



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Applebee's
6315 S IH 35
Austin, TX 78744

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,961 SF Applebee's in Austin, TX. This Deal Includes an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities Located in an Area With 132,302 Residents Within a 3-Mile Radius.

OFFERING SUMMARY

PRICE	\$3,928,571
CAP	7.00%
NOI	\$275,000
PRICE PER SF	\$791.89
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	6315 S IH 35 Austin, TX 78744
COUNTY	Travis
BUILDING AREA	4,961 SF
LAND AREA	1.35 AC
BUILT	1995



A P P L E B E E ' S

HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities to Begin in February 2021
- Successful Long Term Operating History With Veteran Franchisee
- Premier Austin Location at William Cannon Drive (Major E/W Corridor) Along IH 35 in South Austin - High Barrier to Entry
- Excellent Demographics With a Population of Over 132,302 Residents Making an Average Household Income of \$74,563 Within a 3-Mile Radius
- 3.5-Miles From SouthPark Meadows - South Austin's Open Air Shopping Destination With Over 100 Stores Spread Out Over 1,000,000 SF
- Located in a High Traffic Area With Combined Traffic Counts of Over 248,600 VPD at William Cannon and IH 35
- Just 7-Miles to Downtown Austin; 8-Miles to the Austin Bergstrom International Airport; and 11-Miles to the Circuit of the Americas F1 Track/Germania Amphitheatre
- Austin Has Been Ranked #1 in the "Fastest Growing City in the U.S." Since 2010; and the "Best Place to Live" According to the 2018 U.S. News & World Report
- Texas is an Income Tax Free State
- Nearby Tenants Include: Buffalo Wild Wings, Chili's, Regal Metropolitan Cinema, Twin Peaks, Krispy Kreme, Fiesta Mart, Texas Land & Cattle, Lowe's, Chipotle, Jiffy Lube, Jimmy John's, Chase Bank, Bank of America, Pizza Hut, Holiday Inn, Carvana, Capitol Chevrolet and Many More



LEASE SUMMARY

TENANT	Applebee's
PREMISES	A Building of Approximately 4,961 SF
LEASE COMMENCEMENT	February 1, 2021
LEASE EXPIRATION	January 31, 2026
LEASE TERM	5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE
FOOTAGE

ANNUAL
BASE RENT

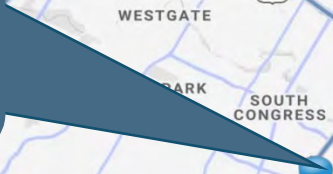
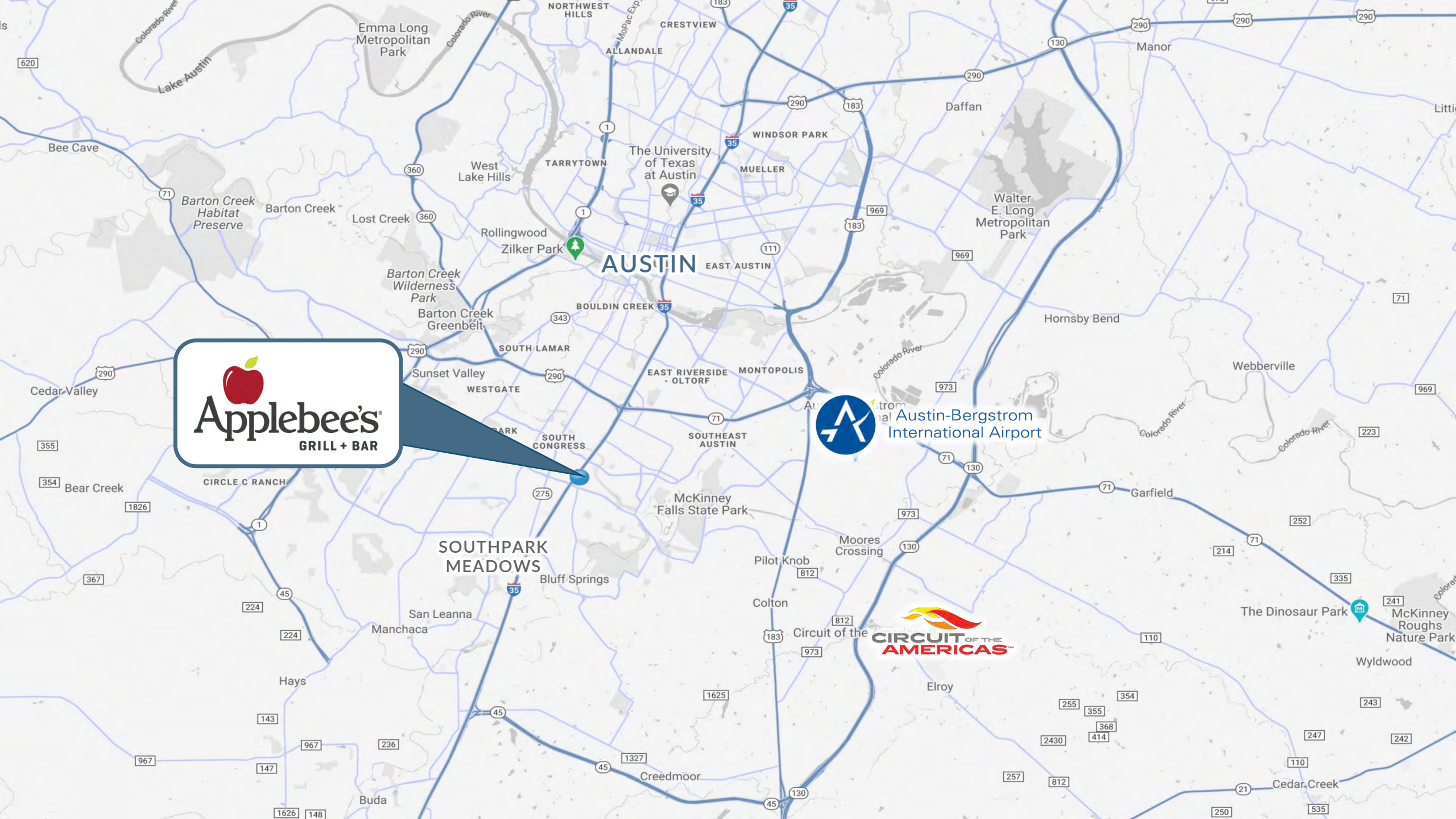
RENT
PER SF

