



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

APPLEBEE'S ABSOLUTE NNN LEASE

1301 N. SAINT AUGUSTINE ROAD VALDOSTA, GA

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**



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 Valdosta, Georgia. 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

OFFERING SPECIFICATIONS

PRICE \$2,213,163

CAP RATE 8.00%

NET OPERATING INCOME \$177,053

SQUARE FOOTAGE 4,979

LOT SIZE 1.22 AC

YEAR BUILT 1998

FINANCIAL SUMMARY

APPLEBEE'S • ABSOLUTE NNN LEASE OFFERING

1301 N. SAINT AUGUSTINE ROAD VALDOSTA, GA

\$2,213,163 • 8.00%

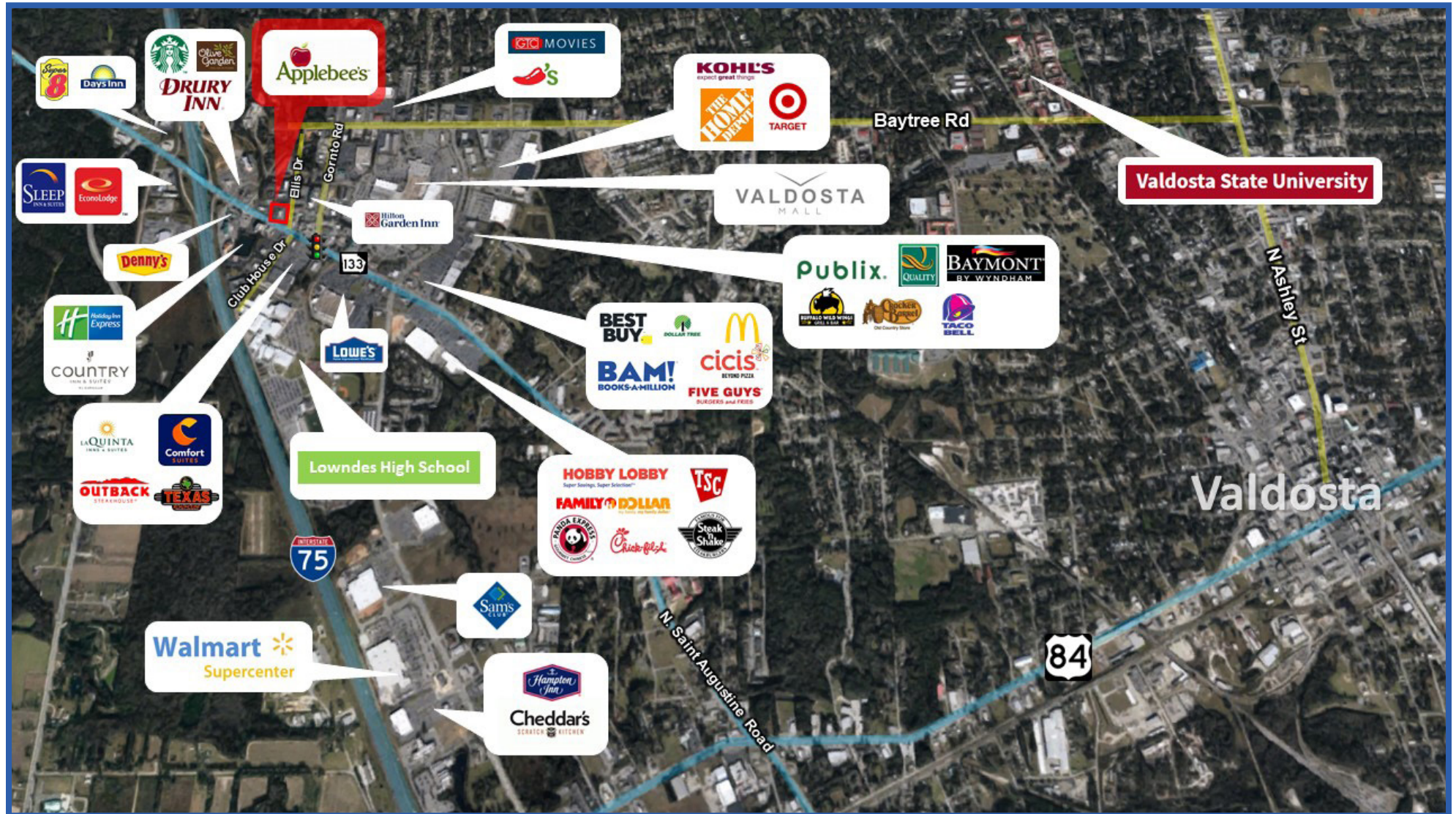
SUMMARY

TENANT NAME	Neighborhood Restaurant Partners Florida Two, LLC
SQUARE FOOTAGE	4,979
LOT SIZE	1.22 AC
LEASE STARTS	12/1/2010
LEASE ENDS	11/30/2030
ANNUAL RENT	\$177,053
OPTIONS	Two, 5-Year
INCREASES	1% Annually

