

SINGLE TENANT ABSOLUTE NNN LEASE

Investment Opportunity



4132 Portsmouth Boulevard

CHESAPEAKE VIRGINIA

ACTUAL SITE



EXCLUSIVELY PRESENTED BY



ANDREW FALLON

EMD, NNLG & Market Leader
SRS National Net Lease Group

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951



Principal Broker: David Wirth, SRS Real Estate Partners-Northeast, LLC | VA License No. 0225198340

OFFERING SUMMARY



OFFERING

Asking Price	\$3,125,000
Cap Rate	7.20%
Net Operating Income	\$225,014

PROPERTY SPECIFICATIONS

Property Address	4132 Portsmouth Boulevard Chesapeake, VA 23321
Rentable Area	5,156 SF
Land Area	1.26
Year Built	1993
Tenant	Applebee's
Franchisee	Potomac Family Dining Group Operating Company, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	10% at Beginning of Each Option
Options	4 (5-Year)
Rent Commencement	6/13/2008
Lease Expiration	6/30/2028

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term					Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	MONTHLY	ANNUALLY	OPTIONS
Applebee's	5,156	June 2008	June 2028	Current	\$18,752	\$225,014	4 (5-Year)
(Potomac Family Dining Group)							10% Increase Beg. of Each Option

7+ Years Remaining | Experienced Franchisee | Scheduled Rental Increases | Options To Extend

- The tenant Potomac Family Dining Group, is a successful and experienced franchisee with 70 restaurants in the US and is the sixth largest franchisee in the Applebee's system
- More than 7 years remaining on the initial 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the land

Strong Demographics In Dense 5-mile Trade Area

- More than 325,000 residents and nearly 185,000 employees support the trade area
- \$149,050 average household income

Outparcel To Chesapeake Square Mall | Dense Retail Corridor | The Crossroads at Chesapeake Square

- The subject property is strategically positioned as an outparcel to Chesapeake Square Mall, a 800,000 SF regional mall anchored by Target, Burlington and JCPenney
- Applebee's is also across the street from The Crossroads at Chesapeake Square which includes national/credit tenants such as Best Buy, ALDI, Lidl, Party City and more
- Primary retail corridor with surrounding retail tenants increases consumer traffic and promotes crossover restaurant exposure for this site

Interstate 664 | Excellent Street Frontage & Visibility

- Less than one mile east of Interstate 664 (87,000 VPD), an auxiliary interstate serving the state of Virginia
- This asset has significant street frontage along Portsmouth Blvd and is equipped with a large monument sign, providing ease and convenience for customers



APPLEBEE'S

applebees.com

Company Type: Subsidiary

Locations: 1,787+

Parent: Dine Brands Global

2019 Employees: 558

2019 Revenue: \$910.18 Million

2019 Net Income: \$104.35 Million

2019 Assets: \$2.05 Billion

As one of the world's largest casual dining brands, Applebee's Neighborhood Grill + Bar serves as America's kitchen table, offering guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's restaurants are owned and operated by entrepreneurs dedicated to more than serving great food, but also building up the communities that we call home. From raising money for local charities to hosting community fundraisers, Applebee's is always Doin' Good in the Neighborhood. As of March 31, 2020, there were 1,787 franchise and company-owned restaurants in all 50 states, Puerto Rico, Guam and 13 other countries. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

PROPERTY OVERVIEW



Location



Chesapeake, Virginia
Virginia Beach–Norfolk–Newport News MSA

Parking



There are approximately 82 parking spaces on the owned parcel.
The parking ratio is approximately 15.9 stalls per 1,000 SF of leasable area.

