

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



OUTPARCEL TO  
**Walmart**   
Supercenter  
ACROSS FROM  


103 CARLOS G PARKER BOULEVARD NW  
**TAYLOR** TEXAS (AUSTIN MSA)





**EXCLUSIVELY MARKETING BY**

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## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to present the opportunity acquire the fee simple interest (land & building ownership) in an absolute NNN leased, franchisee guaranteed, Applebee's investment property located in Taylor, Texas (Austin MSA). The tenant will execute a brand new 15-year lease with 4 (5-Year) option periods at the close of escrow (sale leaseback). The lease will feature 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease will be absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for an out-of-state investor.

The lease will be guaranteed by Apple Houston Group, a strong 20-unit division of SSCP Management, Inc, which reports \$37MM in annual revenue. The award winning restaurant leader, SSCP Management, Inc., owns and operates 75 Applebee's, 47 Sonic Drive-In's, and the 15-unit fine dining concept Roy's, in addition to owning and operating various shopping centers, apartment buildings, and other real estate holdings.

Applebee's is strategically located near the hard corner intersection of Carlos G. Parker Boulevard and State Highway 95, averaging a combined 24,300 vehicles passing by daily. State Highway 95 is the primary commercial thoroughfare traveling through the city of Taylor. The subject property is an outparcel to a Walmart anchored shopping center, benefiting from crossover traffic. Additionally, the asset is directly across from H-E-B. Other nearby national/credit tenants including Tractor Supply Co., Advanced Auto Parts, Harbor Freight Tools, Aaron's, Walgreens, Dollar Tree, and more, further increasing consumer draw to the trade area. The 5-mile trade area is supported by a population more than 17,000 residents and 8,000 employees. The 1-mile area has an average household income of \$72,823.

