



LONG TERM
20-YR LEASE



ABSOLUTE
NNN LEASE

Applebee's



ANNUAL
INCREASES



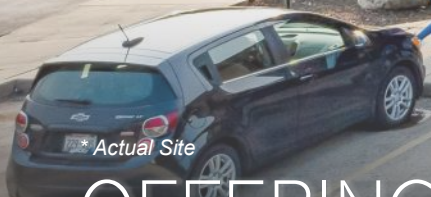
SUCCESSFUL
FRANCHISEE

7135 South 13th St | Oak Creek, WI | 61234

Walmart 
NEIGHBORING TENANT


Applebee's

Neighborhood Grill & Bar



* Actual Site

OFFERING MEMORANDUM

Marcus & Millichap
THE NARAN GROUP

PROPERTY OVERVIEW

Marcus & Millichap is pleased to offer for sale a profitable and well operated Applebee's Franchisee sale leaseback opportunity located in Oak Creek, WI. This restaurant is located on a signalized hard corner of Rawson Ave & South 13th Street and surrounded by Dense Demand Generators such as Industrial & Warehouse Manufacturing Facilities along with Nationally Recognized Hotel La Quinta Inn & Suites by Wyndham Hotels. Ownership includes building and land; thus, ownership has ability for taxable depreciation on the asset and management free income. This location is a signalized hard corner with traffic counts exceeding 40,000 cars per day with a Dense Demographic of more than 60,000 people.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (Current)	2,937	60,837	189,777
Total Households	1,455	25,146	78,954
Average HH Income	\$72,986	\$79,708	\$74,732

INVESTMENT HIGHLIGHTS

- **Long Term Lease** | 20 Year Triple Net (NNN) Lease with Zero Landlord Responsibilities
- **Management Free Real Estate Income** | Lease Structure is an Absolute Triple Net (NNN) Lease which ideal for 1031 Exchange Buyers
- **Attractive Rental Increases** | Base Rent increases 1.50% Annually
- **Attractive Options to Extend** | Four (4) Tenant Renewals Periods of Five (5) Years Each
- **Successful Operator of Applebee's** | Operates 46+ Units between Wisconsin & Kentucky
- **Experienced Operator** ensures safety and security of operations of brand
- **Nationally Recognized Neighboring Tenants:** Walmart, Lowe's, Aldi, Home Depot, Hobby Lobby, Sam's Club, Starbucks, La Quinta Inn & Suites and Industrial & Warehouse Manufacturing Facilities

SURROUNDING NATIONALLY RECOGNIZED BRANDS



PRICING

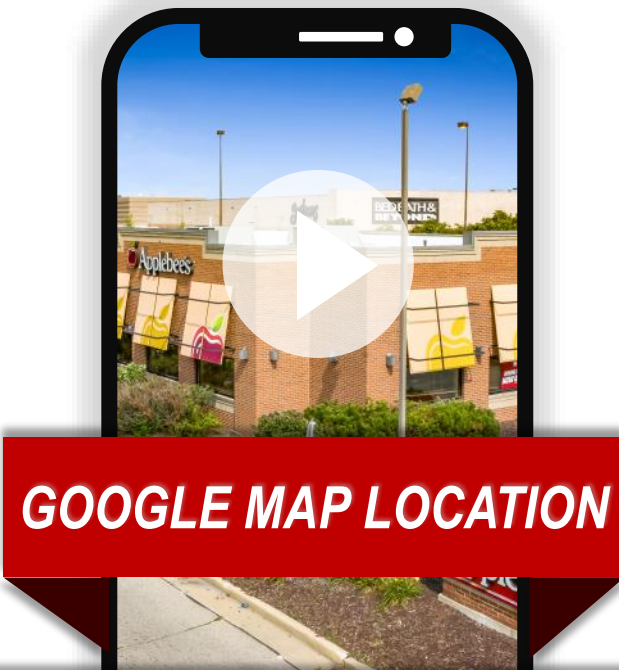
Property Name:	Applebee's
Property Address:	7135 South 13th Street, Oak Creek WI 53154
Price:	\$2,109,000
CAP Rate:	6.75%
Approx. Building Size:	4,787 SF
Year Built:	1960
Approx. Lot Size:	1.52 AC

The asset will be delivered free and clear of debt and is offered as an all cash transaction. Multiple financing options are available. Contact the Listing Team to Discuss.

