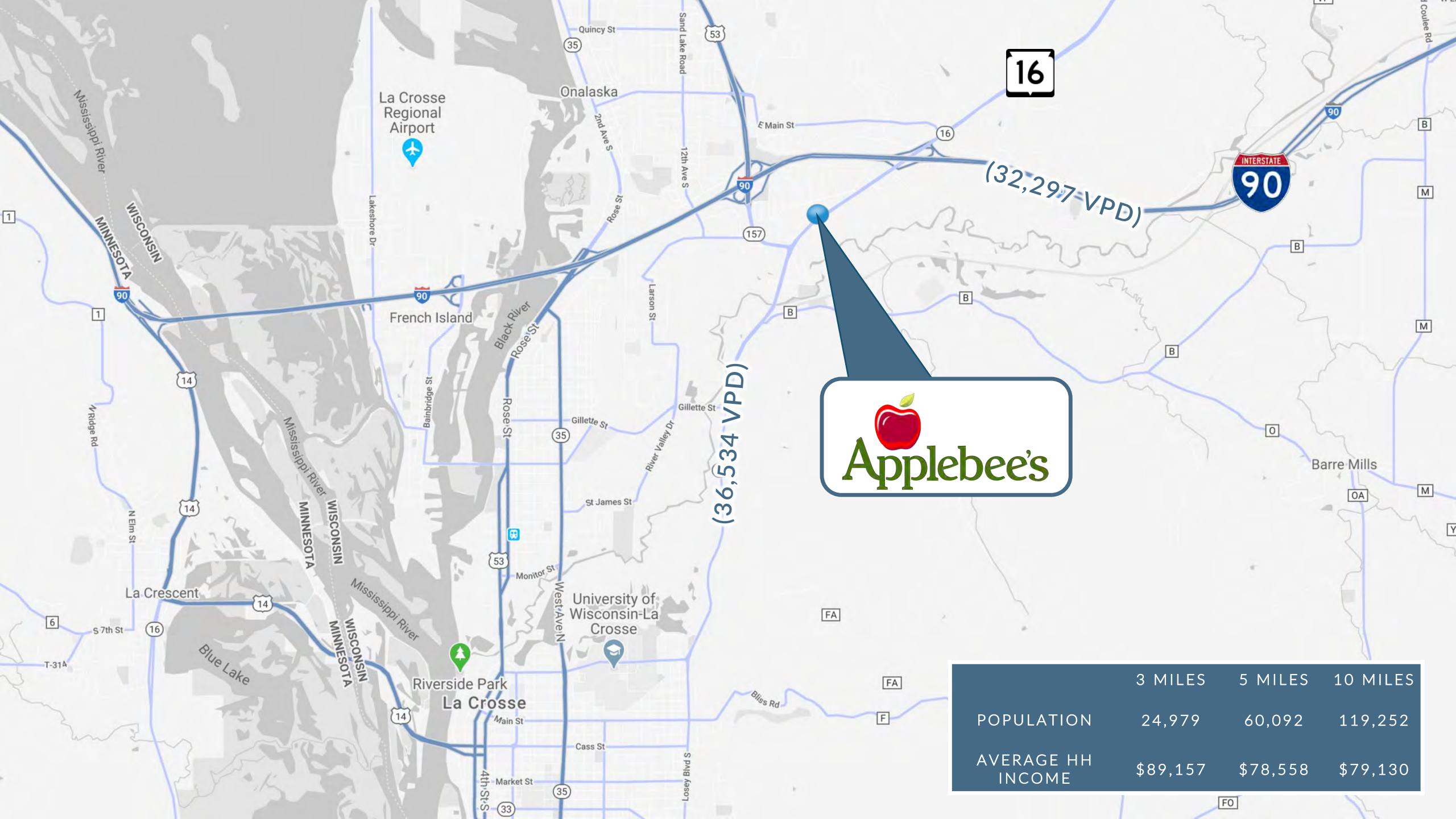
Onalaska is a city in La Crosse County, Wisconsin, United States. The population was 18,711 at the 2019 estimate census. The city borders the larger La Crosse, Wisconsin, and is a part of the La Crosse-Onalaska, WI-MN Metropolitan Area. Onalaska is built on a slightly elevated ridge above the Black River. Natural areas include both river bottom land and high, heavily wooded, scenic bluffs. A man-made reservoir at the city's western edge is known as Lake Onalaska. Onalaska is known as "The Sunfish Capital of the World".

