



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With ParaSell, Inc., A Licensed Ohio Broker
Lic. # REC.2020005946 BoR: Scott Reid - Lic. # BRKP.2020001224



Applebee's
4115 Pearl Road
Medina, OH 44256

EXCLUSIVELY MARKETED BY:

In Cooperation With ParaSell, Inc., A Licensed Ohio Broker
Lic. # REC.2020005946 BoR: Scott Reid – Lic. # BRKP.2020001224

ALEX LOTT

Lic. # 330427

704.251.4194 | DIRECT
alott@SIGnnn.com

AMAR GOLI

Lic. # 310575

980.729.5626 | DIRECT
amar@SIGnnn.com

SCOTT REID

Lic. # BRKP.2020001224

949.942.6585 | DIRECT
scott@parasellinc.com

1900 South Blvd, Suite 308
Charlotte, NC 28203
844.4.SIG.NNN
www.SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,148 SF Applebee's Located at 4115 Pearl Road in Medina, Ohio. With Over 2 Years Remaining on an Original 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, This Opportunity Provides a Secure Investment on an Established Tenant.

OFFERING SUMMARY

PRICE	\$3,493,431
CAP	6.75%
NOI	\$235,806
PRICE PER SF	\$678.60
GUARANTOR	Flynn Restaurant Group

PROPERTY SUMMARY

ADDRESS	4115 Pearl Road Medina, OH 44256
COUNTY	Medina
BUILDING AREA	5,148 SF
LAND AREA	1.098 AC
YEAR BUILT	1995



HIGHLIGHTS

- Over 2 Years Remaining on a 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Strong Guarantee From the Largest Applebee's Franchisee
- Easily Adaptable Building With High Visibility Allowing For a Variety of Additional Uses
- Operations at Site Have Continued Since 2003 Which Shows a Commitment to the Location
- Flynn Restaurant Group Operates 458 Applebee's Locations in Over 26 States
- Situated on a Prime Retail Corridor
- Property is an Outparcel to a Walmart Supercenter
- Located Near the Cleveland Hopkins International Airport and 20-Miles Outside of Cleveland
- Excellent Demographics With an Average Household Income of \$100,934 Within a 5-Mile Radius
- Nearby Tenants Include: Home Depot, Target, Kohl's, Hobby Lobby, Staples, PetSmart, JOANN, Marshalls, ALDI, Walgreens, Verizon and More