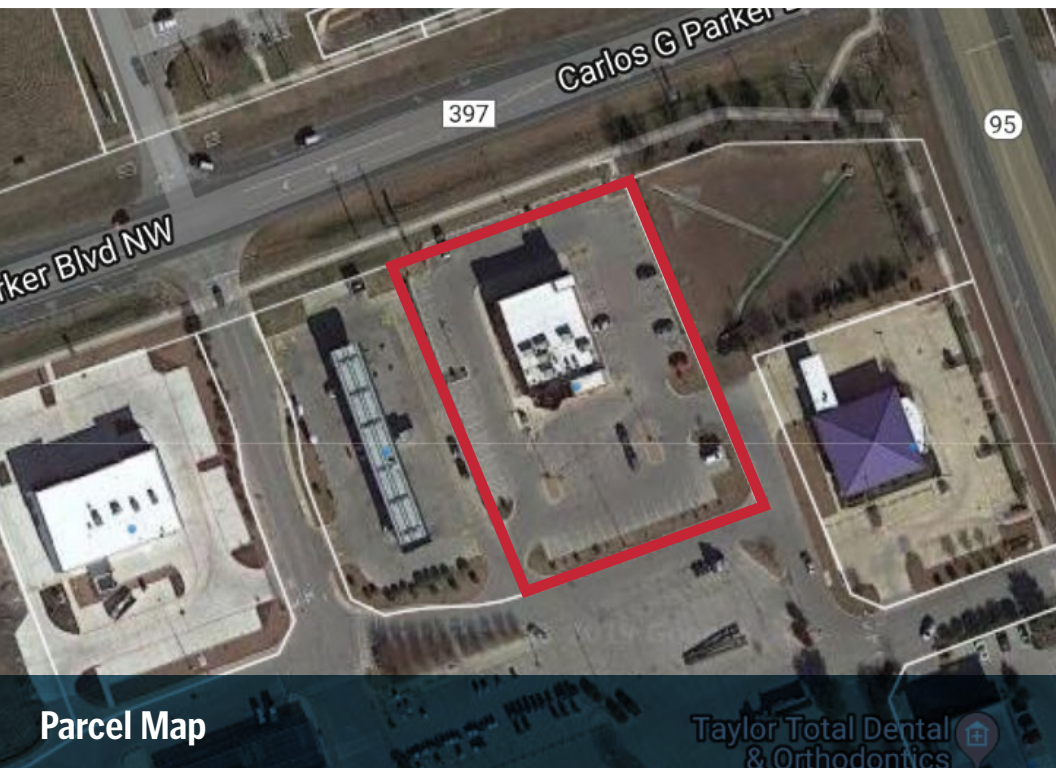


## PROPERTY PHOTOS





## OFFERING SUMMARY



Parcel Map

## Offering

PRICING	\$5,385,000
NET OPERATING INCOME	\$350,000
CAP RATE	6.50%
GUARANTY	Apple Houston Group (20-Unit Entity)
TENANT	Applebee's
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

## Property Specifications

RENTABLE AREA	5,927 SF
LAND AREA	1.27 Acres
PROPERTY ADDRESS	103 Carlos G Parker Boulevard NW Taylor, TX 76574
YEAR BUILT	2013
PARCEL NUMBER	R454458
OWNERSHIP	Fee Simple (Land & Building)



## INVESTMENT HIGHLIGHTS

### **15-Year Sale Leaseback | Rental Increases | Options To Extend**

- At the close of escrow, the tenant will sign a brand new 15-year lease
- The lease will feature 10% rental increases every 5 years throughout the initial term and at the beginning of each option period
- 4 (5-year) option periods to extend the lease

### **20-Unit Division Of SSCP Management, Inc. | \$37MM In Revenue Division**

- The lease will be guaranteed by Apple Houston Group, a strong 20-unit division of SSCP Management, Inc.
- Apple Texas Group, reports \$37MM in annual revenue
- The award winning restaurant leader, SSCP Management, Inc., owns and operates 75 Applebee's, 47 Sonic Drive-In's, and the 15-unit fine dining concept Roy's

### **Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

### **Near Hard Corner Intersection | Primary Commercial Thoroughfare**

- Strategically located near the hard corner intersection of Carlos G. Parker Boulevard and State Highway 95, averaging a combined 24,300 vehicles passing by daily
- State Highway 95 is the primary commercial thoroughfare traveling through the city of Taylor

### **Outparcel To Walmart Anchored Shopping Center | Directly Across From H-E-B**

- The subject property is an outparcel to a Walmart anchored shopping center
- Additionally, the asset is directly across from H-E-B
- Other nearby national/credit tenants including Tractor Supply Co., Advanced Auto Parts, Harbor Freight Tools, Aaron's, Walgreens, Dollar Tree, and more
- Increases crossover shopping and consumer draw to the subject property

### **Demographics In Trade Area**

- More than 17,000 residents and 8,000 employees support the 5-mile trade area
- The 1-mile area has an average household income of \$72,823

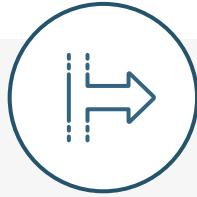


## PROPERTY OVERVIEW



### Location

Located in  
Williamson County



### Access

Carlos G Parker Boulevard NW/  
Farm to Market Road 397  
1 Access Point

N. Main Street/  
State Highway 95  
1 Access Point



### Traffic Counts

Carlos G Parker Boulevard NW/  
Farm to Market Road 397  
6,500 Cars Per Day

N. Main Street/  
State Highway 95  
17,800 Cars Per Day



### Improvements

There is approximately 5,927 SF  
of existing building area



### Parking

There are approximately 92 parking  
spaces on the owned parcel.

The parking ratio is  
approximately 15.52 stalls per  
1,000 SF of leasable area.



