



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

APPLEBEE'S

2225 S Loop 256, Palestine, TX 75801

Exclusively listed by:

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APPLEBEE'S

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$2,595,000
NOI:	\$184,800
Cap Rate:	7.12%
Land Acreage:	1.03 Acres
Year Built:	1999
Building Size:	4,242
Price / SF:	\$611.74
Renovated:	2019

LEASE SUMMARY

Lease Type:	Absolute Net (NNN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	10 Years
Original Lease Term:	20 Years
Commencement Date:	7/1/2008
Current Term Expiration:	12/31/2030
Options:	(4) Five-Year
Increases:	10% - July 2023
Guarantor:	Franchisee Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- 20 Year Lease | 10 Years Remaining
- Absolute Net Lease - Zero Management Responsibilities Required
- 10% Rental Increase June 2023
- Percentage Rent: 7% Over \$2.5 Million
- Strong Lease Guarantor from Experienced Restaurant Operator - Apple Texas: 69 Locations
- Four (4), Five (5) Year Option Periods
- The Subject Property is Strategically Located On An Outparcel to Walmart
- 5 Mile Population Surrounding the Investment Property Exceeds 25,000
- Average Household Income Exceeds \$55,000 Within a 5 Mile Radius
- Over 21,000 Vehicles Per Day Along Loop 256

APPLEBEE'S

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OVERVIEW

Company: Apple Texas
Headquarters: Dallas, TX
Website: www.appletexas.site4preview.com/

TENANT HIGHLIGHTS

- Apple Texas: 76 Applebee's Locations
- SSCP Management: 76 Applebee's, 47 Sonic Drive-In's, 15 Roy's
- Applebee's & IHOP Combined to Make the Largest Restaurant Co. In The World
- As of 2018 There Were 2,000+ Applebee's Locations

APPLE TEXAS



APPLE TEXAS

Apple Texas Restaurants, Inc. is the division of SSCP Management, Inc. a privately held Dallas-based firm that owns/operates 76 Applebee's, 47 Sonic Drive-In's, the 15-unit fine dining concept Roy's, owns/operates various shopping centers, apartment buildings and other real estate holdings.

Sunil Dharod is the founder and Chief Executive Officer of SSCP Management, Inc. which owns/operates over 140 restaurants across the United States. Sunil has over 30 years of restaurant industry experience. He began his career in 1986 with the purchase of a Jack in the Box, and by 1992 his brand grew to six units. He then moved his operation to Dallas, TX where he purchased 12 Burger King restaurants. Sunil applied his management style to bring his stores above market averages, and now owns or franchises 76 Applebee's, 47 Sonic Drive In's, and 15 Roy's restaurants.

APPLEBEE'S

Applebee's Neighborhood Grill + Bar offers a lively casual dining experience combining simple, craveable American fare, classic drinks and local drafts. All Applebee's restaurants are owned and operated by entrepreneurs dedicated to serving their 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 June 30, 2017, there are nearly 2,000 Applebee's franchise restaurants in all 50 states, Puerto Rico, Guam and 14 other countries. Applebee's is franchised by subsidiaries of DineEquity, Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

APPLEBEE'S

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Small town. Epic memories.

Palestine is graced with stately homes, gorgeous scenic drives and a Texas friendly welcome that offers a true Southern experience - one of the top Travel Destinations in Texas.

LOCATION OVERVIEW



LOCATION OVERVIEW

Palestine is a city in and the county seat of Anderson County in Texas. Palestine is a relatively small town located in Piney Woods, equidistant from the major cities of Dallas, and Houston, Texas, and Shreveport, Louisiana. It is notable for its natural environment, including the dogwoodfloral blooming season, for having 23 historical sites on the National Register of Historic Places, and as the western terminus of the Texas State Railroad. This steam-and-diesel railroad museum operates tourist trains between Palestine and Rusk.

Palestine continues to maintain status as a transportation and shipping hub. Maintaining an ideal location for distribution to Texas, Louisiana, Arkansas, and Oklahoma, and centered just over two hours from Dallas and Houston, Texas and Shreveport, Louisiana, The longstanding relationship between the Union Pacific Railroad and the city continues to this day.