4,961 SF

\$275,000

\$55.43





Austin-Bergstrom
International Airport



DOWNTOWN AUSTIN



St. Edward's University

Walmart
Supercenter



NORTHROP
GRUMMAN



KIPP Obras
Elementary



Rodriguez
Elementary School



Stassney
Woods



E Stassney Ln

Josephine Houston
Elementary School



Terrace Cove
Apartments



CARVANA



SHERWIN-WILLIAMS



STAYBRIDGE
SUITES



(201,954 VPD)

DISCOUNT
TIRE



Applebee's
GRILL + BAR

Wayside
Schools

Bedichek
Middle School

SPROUTS
FARMERS MARKET

LifeStorage

THE HOME
DEPOT

TJ-maxx
Walmart*

REGAL

HOBBY
LOBBY

TARGET

Domino's
Pizza

DOLLAR TREE

LOUISIANA
HOT SPICES

Jack
in the box

COVER THE
EARTH

THE SALVATION
ARMY

Pleasant Hill
Elementary School

Skybridge
Lofts

Walgreens

CVS pharmacy

CHASE

REGAL

TOWNEPLACE
SUITES
MARRIOTT

STAYBRIDGE
SUITES
AN IHG HOTEL

BUFFALO
WILD WINGS

CARVANA

Advance
Auto Parts

7
ELEVEN

SHERWIN
WILLIAMS

DealerRater

CHEVROLET

Firestone
COMPLETE AUTO CARE

(201,954 VPD)

INTERSTATE
35

Applebee's
GRILL + BAR



DISCOUNT
TIRE

FERRARI



Southpark Meadows



Oak Meadow Baptist Church

Valor Public Schools



Burlington



BIG LOTS!



SALLY BEAUTY



Bluff Springs Road

Wayside Schools



(201,954 VPD)



DISCOUNT TIRE

Advance Auto Parts Walgreens

Little Caesars DOLLAR GENERAL

SONIC BR batkin Topping O'Reilly AUTO PARTS cricket

transmission AMCO TOTAL CAR CARE metro by T-Mobile

CVS pharmacy

US STORAGE Centers

Pizza Hut CUBESMART self storage Lowe's

jiffy lube

Smile Brands Group JJ JEWELL CHIPOTLE MEXICAN BURLIN T

Great Clips metro by T-Mobile Fiesta

Comfort SUITES LifeStorage WOODSPRING SUITES Red Roof

CIRCLE K Shell SPRINGHILL SUITES MARRIOTT Residence Inn Marriott

QUALITY FAIRFIELD INN & SUITES MARRIOTT COURTYARD

MARRIOTT RAMADA WORLDWIDE CALIBER COLLISION

REGAL

Bank of America

Krups Krups TEXACO

Holiday Inn Express STAYBRIDGE SUITES TOWNPLACE SUITES MARRIOTT

Advance Auto Parts Firestone

TACO CABANA THE ORIGINAL MEXICAN PASTO CAFE

Pep Boys TAKE 5 VALERO

Walgreens Popeyes Jack in the box 7 ELEVEN

Schlotzsky's cricket

SHERWIN-WILLIAMS metro by T-Mobile Exxon

Academy SPORTS+OUTDOORS

MELROSE family fashions

cricket

BIG LOTS! GOLD'S GYM

Kentucky Fried Chicken

Applebee's GRILL + BAR

planet fitness McDonald's TACO BELL

DISCOUNT TIRE

Exxon SUBWAY SALLY BEAUTY

7 ELEVEN SHERWIN-WILLIAMS

Burlington H-E-B

CITGO 7 ELEVEN Shell CUBESMART self storage

CIRCLE K VALERO SONIC

metro by T-Mobile AutoZone



275 TEXAS

(201,954 VPD)