### Parcel

Parcel Number: R454458  
Acres: 1.27  
Square Feet: 55,495 SF



### Year Built

2013



### Zoning

B-1: Local Business





Walmart  
Supercenter

TAYLOR MIDDLE  
SCHOOL



WILLIAMSON COUNTY  
EXPO

CARLOS G PARKER BLVD. NW / FARM TO MARKET ROAD 397



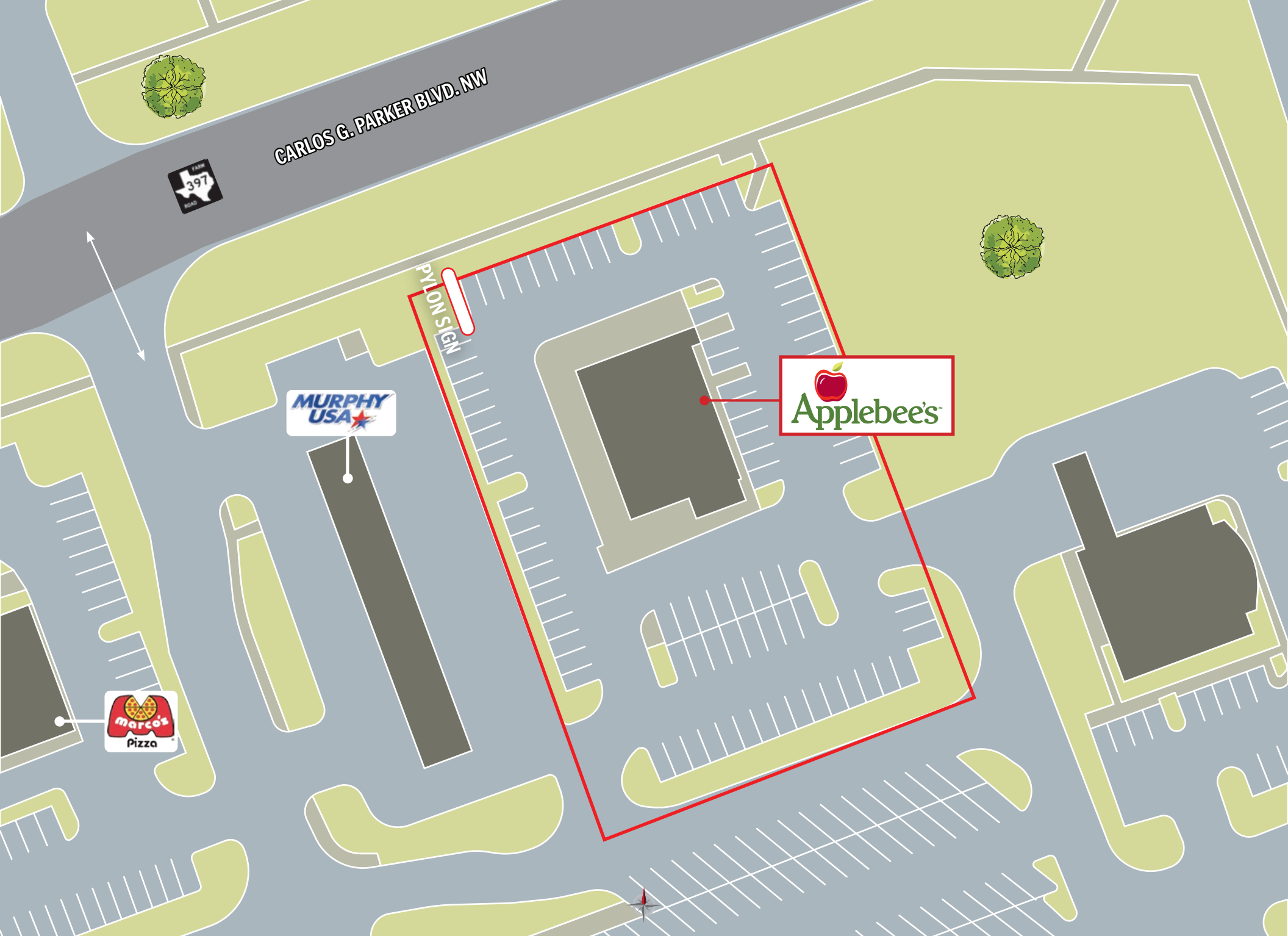
