

JDS Real Estate Services Inc.
Jennifer D Stein NE RE Broker
NE License #20130457



*Actual Photo

APPLEBEE'S

3951 N 27TH ST. LINCOLN, NE 78521

Jennifer Stein
jstein@jdsreservices.com
213-446-5366

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PROPERTY DESCRIPTION



HIGHLIGHTS

Purchase Price:	\$2,987,642
Cap Rate:	7.0%
NOI:	\$209,135
Building Size:	4,581 square feet*
Lot Size:	1.49 acres*
Year Built:	1999 (Remodeled to latest prototype)

* Buyer responsible to verify



LEASE SUMMARY

Lease Expiration:	September 2032
Increases:	Lesser of 1.5% annually or 1.25x CPI. Starting November 1, 2027 base rent shall increase by \$4,000 annually
Options:	4 (5) Year Options
Lease Type:	Absolute NNN
Guarantor:	RMH Franchise – 130+ units across 14 states

HIGHLIGHTS

- ❑ ~12 years remain on absolute NNN Lease
- ❑ Located just 2.8 miles from the University of Nebraska – Lincoln (27,000+ students enrolled) and sees over 22,000 vehicles/day on N 27th Street
- ❑ Applebee's has operated at this location since 1999 (Property has been remodeled). Healthy Rent/Sales ratio.
- ❑ 182,000+ people in 5-mile radius and 306,000+ people in 10-mile radius
- ❑ Strong retail position surrounded by other retail and big box retailers such as Walmart, SAMs Club, HyVee and Home Depot



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The subject property is an Applebee's that has been in operation since 1999 located just under 3 miles from the University of Nebraska.

Applebee's is located on N 27th Street just 2.8 miles from the university seeing over 22,000 vehicles per day and boasting a population of over 91,000 in a 3-mile radius from the site.

Retailers in the immediate trade area include McDonalds, Burger King, Taco Bell, AutoZone, Walmart, SAMs Club, HyVee, Home Depot and many more.

Demographic Highlights

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,090	91,544	182,260
2025 Population Projection	9,572	95,839	190,973
Avg. Household Income	\$62,022	\$58,541	\$63,025



Lincoln
Airport



8 min
5 miles

7 min
2.8 miles

University of Nebraska – 2.8 miles



University of
Nebraska-Lincoln

Lincoln

Nebraska State Capitol

Lincoln Children's Zoo

University of
Nebraska-Lincoln:
East Campus

Target

Gateway Mall



TENANT INFORMATION

Founded nearly four 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.

Headquartered in Glendale, CA, Applebee's has been providing customers with great service and even better food since 1980. With over 2,000 locations worldwide, Applebee's is an iconic chain that has strong brand recognition in not only America, but Europe, South America, and the Middle East as well. Applebee's prides itself in the commitment it makes to provide not only the best American food possible, but it's commitment to providing customers with a great dining experience for over 40 years now.

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. And the company continually works to add greater value and broaden its appeal, as evidenced by the "It's a Whole New Neighborhood" campaign, indicative of a fresh re-energizing approach and promise of new, enticing menu items.

This lease is guaranteed by RMH Franchise Holdings, Inc. - the second largest Applebee's franchisee in the United States, currently operating over 130 restaurants across 14 states. The company acquired its first Applebee's location in December 2012 and has been growing and operating locations ever since. In October 2013, RMH acquired an additional 80 locations, securing itself as one of the top Applebee's franchisees. Headquartered in Lincoln, Nebraska, RMH currently employs over 7,000 people and has plans for future Applebee's acquisitions.

RMH Franchise strives to be a multi-brand restaurant company with a dynamic culture, focused on operational excellence and engaged team members who create value for our guests and deliver a superior return to our investors. They grow and promote our talent from within and live their mission and values every day.



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LINCOLN, NEBRASKA

Lincoln is the capital city of Nebraska. The Nebraska State Capitol has a domed tower with observation decks. Built in 1930, the Sunken Gardens features themed gardens, sculptures and lily ponds. Up-close animal encounters and a zoo train are among the draws of the Lincoln Children's Zoo. Sheldon Museum of Art, on the University of Nebraska campus, has a notable collection of American art and a sculpture garden.

The home to the University of Nebraska-Lincoln is in a vibrant and safe city of nearly 300,000 people that has many of the cultural and entertainment benefits of a much larger city, with the feel of a friendly Midwestern community. With more parkland per capita than Austin, Portland and all but a handful of U.S. cities, an extensive (and growing) bike trail network, many and diverse employment opportunities and a low cost of living, Lincoln is one of the fastest growing metro areas in the Midwest.

Lincoln also has a flourishing business community and is the home of Nebraska's state government. Lincoln boasts a highly educated workforce that is very attractive to business expansion and new business development.





FOR MORE INFORMATION

Jennifer D. Stein
JDS Real Estate Services, Inc.
1231 Puerta Del Sol, Suite 100
San Clemente, CA 92673
Phone: (213) 446-5366
Email: jstein@jdsreservices.com



[JSTEIN@JDSRESERVICES.COM](mailto:jstein@jdsreservices.com)



[WWW.JDSRESERVICES.COM](http://www.jdsreservices.com)