E William Cannon Dr

Austin is the capital of the state of Texas and the county seat of Travis County. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas. It is also the fastest growing large city in the U.S. and the second most populous state capital. In 2020, Austin had an estimated population of about 995,347 residents, and it is the 11th largest city in the country, right behind San Jose, California. It was placed in Forbes list for the "Next Biggest Boom Town in the U.S." U.S. News & World Report named Austin the No. 1 place to live in the U.S. for three years in a row i.e. 2017, 2018 and 2019. In 2019, Forbes ranked Austin No. 4 of the best large cities to start a business. Also in 2017, Forbes awarded the South River City neighborhood of Austin its #2 ranking for "Best Cities and Neighborhoods for Millennials". WalletHub named Austin the #1 "Best State Capitals to Live In" for 2020.

Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. Companies such as Hospira, Pharmaceutical Product Development, and ArthroCare Corporation are located there. Other companies based in Austin include NXP Semiconductors, GoodPop, Temple-Inland, Sweet Leaf Tea Company, Keller Williams Realty, National Western Life, GSD&M, Dimensional Fund Advisors, Golfsmith, Forestar Group, EZCorp, Outdoor Voices, Tito's Vodka, Indeed, Speak Social, and YETI.

Austin is home to the Zilker Metropolitan Park which is a 350 acre recreational area at the juncture of Barton Creek and the Colorado River. The park is great for people to rent canoes, kayaks & stand-up paddleboards and go floating on Lady Bird Lake to explore Austin's outdoors. The city is also home to the Texas State Capitol, recognized as a National Historic Landmark and is a remarkable building. The city also includes the Bullock Texas State History Museum which tells the story of Texas in a wonderful special effects theater presentation. The museum also has an IMAX theater, seating 400 with both a 2-D and 3-D projector capability. The city is also home to the Barton Springs Pool which is a man-made recreational swimming pool filled by water from Main Barton Springs, one of the largest springs in Texas. Austin is also home to many picture worthy murals located all around the city.

TEXAS STATE CAPITAL



ZILKER METROPOLITAN PARK



SANDS INVESTMENT GROUP

AUSTIN ACCOLADES

BEST PLACE IN AMERICA
FOR STARTING A
BUSINESS

Inc.
December 2018

BEST COLLEGE
TOWN IN AMERICA

WalletHub
December 2018

BEST BIG CITY TO
LIVE IN RIGHT
NOW

MONEY
November 2018

ONE OF THE 13 MOST
TOURIST-FRIENDLY
CITIES IN THE U.S.

Expedia
September 2018

#2 FASTEST GROWING
U.S. AIRPORT - BASED
ON 63% GROWTH IN
PASSENGERS

UpgradedPoints.com
December 2018

STRONGEST
METROPOLITAN
ECONOMY IN
AMERICA

Patch.com
March 2018

#6 "TOP 10 CITIES
AMERICANS ARE
FLOCKING TO WHERE
SALARIES ARE RISING"

CNBC
September 2018

#1 "TOP 10 TECH
HUB CITIES IN THE
UNITED STATES"

BuiltIn.com
July 2019



(201,954 VPD)

E Stassney Ln (32,441 VPD)

(46,669 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	132,302	314,137	686,099
AVERAGE HH INCOME	\$74,563	\$85,955	\$103,407

TENANT PROFILE

Founded nearly three decades ago on the principles of exceptional value and family fun, Applebee's Services, Inc., operates what is today the largest casual-dining chain in the world. This prominent eatery draws people of all ages and lifestyles with its fun, family-friendly atmosphere and signature bar and grill menu. Applebee's is an American company which develops, franchises, and operates the Applebee's Neighborhood Grill + Bar restaurant chain.

The Applebee's concept focuses on casual dining, with mainstream American dishes such as salads, chicken, pasta, burgers, and "riblets", which is considered Applebee's signature dish. All Applebee's restaurants feature a bar area and serve alcoholic beverages. Applebee's' parent company is DineEquity, which is also the parent company for IHOP. Applebee's continues to grow and prosper, and further differentiates itself with innovative attractions, like the popular Carside to Go service available at many of its restaurants. As one of the world's largest casual dining brands, Applebee's has 2,000 franchise and company-operated restaurants in the United States, Puerto Rico, Guam and 11 other countries as of 2021. The Applebee's system employs approximately 28,000 employees company-wide.

Applebee's is a subsidiary of Dine Brands Global (NYSE: DIN) which is one of the world's largest full-service dining companies and franchisor of Applebee's Grill + Bar and IHOP, two of America's most iconic and enduring brands. With over 3,600 locations in 17 countries, DINE empowers, supports and grows the world's most-loved restaurant brands because they believe community happens when people eat together.



COMPANY TYPE
Subsidiary



FOUNDED
1980



OF LOCATIONS
2,000+



HEADQUARTERS
Glendale, CA



WEBSITE
applebees.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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