Sprint



STATE HIGHWAY 95

17,800  
CARS PER DAY

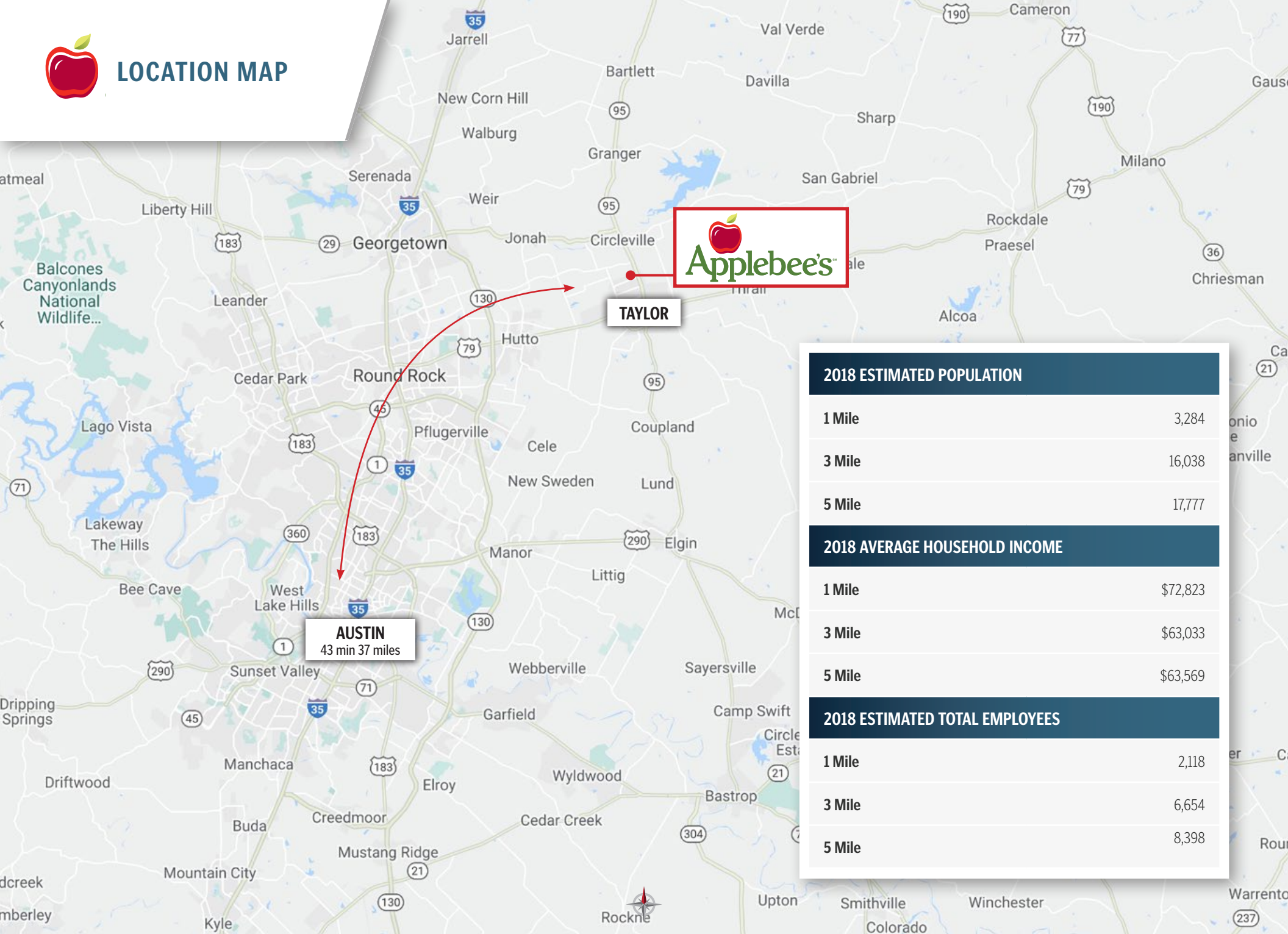








## LOCATION MAP





## AREA OVERVIEW



### Taylor, Texas

Taylor is a city in Williamson County, Texas, United States. The City of Taylor had a population of 16,408 as of July 1, 2018.