LEASE SUMMARY

Tenant Trade Name:	Applebee's
Tenant:	Wisconsin Apple, LLC (25+ Units)
Lease Commencement:	Upon Close of Escrow (COE)
Lease Expiration:	20 Years from COE
Original Term:	20 Years
Option Term:	Four, 5 Years
Increases:	1.5% Annually
Guarantee:	Franchisee (***) Ask Broker for Details)
Lease Type:	Absolute Triple Net (NNN)
Landlord Responsibilities:	None
Lease Term Remaining:	20 Years from COE

SUBJECT PROPERTY



RENT SCHEDULE—INITIAL TERM

Lease Term		Annual Rent	Monthly Rent	Increases
Initial Term	Year 1	\$142,398	\$11,867	
Initial Term	Year 2	\$144,534	\$12,044	1.50%
Initial Term	Year 3	\$146,702	\$12,225	1.50%
Initial Term	Year 4	\$148,903	\$12,409	1.50%
Initial Term	Year 5	\$151,136	\$12,595	1.50%
Initial Term	Year 6	\$153,403	\$12,784	1.50%
Initial Term	Year 7	\$155,704	\$12,975	1.50%
Initial Term	Year 8	\$158,040	\$13,170	1.50%
Initial Term	Year 9	\$160,410	\$13,368	1.50%
Initial Term	Year 10	\$162,816	\$13,568	1.50%
Initial Term	Year 11	\$165,259	\$13,772	1.50%
Initial Term	Year 12	\$167,738	\$13,978	1.50%
Initial Term	Year 13	\$170,254	\$14,188	1.50%
Initial Term	Year 14	\$172,807	\$14,401	1.50%
Initial Term	Year 15	\$175,400	\$14,617	1.50%
Initial Term	Year 16	\$178,031	\$14,836	1.50%
Initial Term	Year 17	\$180,701	\$15,058	1.50%
Initial Term	Year 18	\$183,412	\$15,284	1.50%
Initial Term	Year 19	\$186,163	\$15,514	1.50%
Initial Term	Year 20	\$188,955	\$15,746	1.50%

RENT SCHEDULE—OPTIONS

Lease Term		Annual Rent	Monthly Rent	Increases
Option 1	Year 21	\$191,789	\$15,982	1.50%
Option 1	Year 22	\$194,666	\$16,222	1.50%
Option 1	Year 23	\$197,586	\$16,466	1.50%
Option 1	Year 24	\$200,550	\$16,713	1.50%
Option 1	Year 25	\$203,558	\$16,963	1.50%
Option 2	Year 26	\$206,612	\$17,218	1.50%
Option 2	Year 27	\$209,711	\$17,476	1.50%
Option 2	Year 28	\$212,857	\$17,738	1.50%
Option 2	Year 29	\$216,049	\$18,004	1.50%
Option 2	Year 30	\$219,290	\$18,274	1.50%
Option 3	Year 31	\$222,579	\$18,548	1.50%
Option 3	Year 32	\$225,918	\$18,827	1.50%
Option 3	Year 33	\$229,307	\$19,109	1.50%
Option 3	Year 34	\$232,747	\$19,396	1.50%
Option 3	Year 35	\$236,238	\$19,686	1.50%
Option 4	Year 36	\$239,781	\$19,982	1.50%
Option 4	Year 37	\$243,378	\$20,282	1.50%
Option 4	Year 38	\$247,029	\$20,586	1.50%
Option 4	Year 39	\$250,734	\$20,895	1.50%
Option 4	Year 40	\$254,495	\$21,208	1.50%





Applebee's competes in the grill + bar segment of the restaurant industry's Casual Dining category. The brand offers a lively casual dining experience combining simple, craveable American fare, classic drinks and local drafts. In 2015, Applebee's completed its refranchising program, successfully transitioning to a 100% franchised restaurant system. Currently, all Applebee's restaurants are owned and operated by entrepreneurs dedicated to serving their local communities, and offering quality food and drinks with genuine, neighborly service. Applebee's is one of the world's largest casual dining brands; as of March 31, 2018, there were 1,923 Applebee's franchise restaurants in all 50 states, Puerto Rico, Guam and 13 other countries. The unit is operated by an experienced franchisee with 46 units in KY and WI.



**Exclusive
KY & WI**



**25+ Store
Guarantee**



**Wisconsin
Apple, LLC**



**Operates
46+ Units**





BURGER KING

 137,000 VPD

 47,000 VPD

SUBJECT PROPERTY



137,000 VPD

SUBJECT
PROPERTY



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

EXCLUSIVELY LISTED BY: BROKER OF RECORD BY:

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NATIONWIDE COLLABORATION

*Culture of Collaboration to
Achieve Investment Goals*



COSTAR POWER BROKERAGE

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Brokerage Firm Nationwide*



#1 NET LEASE BROKERAGE

*Top Net Lease Brokerage
Firm Nationwide*



80+ OFFICE NATIONWIDE

*Sources Buyer & Sellers
Across the US*



SHARED DATABASE

*Cross Collaboration of
Off & On Market Properties*



SPECIALIZE FAST FOOD

*Un-Paralleled
Specialty Expertise*