Access



Chesapeake Square Ring Road: 1 Access Point

Parcel



Parcel Number: 01060090000051
Acres: 1.26
Square Feet: 54,886

Traffic Counts



Portsmouth Boulevard: 22,000 VPD
Interstate 664: 79,000 VPD

Construction



Year Built: 1993

Improvements



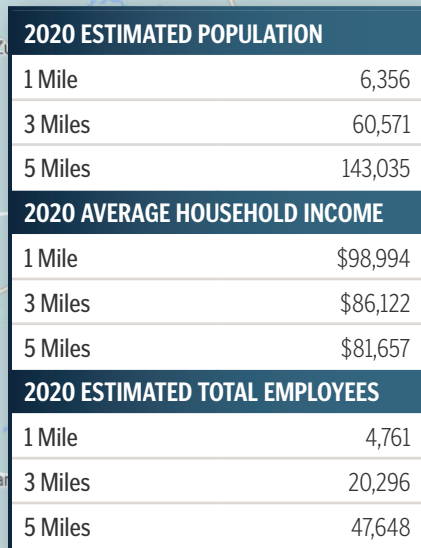
There is approximately 5,156 SF of existing building area

Zoning



Commercial

LOCATION MAP



NEWPORT NEWS
22 miles

NORFOLK
9 miles

VIRGINIA BEACH
30 miles

CHESAPEAKE





JCPenney

CHESAPEAKE
SQUARE MALL
(800,000 SF OF RETAIL)

CHESAPEAKE SQUARE RING RD.

ZAXBY'S

SENTARA

golden
corral

MATTRESS FIRM

CHIPOTLE
MEXICAN GRILL

26,000
VEHICLES PER DAY

Applebee's
GRILL & BAR

OfficeMax

Chick-fil-A

PORTSMOUTH BLVD./STATE HIGHWAY 337

SUNTRUST

PANDA EXPRESS

AutoZone

SUPERCUTS

THE CROSSROADS AT
CHESAPEAKE SQUARE

GameStop



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	6,356	60,571	143,035
2025 Projected Population	6,716	62,854	147,038
Projected Annual Growth 2020 to 2025	1.11%	0.74%	0.55%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	2,415	23,202	53,413
2025 Projected Households	2,544	24,019	54,812
Projected Annual Growth 2020 to 2025	1.05%	0.69%	0.52%
INCOME			
2020 Estimated Average Household Income	\$98,994	\$86,122	\$81,657
2020 Estimated Median Household Income	\$84,041	\$67,889	\$63,683
2020 Estimated Per Capita Income	\$37,596	\$32,928	\$30,492
DAYTIME POPULATION			
2020 Estimated Total Businesses	360	1,496	3,295
2020 Estimated Total Employees	4,761	20,296	47,648



AREA OVERVIEW



CHESAPEAKE, VIRGINIA

Chesapeake, VA, part of the Hampton Roads region, is centrally located on the U.S. Atlantic Coast and approximately 3.5 hours south of Washington, D.C. With neighboring cities Norfolk, Virginia Beach, Portsmouth, Suffolk, Hampton and Newport News, Chesapeake is part of a dynamic MSA of more than 1.6 million people. Chesapeake is a unique blend of rural and urban centers, providing its citizens with excellent schools, recreational and cultural facilities and strong municipal leadership as the city continues to grow. The City of Chesapeake is the 2nd largest city in Virginia with a population of 249,746 as of July 1, 2020.

Chesapeake is a dynamic community powered by its talented workforce, strategic location and viable resources. It has a regional transportation hub comprised of highways, rail service, international air service, and one of the most important commercial shipping ports worldwide. Chesapeake boasts a diverse business economy with companies from 17 different nations and a thriving network of manufacturing, retail, technical and professional services. Chesapeake is one of the fastest growing cities in the state of Virginia.

Chesapeake's economy is recognized as one of the strongest and most highly skilled workforces in the U.S. The area has achieved great success in recruiting and retaining new and existing companies that have an impact and strong community presence. Known for its excellent telecommunications and transportation infrastructure, Chesapeake has become a desired location for businesses.

Chesapeake's vibrant business community offers unparalleled opportunities for existing companies to expand, innovate and transform. Innovation and transformation are intricately woven together in Chesapeake. 20 percent of the region's largest employers, like Canon, Capital One, Cox Communications, General Dynamics, Xerox and USAA, are located in Chesapeake. Chesapeake's economy continues to generate multi-million dollar business investments and high-demand jobs.



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SERVICES FIRM
in North America
exclusively dedicated
to retail

2K+

RETAIL
TRANSACTIONS
company-wide
in 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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