Taylor's largest employers include the Electric Reliability Council of Texas (ERCOT), Durcon Inc., Burrows Cabinets and the T. Don Hutto Residential Center. One of the largest street redevelopment projects (\$16M) is the Second Street / US79-B rehabilitation project in cooperation with Williamson County. The project includes all of Second Street from just inside the loop on the west side all the way east to Main Street.

Taylor is close to historic sites like the State Capitol, and the Texas State Cemetery. Texas Memorial Museum of Science and History houses exhibits depicting the natural history, paleontology, and culture of Texas. Various artifacts and memorabilia of historic importance can be viewed at the Daughters of the Republic of Texas Museum. Lyndon Baines Johnson Library and Museum, Blanton Museum of Art, the Center for American History, and Elisabet Ney Museum are other museums near Taylor. Opportunities for swimming, fishing, boating, biking, backpacking, golfing, canoeing, camping, and picnicking are available at the Buescher State Park, McKinney Falls State Park, and Bastrop State Park. Residents of Taylor also host the Bloomin' Festival in May every year.

Williamson County (sometimes abbreviated as "Wilco") is a county in the U.S. state of Texas. As of the 2018 estimate, the population was 566,719. Its county seat is Georgetown. The county is named for Robert McAlpin Williamson, a community leader and a veteran of the Battle of San Jacinto. Williamson County is part of the Austin-Round Rock, Texas Metropolitan Statistical Area. It was included with Austin in the Best Cities to Live in for 2009 by the Milken Institute. It is on both the Edwards Plateau to the west, rocky terrain and hills, and Texas Blackland Prairies in the east, rich, fertile farming land. The two areas are roughly bisected by Interstate 35.

The largest employer in Williamson County at one time was Dell Computer Corp, located in Round Rock, employing roughly 16,000 employees.[citation needed] Retail and health care (including St. David's Hospital, Scott & White, Seton Medical Center Williamson hospital (a level II certified trauma center, and the A&M Health Science Center that opened in early 2010) are among the area's largest employers. Other than Dell, retail is the second-most significant business group in the county. The new IKEA store and Premium Outlet Mall in Round Rock, as well as those located in the La Frontera mixed-use project in Round Rock are significant to the county.



## AREA OVERVIEW



### Austin, Texas

Austin, the capital of Texas, is the fourth largest city in the state (behind Houston, Dallas, and San Antonio). It is situated in the south-central part of the state on the Colorado River and it is the 4th largest city in Texas with a population of 969,733 as of July 1, 2018. Geographically, Austin consists of approximately 323 square miles. Austin is nationally recognized as a great place to live due in part to its diverse and eclectic population, as well as its promotion of a year-round outdoor active lifestyle. The City is named for Stephen F. Austin, the “Father of Texas.”

Austin has a growing commercial and diversified manufacturing sector. Some of the world’s most advanced products are designed and/or made and assembled in Austin. The region supports manufacturers through a geo-central location in a business-friendly state, low tax burden, no state income tax, and living costs below the national average. Austin is leading the clean energy revolution. Their vibrant region is home to industry-leading wind turbine manufacturers, system integrators, and solar companies. Austin, a well-known hub for innovation, research, start-up generation, big data, mobile solutions, electronics manufacturing, super-computing, and more, is positioned to offer fertile ground space-based enterprises to grow.