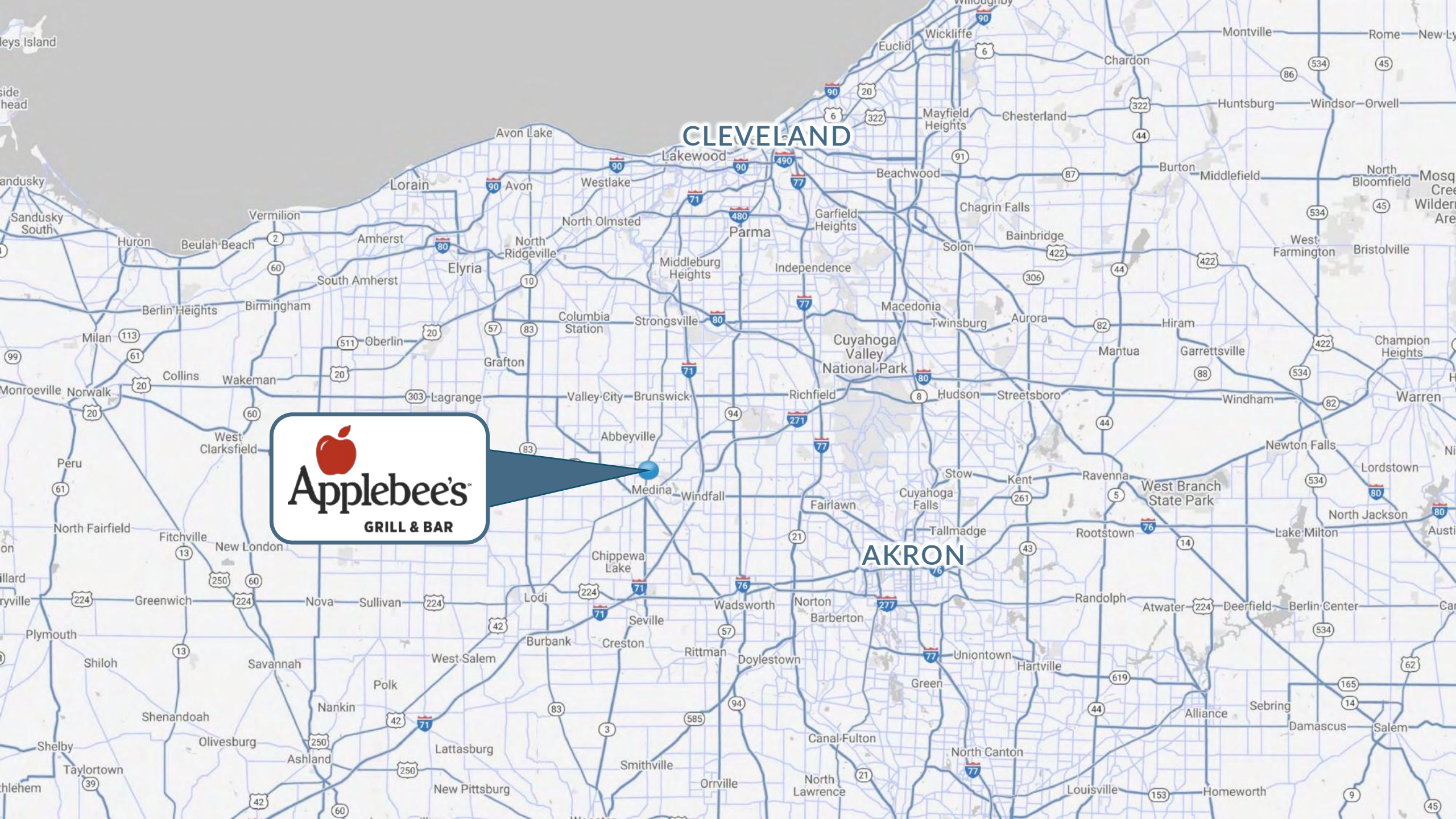


LEASE SUMMARY

TENANT	Applebee's
PREMISES	A Building of Approximately 5,148 SF
LEASE COMMENCEMENT	October 21, 2003
LEASE EXPIRATION	October 31, 2023
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7.5% Every 5 Years and at Options
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,148 SF	\$235,806	\$45.81





CLEVELAND

AKRON



Applebee's
GRILL & BAR



- TARGET
- GNC
- REGAL
- DOLLAR TREE
- Bath & Body Works
- CLOTHING WAREHOUSE
- MAJESTIC MEADOWS ALPACAS & BOUTIQUE
- MEDINA CREATIVE HOUSING
- Gordon FOOD SERVICE STORE
- THE HOME DEPOT
- QUAKER STEAK & LUBE
- Bob Evans
- MATTRESS FIRM
- Panera BREAD
- FLORIDA SALAPEÑOS
- FIVE GUYS BURGERS and FRIES
- ..T..Mobile
- verizon
- Bright Now! Dental
- Marshall's
- CARNIVAL
- SHOE
- COST CUTTERS
- KAY JEWELERS
- DUNKIN'
- Domino's
- Advance Auto Parts
- Century Cycles
- Marc's
- Mr. Hero
- SUBWAY
- TACO BELL
- McDonald's
- TIRE CHOICE AUTO SERVICE CENTERS
- TAKE 5
- Malley's CHOCOLATES
- Walmart Supercenter
- KOHL'S
- HOBBY LOBBY Super Savings, Super Selection!™
- LITEHOUSE Pools & Spas
- Applebee's GRILL & BAR

Grande Boulevard

Pearl Road

Stonegate Drive

42



PHARAOH
INTERNATIONAL
COMMITMENT TO EXCELLENCE

JOANN

TOY
KINGDOM

Ashley
HOMESTORE

Public Storage

SUNOCO

CHEVROLET

DOLLAR
GENERAL

TRACTOR
SUPPLY CO.

