

RALEIGH, NC

Outback Steakhouse - Ground Lease



Sam Young

980.498.3292

syoung@atlanticretail.com

David Hoppe

980.498.3293

dhoppe@atlanticretail.com

ASKING PRICE \$3,814,433

CAP RATE 4.85%

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Investment Highlights

- **Long Term Ground Lease** - 15 year ground lease with 10% increases every 5 years | 4-(5) Five year options to renew
- **Brand New Construction** - Delivered in Q2 2020
- **Source of Passive Income** - Absolute Net Ground Lease with no Landlord Responsibilities
- **Strong Lease Guarantor** - Bloomin' Brands is one of the world's largest casual dining companies with approximately 93,000 employees and 1,450+ restaurants worldwide
- **Brand Recognition** - Outback Steakhouse has been operating since 1988 with over 1,000 locations in 46 states
- **Tenant Commitment to Site** - Outback self-funded the high-quality, ground-up construction at this location
- **Strategic Location** - Located in heart of major Raleigh retail corridor with national retailers including Walmart, Home Depot, Petsmart, and the Triangle Town Center Mall anchored by Macy's and Belk
- **Robust Traffic Counts**- Capital Blvd (50,500 VPD) and Spring Forest Road (19,000 VPD)
- **Dense Trade Area** - 3 Mile Population of 86,734 | 5 Mile population of 205,151



Investment Summary

PROPERTY	Ground Lease to Outback
LOCATION	5200 Capital Blvd; Raleigh, NC 27616
MARKET	City of Raleigh
BUILDING SIZE (GLA)	6,525 SF
LAND SIZE	1.63 Acres
YEAR BUILT	2020
TENANT/GUARANTOR	Outback/Bloomin' Brands
RENT COMMENCEMENT	6/1/2020
LEASE TERM/REMAINING	15 years (14.33 years remaining)
OPTIONS TO RENEW	4 - five (5) year options
LEASE TYPE	Ground Lease
LANDLORD RESPONSIBILITIES	None
RENTAL ESCALATIONS	10% Every 5-years
ROFR	None
CURRENT RENT	\$185,000
ASKING PRICE	\$3,814,433
CAP RATE	4.85%

Rent Schedule

YEARS	ANNUAL	MONTHLY	INCREASE
1 - 5	\$185,000	\$15,417	
6 - 10	\$203,500	\$16,958	10.00%
11 - 15	\$223,850	\$18,654	10.00%
OPTION 1 (LY 16 - 20)	\$246,235	\$20,520	10.00%
OPTION 2 (LY 21 - 25)	\$270,859	\$22,572	10.00%
OPTION 3 (LY 26 - 30)	\$297,944	\$24,829	10.00%
OPTION 4 (LY 31 - 35)	\$327,739	\$27,312	10.00%

CAPITAL BLVD.

OUTBACK
STEAKHOUSE®



Tenant Overview

OUTBACK STEAKHOUSE

Outback Steakhouse is an Australian-themed restaurant chain that was founded in 1988 in Tampa, FL. The company initially went public in 1991 with 49 restaurants and has grown into one of the most recognizable casual dining brands in the world with nearly 1,000 locations and over \$3.5 Billion in revenue. Outback is famous for their steaks and Bloomin' Onion but has a diverse menu with broad appeal. They offer steaks, seafood, chicken, ribs, pork chops, soups, salads, sandwiches and dessert. For more information, please visit outback.com.

BLOOMIN' BRANDS

Bloomin' Brands, Inc. is one of the largest casual dining restaurant companies in the world with a portfolio of leading, differentiated restaurant concepts. The Company has four founder-inspired brands: Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill and Fleming's Prime Steakhouse and Wine Bar. The Company operates more than 1,450 restaurants in 47 states, Puerto Rico, Guam and 20 countries, some of which are franchise locations. For more information, please visit bloominbrands.com.