Citing growth in the technology industry as well as diversification into other sectors such as leisure and hospitality, health services, and medical research the report notes that, “Austin seems poised to remain among the best performers in the years ahead. The technology industry still plays a large role in the City’s economy. Technology companies with a long history in Austin, like Dell, IBM, and Advanced Micro Devices, continue to be some of Austin’s largest employers. Other large technology companies in the area are expanding. After beginning to manufacture the Mac Pro in Austin several years ago, Apple Inc. is in the process of building a new 38-acre campus in northwest Austin and further expanding its workforce here.

Higher education is a significant aspect of life in the Austin area which is host to six universities, a robust community college system, and numerous other institutions of higher learning. The University of Texas at Austin (UT), a world-class center of education and research, is one of the ten largest public universities in terms of enrollment and was ranked 16th among public universities in the 2016.

Austin draws its special character from its physical setting along the Balcones Escarpment, a city wedged between coastal plains and dramatic cliffs, canyons, and juniper carpeted rolling hills; it exists as a physical and cultural oasis where talented, entrepreneurial, hard-working people are drawn from all over the world. Austin’s quality of life has become its biggest economic development engine, and the City’s diverse demographic structure serves to support and enrich its quality of life.



## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	3,284	16,038	17,777
2023 Projected Population	3,674	17,172	19,110
2010 Census Population	2,766	14,858	16,346
Projected Annual Growth 2018 to 2023	2.27%	1.38%	1.46%
Historical Annual Growth 2010 to 2018	2.10%	0.93%	1.02%
2018 Estimated Households	1,192	5,591	6,244
2023 Projected Households	1,329	6,010	6,740
2010 Census Households	1,024	5,200	5,758
Projected Annual Growth 2018 to 2023	2.20%	1.46%	1.54%
Historical Annual Growth 2010 to 2018	1.86%	0.88%	0.99%
2018 Estimated White	76.16%	74.01%	75.21%
2018 Estimated Black or African American	11.88%	11.45%	11.19%
2018 Estimated Asian or Pacific Islander	1.49%	1.10%	1.04%
2018 Estimated American Indian or Native Alaskan	1.34%	1.36%	1.29%
2018 Estimated Other Races	10.51%	14.70%	14.28%
2018 Estimated Hispanic	39.19%	47.41%	46.12%
2018 Estimated Average Household Income	\$72,823	\$63,033	\$63,569
2018 Estimated Median Household Income	\$58,185	\$50,514	\$50,695
2018 Estimated Per Capita Income	\$26,869	\$23,104	\$23,373
2018 Estimated Total Businesses	116	546	634
2018 Estimated Total Employees	2,118	6,654	8,398



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates					
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Applebee's	5,927	COE	Year 15	Year 1	-	\$29,167	\$4.92	\$350,000	\$59.05	Absolute NNN	4 (5-Year)
(Franchisee Guaranty)				Year 6	10%	\$32,083	\$5.41	\$385,000	\$64.96	10% Incr. at beg. of each term	
				Year 11	10%	\$35,292	\$5.95	\$423,500	\$71.45		

## FINANCIAL INFORMATION

Price	\$5,385,000
Net Operating Income	\$350,000
Cap Rate	6.50%
Lease Type	Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built	2013
Rentable Area	5,927 SF
Land Area	1.27 Acres
Address	103 Carlos G Parker Boulevard NW Taylor, TX 76574