Onalaska Omni Center is Onalaska's convention center and indoor arena. It is the second largest convention center in southwest Wisconsin, after the La Crosse Center. Due to the city's close proximity, La Crosse's economy also affects Onalaska's. La Crosse is the home and current global headquarters of several corporations and organizations, including: Allergy Associates of La Crosse and Allergychoices, Inc., Altra Federal Credit Union, City Brewing Company, Mayo Clinic Health System, Gundersen Health System, Kwik Trip, La Crosse Technology, and Marine Credit Union.

Onalaska graces the eastern shore of Lake Onalaska, a 7,700-acre pool of the Mississippi River. Here you'll find ice fishing and snowmobiling in the winter and golfing and more fishing in the summer. The city is the trailhead for the Great River State Trail which connects to the La Crosse River, Elroy-Sparta, and "400" State Trails to produce 101 miles of non-stop hiking, biking, and snowmobiling adventure. The city is located 5 miles to La Crosse. La Crosse is a city on the Mississippi River. Riverboats depart from Riverside Park, where the International Friendship Gardens feature landscape styles from around the world. The Riverside Museum traces the city's history. Dahl Auto Museum has restored classic cars. Grandad Bluff Park offers trails and views of the city. The Shrine of Our Lady of Guadalupe is a Catholic site on wooded grounds.







	3 MILES	5 MILES	10 MILES
POPULATION	24,979	60,092	119,252
AVERAGE HH INCOME	\$89,157	\$78,558	\$79,130



# TENANT PROFILE

Founded nearly three decades ago on the principles of exceptional value and family fun, Applebee's Services, Inc., operates what is today the largest casual-dining chain in the world. This prominent eatery draws people of all ages and lifestyles with its fun, family-friendly atmosphere and signature bar and grill menu. Applebee's is an American company which develops, franchises, and operates the Applebee's Neighborhood Grill + Bar restaurant chain.

The Applebee's concept focuses on casual dining, with mainstream American dishes such as salads, chicken, pasta, burgers, and "riblets", which is considered Applebee's signature dish. All Applebee's restaurants feature a bar area and serve alcoholic beverages. Applebee's' parent company is DineEquity, which is also the parent company for IHOP. Applebee's continues to grow and prosper, and further differentiates itself with innovative attractions, like the popular Carside to Go service available at many of its restaurants. As one of the world's largest casual dining brands, Applebee's has 1,804 restaurants and a presence in all 50 states, Puerto Rico, Guam and 14 other countries as of the beginning of 2020. The Applebee's system employs approximately 28,000 employees company-wide.

Applebee's is a subsidiary of Dine Brands Global (NYSE: DIN) which is one of the world's largest full-service dining companies and franchisor of Applebee's Grill + Bar and IHOP, two of America's most iconic and enduring brands. With approximately 3,700 locations in 18 countries, DINE empowers, supports and grows the world's most-loved restaurant brands because they believe community happens when people eat together.



COMPANY TYPE  
Subsidiary



FOUNDED  
1980



# OF LOCATIONS  
1,804+



HEADQUARTERS  
Glendale, CA



WEBSITE  
[applebees.com](https://applebees.com)



# LOUISIANA APPLE LLC PURCHASED 29 APPLEBEE'S RESTAURANTS IN WISCONSIN

November 13, 2019 04:15 PM Eastern Standard Time

GLENDAL, Calif.--(BUSINESS WIRE)--Louisiana Apple LLC, operating as Wisconsin Apple LLC, led by Seenu Kasturi, expanded its franchisee portfolio through the acquisition of 29 Applebee's restaurants in Wisconsin. Louisiana Apple LLC now operates 47 Applebee's restaurants across Arkansas, Indiana, Kentucky, Oklahoma and Wisconsin.

"This success can be attributed to the partnership between our exceptional franchisees and our talented Applebee's team. Since joining the Applebee's family last year, Seenu and his team have demonstrated role model performance, and I'm thrilled with their growth and expansion into Wisconsin."

"Our team has a passion for developing amazing talent and operating successful restaurants with a focus on the guest experience, and we are thrilled to expand our passion into Wisconsin," said Seenu Kasturi, Louisiana Apple President. "We believe in the Applebee's brand and in being a good neighbor who makes a positive impact in each of our local communities."

During the transition Applebee's guests will not notice the ownership change and all current team members were offered the opportunity to be retained. Financial details of the sale will not be disclosed.

"The Applebee's brand has experienced a genuine renaissance over the past two years," said John Cywinski, Applebee's President. "This success can be attributed to the partnership between our exceptional franchisees and our talented Applebee's team. Since joining the Applebee's family last year, Seenu and his team have demonstrated role model performance, and I'm thrilled with their growth and expansion into Wisconsin."

[LINK TO ARTICLE](#)



APPLEBEE'S  
FRANCHISEE  
EXPANDS  
PORTFOLIO  
TO WISCONSIN



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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