



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Applebee's
2120 Chili Avenue
Rochester, NY 14624

EXCLUSIVELY MARKETED BY:



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In Cooperation with Venture Retail Partners, LLC
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,997 SF Applebee's Located at 2120 Chili Avenue in Rochester, NY. This Opportunity Includes a 10 Year Absolute Triple Net (NNN) Ground Lease Located in an Area With Over 189,162 Residents, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$1,464,114
CAP	7.00%
NOI	\$102,487
PRICE PER SF	\$293
GUARANTOR	TLC West, LLC d/b/a Applebee's

PROPERTY SUMMARY

ADDRESS	2120 Chili Avenue Rochester, NY 14624
COUNTY	Monroe
BUILDING AREA	4,997 SF
LAND AREA	0.815 AC
YEAR BUILT	2000
PARKING STALLS	48 Regular and 3 ADA



HIGHLIGHTS

- Absolute Triple Net (NNN) Ground Lease Which Was Recently Renewed For 10 Years
- Excellent Demographics With a Population of Over 189,162 Residents Within a 5-Mile Radius
- Attractive Rent Increases of 10% Every 5 Years
- Operations at Site Have Continued Since 2000 - Showing a Commitment to the Location
- Backed By New York's Strongest Applebee's Guarantor With Over 50 In-State Locations
- Property is an Outparcel to a Walmart Supercenter
- Area Within a 1-Mile Radius Has Experienced a 50% Population Growth Over the Past 10 Years
- Located Near the Greater Rochester International Airport and Wegman's Corporate Headquarters
- Situated on a Signalized Hard Corner Offering Great Visibility, Seeing a Combined VPD of Over 33,330 Vehicles
- Situated Between Interstate 390 (Sees Over 125,461 VPD) and Interstate 490 (Sees Over 57,327 VPD)
- Nearby Tenants Include: Panera Bread, McDonald's, Starbucks, Aspen Dental, Walmart, T-Mobile, Chase Bank and More



LEASE SUMMARY

TENANT	TLC West, LLC d/b/a Applebee's
PREMISES	A Parcel of Approximately 4,997 SF
LEASE COMMENCEMENT	July 18, 2000
LEASE EXPIRATION	July 31, 2030
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple (NNN) Net Ground
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 REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,997 SF

\$102,487

\$20.51





Walmart



Bath & Body Works®

 **DOLLAR TREE**

**SHOE DEPT.
ENCORE**

 Citizens Bank®



UNITED STATES
POSTAL SERVICE®

Howard Rd

33A

Westgate Park



**Buckmans
CAR WASH**



CHASE 



AspenDental



Wegmans
Careers

Chili Ave

Dignity®
MEMORIAL

Brookdale
Apartments



 Northwest

CHASE
SUBWAY
SUNOCO



THE HOME DEPOT
CINEMARK
DOLLAR TREE
TOPS
Citizens Bank

BURGER KING
M&T Bank
Bank of America

DUNKIN'
Tim Hortons
Speedway

Walmart Supercenter
Bath & Body Works
Starbucks
CHASE
Aspen Dental
Citizens Bank
HIBBETT SPORTS
T-Mobile
SHOE DEPT.
DOLLAR TREE

BURGER KING
DOLLAR GENERAL
Kentucky Fried Chicken
Rainbow SUBWAY
R&C
SUNOCO
RODEWAY INN
Little Caesars