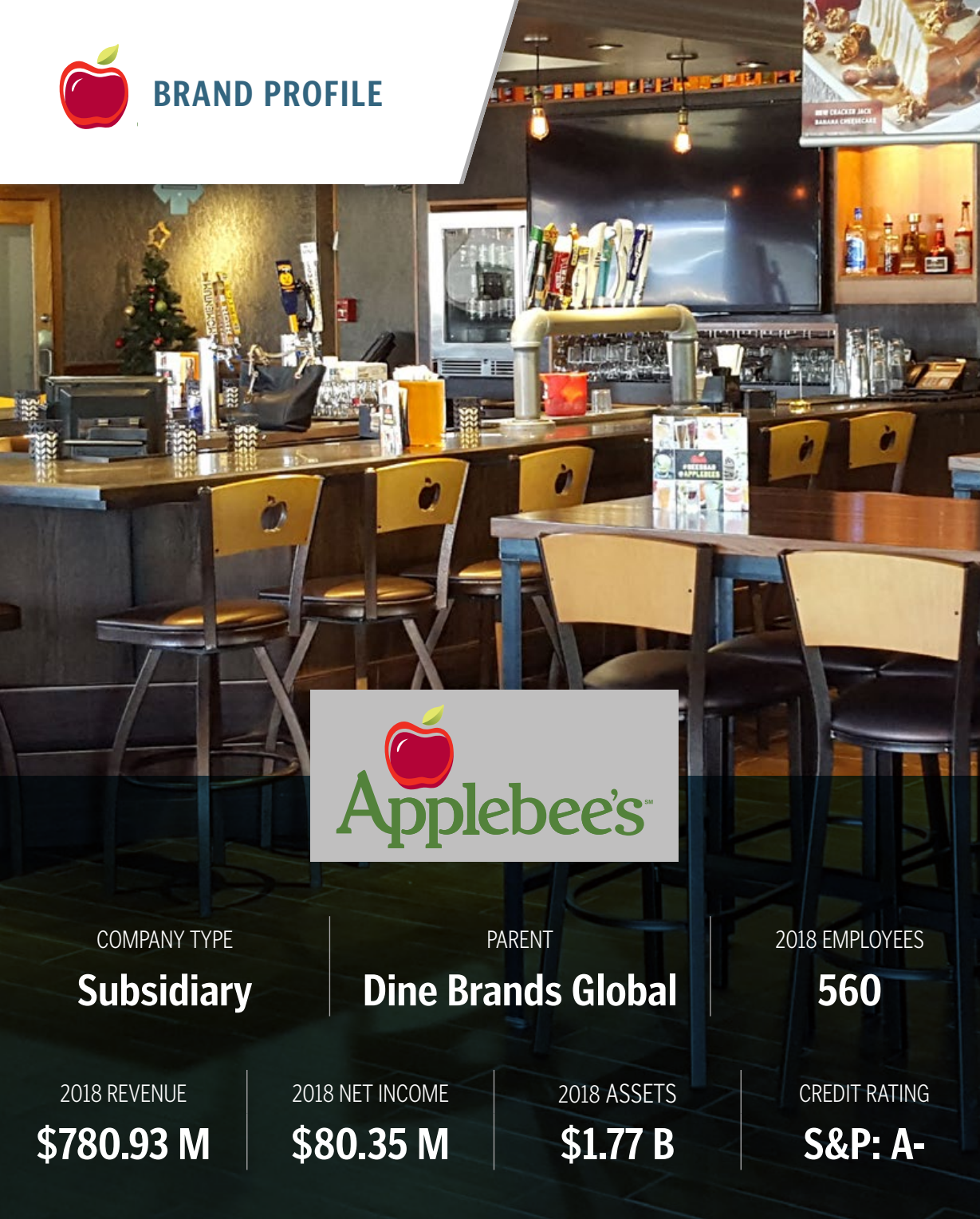


## For financing options and loan quotes:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).



## BRAND PROFILE



COMPANY TYPE

**Subsidiary**

PARENT

**Dine Brands Global**

2018 EMPLOYEES

**560**

2018 REVENUE

**\$780.93 M**

2018 NET INCOME

**\$80.35 M**

2018 ASSETS

**\$1.77 B**

CREDIT RATING

**S&P: A-**

## Applebee's applebees.com

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, 2019, there were 1,830 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.



NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

275+

**RETAIL  
PROFESSIONALS**

25+

**OFFICES**

#1

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

1500+

**RETAIL LISTINGS**  
in 2018

2.6B

**TRANSACTION  
VALUE**  
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

\*Statistics are for 2018

ACTUAL SITE

**SRSRE.COM/NNLG**