From its inception, the city of Palestine has been characterized by a commitment to development and emerging opportunities. The city is developing effective strategies to promote growth and development in a dynamic environment. Transportation infrastructure, available low-cost labor force, education and training programs, growing medical industry, lower cost of living and quality of life offerings all make Palestine an effective place to locate your business. The Palestine Economic Development Corporation offers several incentives and can assist your business with relocation.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



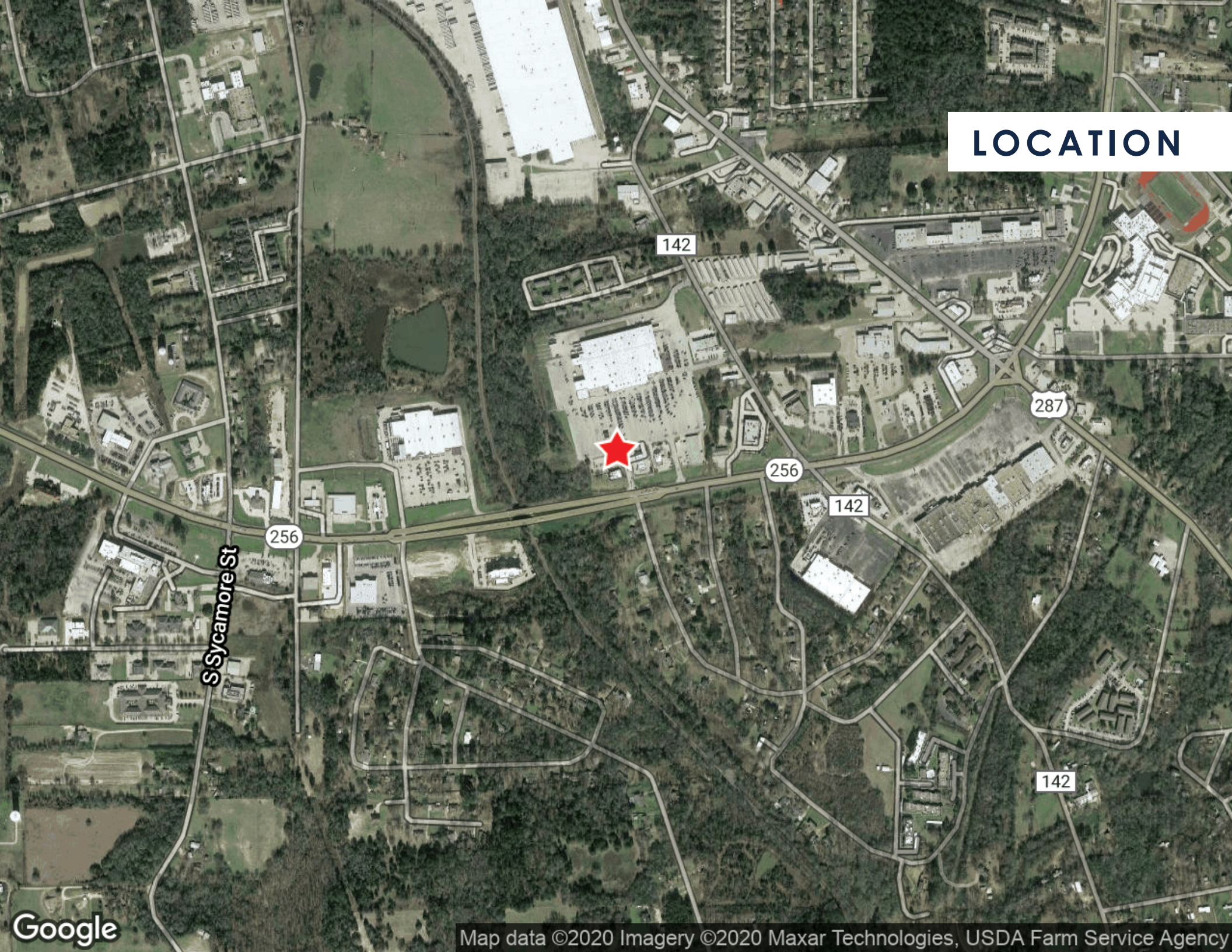
APPLEBEE'S

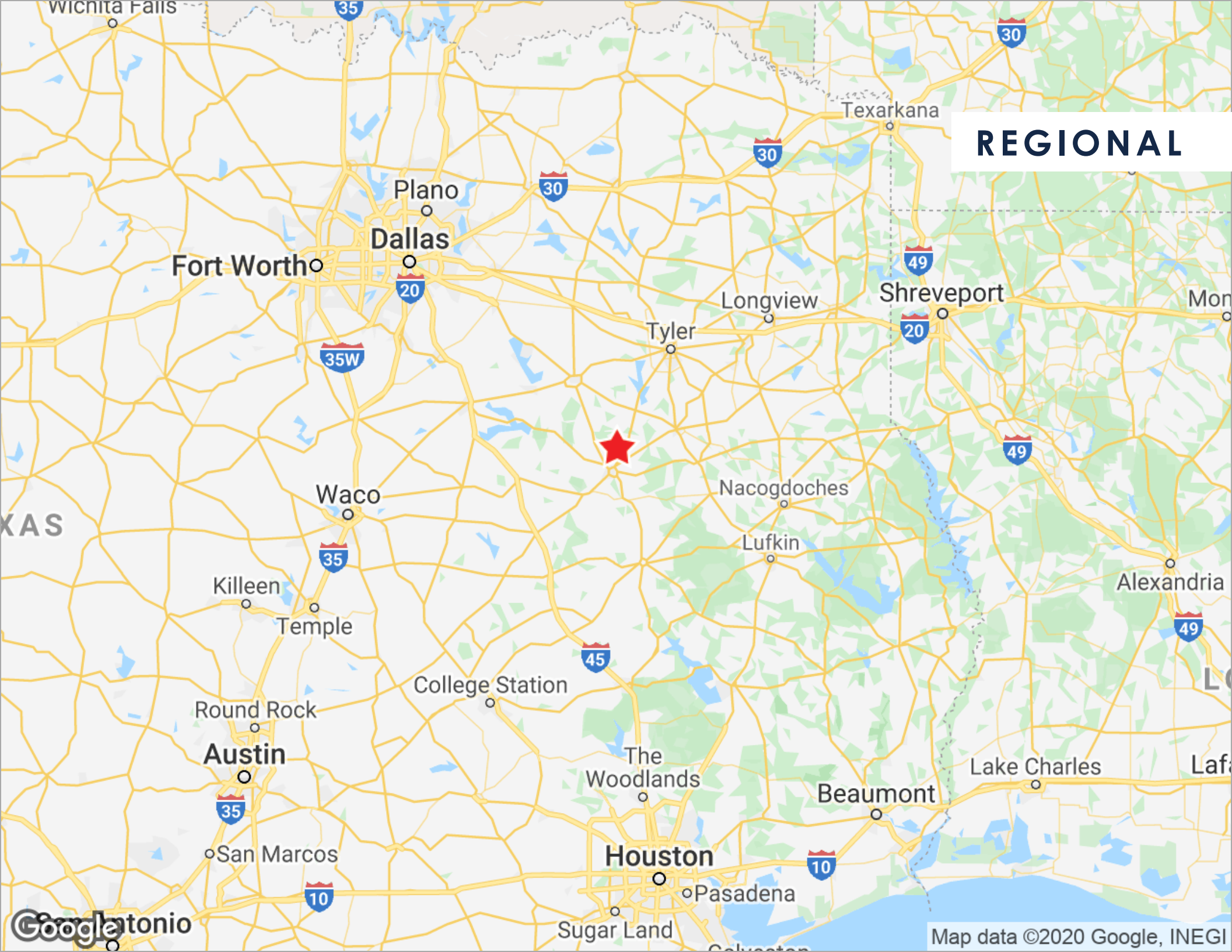
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AERIAL MAP