U-HAUL
Red Roof
DUNKIN'
Fairfield Inn Marriott
BW Best Western
SUBWAY

Panera Bread
Howard Rd



Chili Ave

Brook-Lea Country Club

Tim Hortons
Speedway

Northwest

Applebee's

ROC
Greater Rochester International Airport



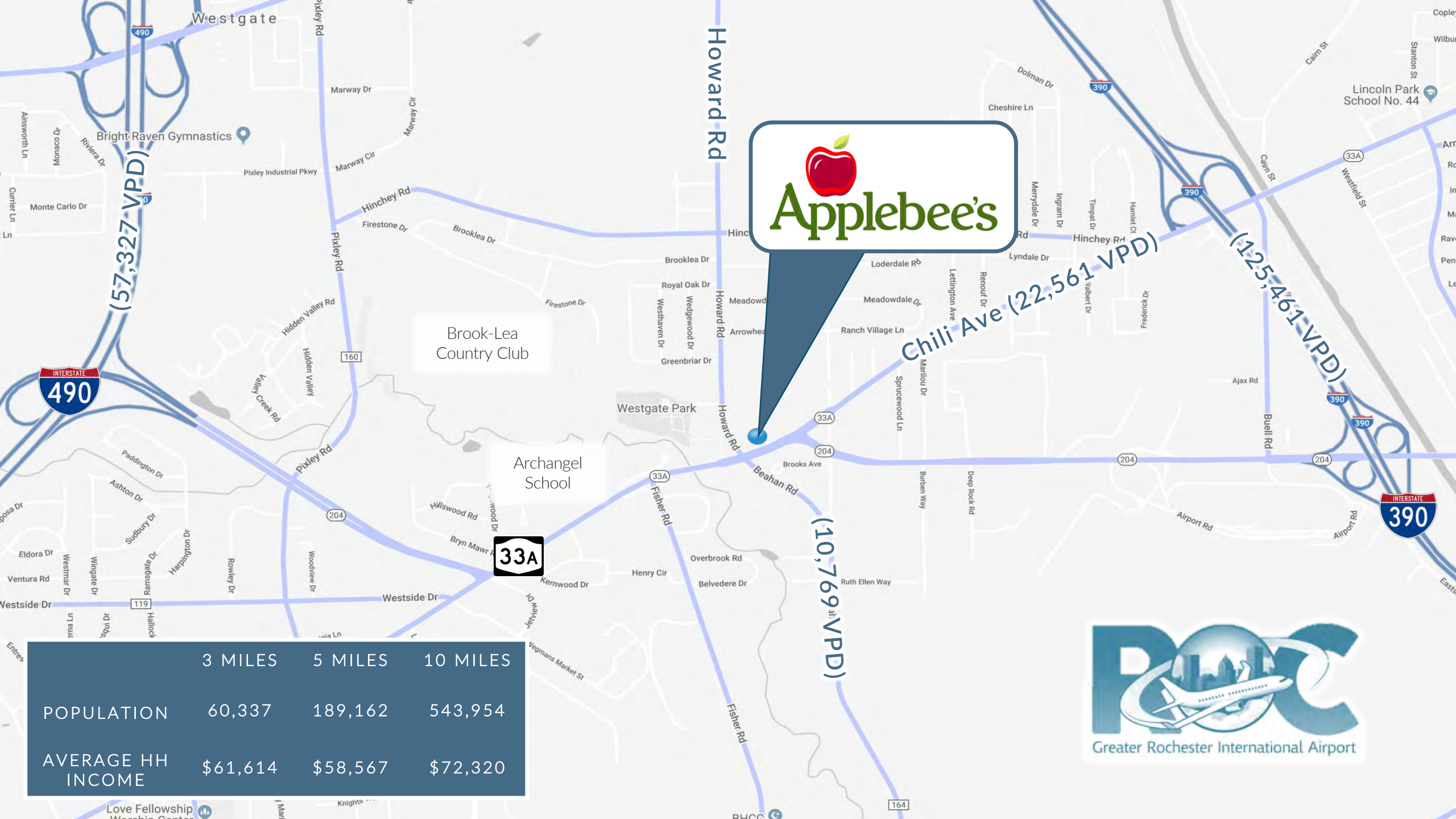
ROCHESTER | MONROE COUNTY | NEW YORK

Rochester is a city on the southern shore of Lake Ontario in western New York and the seat of Monroe County. With a population of about 208,046 residents, Rochester is the 3rd most populous city in New York state, after New York City and Buffalo. The metropolitan area has a population of just over one million people. It is about 73 miles east of Buffalo and 87 miles west of Syracuse. In 2007, the 25th edition of the Places Rated Almanac rated Rochester the "most livable city" among 379 U.S. metropolitan areas. In 2010 Forbes rated Rochester the third-best place to raise a family in the United States. In 2012 Kiplinger rated Rochester the fifth-best city in the United States for families, citing low cost of living, top public schools, and a low unemployment rate. Rochester is a global city with sufficiency status.

Rochester is home to a number of Fortune 1000 and international businesses, including Eastman Kodak, as well as several national and regional companies, such as Carestream Health. Xerox was founded in Rochester in 1906 as The Haloid Company, and retains a significant presence in Rochester, although its headquarters are now in Norwalk, Connecticut. Bausch & Lomb moved to Bridgewater, New Jersey in 2014. Several of the region's universities (notably the University of Rochester and Rochester Institute of Technology) have renowned research programs. The Rochester Institute of Technology has a total undergraduate enrollment of 13,513 people, helping the city's economy.

Rochester is a city on Lake Ontario. The city's Old industrial buildings cluster near the Genesee River's High Falls and are a great site for visitors to see. The city has a vast collection of toys and dolls which forms the core of the Strong National Museum of Play. The George Eastman Museum, on the early-1900s estate of the Kodak founder, has photography exhibits, film archives and gardens. The Rochester Museum & Science Center has hands-on displays and a planetarium. The city is also home to the Seneca Park Zoo which is a 20-acre zoo home to over 90 species including mammals, reptiles, birds, amphibians, fish, and arachnids. The city also includes the Seabreeze Amusement Park, known locally as Seabreeze, which is a historic amusement park in Irondequoit, a suburb of Rochester. The park is one of the only thirteen trolley parks.





Brook-Lea Country Club

Archangel School

Westgate Park

Lincoln Park School No. 44



	3 MILES	5 MILES	10 MILES
POPULATION	60,337	189,162	543,954
AVERAGE HH INCOME	\$61,614	\$58,567	\$72,320



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 1,749 restaurants and a presence in all 50 states, Puerto Rico, Guam and 11 other countries as of June 30, 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.

GUARANTOR:

T.L. Cannon Companies was incorporated in March 1990 and opened their first Applebee's Neighborhood Grill & Bar restaurant on March 12, 1991 in Rochester, New York. They have the exclusive development rights for Applebee's Neighborhood Grill & Bar for much of New York State and most of Connecticut. TLCC was named Franchisee of the Year for the entire Applebee's system in 1999 and has become one of the largest restaurant franchise company in the United States. They currently operate 60 locations.



COMPANY TYPE
Subsidiary



FOUNDED
1980



OF LOCATIONS
1,749+



HEADQUARTERS
Glendale, CA



WEBSITE
applebees.com

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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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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