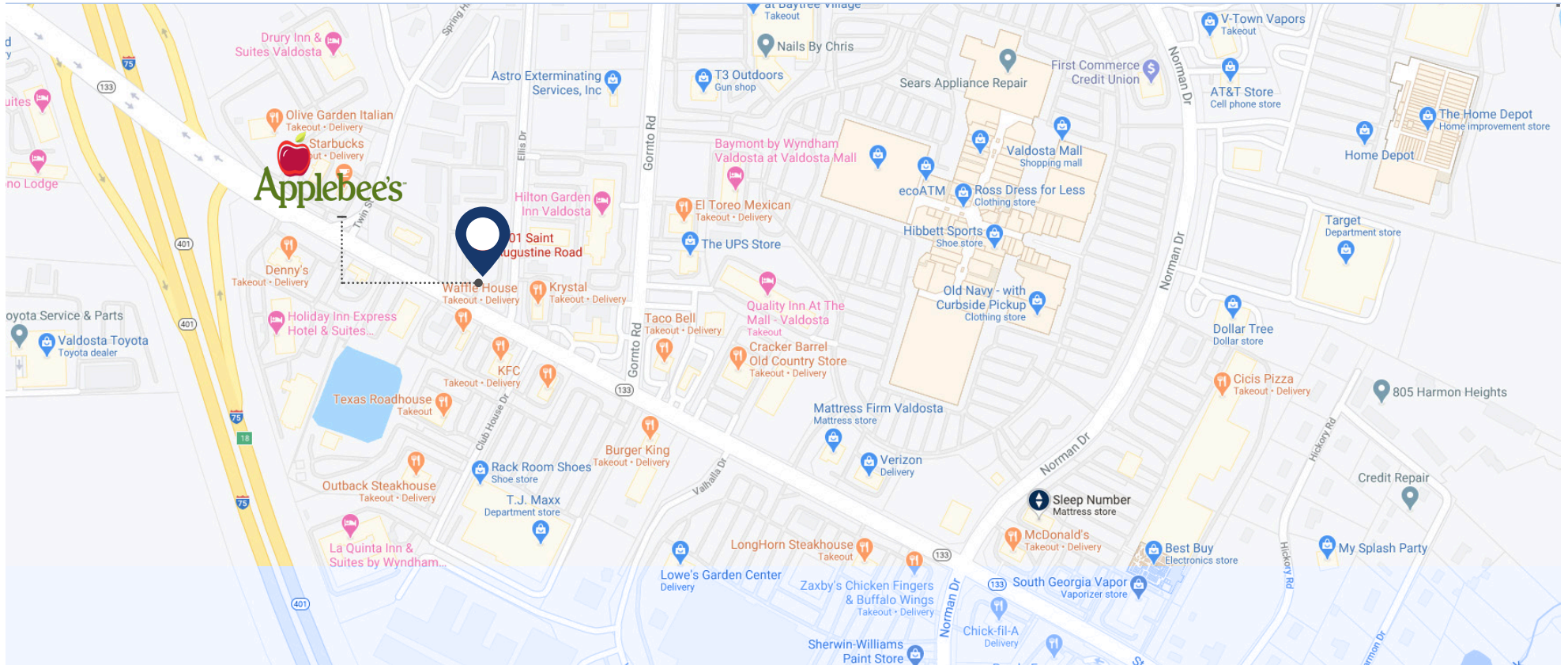
OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$177,053.00	8.00%

LOCATION AERIAL



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	26,356	66,140	97,373
TOTAL HOUSEHOLDS	9,960	25,004	35,813
AVERAGE HOUSEHOLD INCOME	\$51,335	\$50,453	\$55,325
AVERAGE AGE	34.10	34.20	34.70

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,960	25,004	35,813
TOTAL POPULATION	26,356	66,140	97,373
PERSONS PER HOUSEHOLD	2.30	2.50	2.60
AVERAGE HOUSEHOLD INCOME	\$51,335	\$50,453	\$55,325
AVERAGE HOUSE VALUE	\$171,756	\$178,947	\$182,522
AVERAGE AGE	34.10	34.20	34.70
WHITE	14,791	30,895	53,032
BLACK	10,569	32,185	39,559
AM. INDIAN & ALASKAN	77	251	416
ASIAN	469	1,450	2,105
HAWAIIAN & PACIFIC ISLAND	34	96	168
OTHER	417	1,264	2,092

VALDOSTA, GA

Valdosta is a city in southern Georgia. Part of Valdosta State University, the Dedo Maranville Fine Arts Gallery exhibits student and national artists. Lowndes County Historical Society and Museum documents local history. South of the city, Wild Adventures Theme Park is home to animals, roller coasters and Splash Island water park. A raised boardwalk traverses the wetlands of the Grand Bay Wildlife Management Area.



OFFERING MEMORANDUM

APPLEBEE'S

ABSOLUTE NNN LEASE OFFERING

1301 N. SAINT AUGUSTINE ROAD VALDOSTA, GA

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