LOCATION



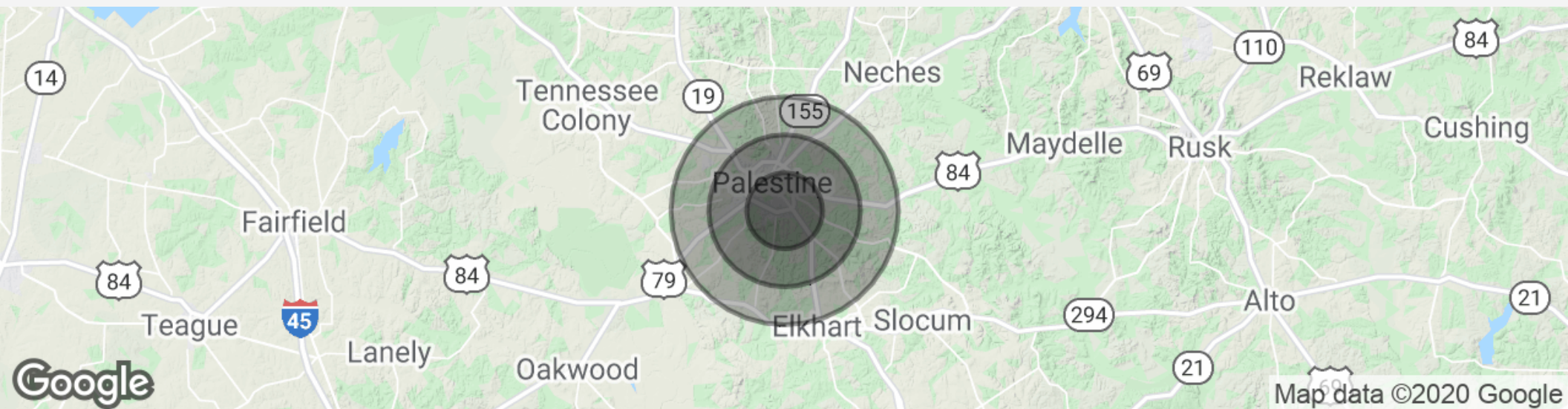


REGIONAL

APPLEBEE'S

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DEMOGRAPHICS MAP & REPORT



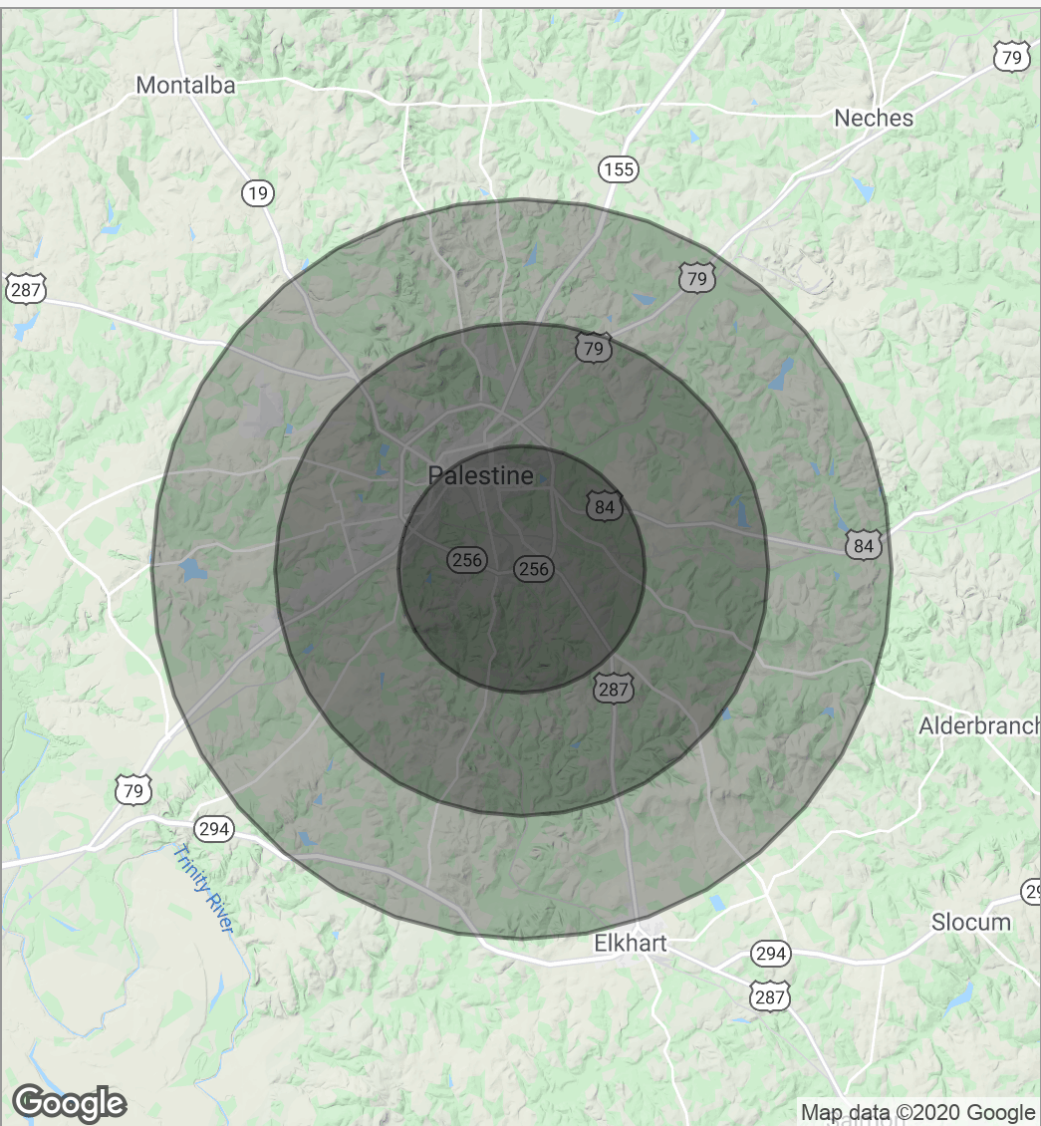
POPULATION	2.5 MILES	5 MILES	7.5 MILES
Total population	9,919	21,155	26,793
Median age	35.6	34.6	35.6
Median age (Male)	34.7	34.3	35.4
Median age (Female)	37.1	35.3	35.9
HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	7.5 MILES
Total households	3,463	6,832	8,689
# of persons per HH	2.9	3.1	3.1
Average HH income	\$50,491	\$51,829	\$53,182
Average house value	\$102,053	\$94,681	\$93,964

* Demographic data derived from 2010 US Census

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