BLOOMIN' BRANDS QUICK FACTS

FOUNDED	1988
OWNERSHIP	Public (NASDAQ: BLMN)
REVENUE	4.14 B (2019)
# OF LOCATIONS	1450+
HEADQUARTERS	Tampa, FL



**DOWNTOWN
RALEIGH
± 17 MIN
6.7 MILES**

**NORTH HILLS
± 15 MIN
5 MILES**







Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2025 PROJECTED POPULATION	11,806	95,779	226,543
2020 ESTIMATE	10,734	86,734	205,151
2010 CENSUS	8,809	75,757	174,837
ANNUAL GROWTH RATE: 2020 - 2025	1.92%	2.00%	2.00%
ANNUAL GROWTH RATE: 2010 - 2020	1.95%	1.33%	1.57%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	28.43%	45.64%	55.70%
BLACK	44.07%	32.55%	27.36%
HISPANIC ORIGIN	28.62%	20.83%	15.02%
AM. INDIAN & ALASKAN	0.88%	0.63%	0.50%
ASIAN	6.36%	6.48%	5.56%
HAWAIIAN & PACIFIC ISLAND	0.07%	0.08%	0.06%
OTHER	15.87%	10.87%	7.53%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 PROJECTION	4,744	36,918	90,101
2020 ESTIMATE	4,336	33,545	81,913
2010 CENSUS	3,637	29,809	70,382
GROWTH 2020 - 2025	1.81%	1.93%	1.92%
GROWTH 2010 - 2020	1.73%	1.16%	1.49%
OWNER OCCUPIED	1,071	17,374	47,566
RENTER OCCUPIED	3,265	16,171	34,347
2020 AVG HOUSEHOLD INCOME	\$53,693	\$77,946	\$97,488
2020 MED HOUSEHOLD INCOME	\$41,462	\$57,572	\$68,067

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<\$25,000	867	5,157	9,979
\$25,000 - \$50,000	1,821	9,033	18,390
\$50,000 - \$75,000	636	6,533	15,898
\$75,000 - \$100,000	591	4,833	11,487
\$100,000 - \$150,000	322	4,929	13,438
\$150,000 - \$200,000	74	1,551	5,134
\$200,000+	24	1,509	7,588



Market Overview

RALEIGH BUSINESS

- Raleigh's industry base includes banking/financial services; electrical; medical; electric and telecommunications equipment; clothing and apparel; food processing; paper products; and pharmaceuticals.
- In 2019, Forbes ranked Raleigh the third best place for business and careers in the US.
- Major companies based in Raleigh include Advance Auto Parts, Capitol Broadcasting Company, Carquest, First Citizens BancShares, Golden Corral, Martin Marietta Materials, and Redhat.
- Research Triangle Park - The RTP is the largest research park in the country, situated on 7,000 acres with 22,500,000 square feet of built space. The park is home to over 190 companies employing 50,000 workers and 10,000 contractors, including the second largest IBM operation in the world.

EDUCATION

- Raleigh is home to North Carolina State University, and is part of the Research Triangle area, together with Durham (home of Duke University) and Chapel Hill (home of the University of North Carolina at Chapel Hill).
- 12 colleges and universities are in Raleigh, with NC State being the largest with over 34,000 students enrolled. Other colleges include Meredith College, Wake Technical Community College, Shaw University, William Peace University, and North Carolina Wesleyan College.

EMPLOYER	# OF EMPLOYEES
State of North Carolina	24,739
Duke University Health System	18,000
Wake County Public School System	17,572
IBM Corporation	10,500
Duke University	10,000
North Carolina State University	7,730
WakeMed Health & Hospitals	7,607
GlaxoSmithKline	4,900
University of NC Hospitals	4,746
Rex Healthcare	4,800
SAS Institute, Inc.	4,742
Wake County Government	4,272
University of North Carolina	3,800
Cisco Systems	3,800
City of Raleigh	3,000





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FOR MORE INFORMATION CONTACT

Sam Young
980.498.3292
syoun@atlanticretail.com

David Hoppe
980.498.3293
dhoppe@atlanticretail.com



Three Morrocroft Centre | 6801 Morrison Blvd, Suite 420 | Charlotte, NC 28211 | 704.697.1900

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