CIRCLE K

LEVIN
FURNITURE & MATTRESS

Antonio's
Pizzeria, LaSavio

PSE
Credit Union
Incorporated

Gordon
FOOD SERVICE STORE

PET SMART

DentalWorks

Grande Boulevard

THE
HOME
DEPOT

QUAKER
STEAK & LUBE

Bob Evans

FedEx
Office

Certified

MATTRESS
FIRM

Panera
BREAD

STAPLES

SURGE

Stonegate Drive

LITEHOUSE
Pools & Spas

HOBBY LOBBY
Super Savings, Super Selection!

KOHL'S

Walmart
Supercenter

Applebee's
GRILL & BAR

42

Fiesta
Molapenos

Pearl Road

Malley's
CHOCOLATES

TSC TRACTOR SUPPLY CO. DOLLAR GENERAL
CIRCLE K MARATHON

BED BATH & BEYOND PETSMART
JOANN holiday hair LONGHORN STEAKHOUSE

Applebee's GRILL & BAR

THE HOME DEPOT Bob Evans verizon T
Smile Brands Group FIVE GUYS BURGERS and FRIES

Walmart Supercenter HOBBY LOBBY
MATTRESS FIRM KOHL'S
Staples Tanera SUBWAY

Marshalls SHOE CARNIVAL
DUNKIN' SALLY BEAUTY T
Bath & Body Works SUBWAY
McDonald's Domino's RAC TACO BELL
Citizens Bank COST CUTTERS GNC
Advance Auto Parts DOLLAR TREE

ALDI TAKE 5 MONRO AUTO SERVICE and TIRE CENTERS KeyBank
TIRE CHOICE CHASE
Original PET SUPPLIES PLUS NTB
Great Clips SNAP FITNESS 24-7
Orange Theory Fitness Little Caesars

Target DQ CVS pharmacy
Starbucks REGAL
Huntington

Buehler's Kentucky Fried Chicken Arby's
Pizza Hut O'Reilly AUTO PARTS
PNC DICKEY'S BARBECUE PIT Speedway HARBOR FREIGHT TOOLS

Walgreens Aspen Dental
BURGER KING Starbucks CHIPOTLE Hallmark
cricket SUPERCUTS
SHERWIN-WILLIAMS

GIANT EAGLE HEARTLAND AMF
usbank FIFTH THIRD BANK



Pearl Rd



MEDINA | MEDINA COUNTY | OHIO

The City of Medina, Ohio, located 33 miles southwest of Cleveland and 25 miles west of Akron, is home to approximately 27,000 residents, and double that number during the workday. This thriving city was founded in 1818 and has just completed its year-long Bicentennial celebration to honor its heritage. In addition, the city was recently recognized as one of Ohio's Best Hometowns by Ohio Magazine, with rankings in the areas of Community Spirit, Education, Entertainment, Health and Safety, Business Environment, and Culture and Heritage. The City of Medina is the county seat of Medina County, one of the fastest growing counties in the State of Ohio. The city is included in the Cleveland - Lorain - Elyria metropolitan area.

Medina has ready access to a variety of public transportation, housing, and employment options. The city's diversified employer base features high tech firms, retailers, and manufacturers, as well as local small businesses. Thriving retail outlets and dining in the area compliment the city's Historic Square, the historic district's shops, and the active historic neighborhood associations. The City of Medina, Ohio offers the business owner a place to begin building their business, or growing their already successful venture. Medina's location, diversity of businesses, very active economic development organizations that include the Greater Medina Chamber of Commerce and Main Street Medina, and quality of life offer a rich environment in which to grow a company. Major Employers in the city include Cleveland Clinic Medina, Medina County, Medina City Schools and City of Medina to name a few.

Public Square is a nice place to visit and view Victorian architecture, fine restaurants, unique shops and special events. The Medina Recreation Center has facilities for fitness as well as entertainment activities. Residents also enjoy world-class parks, mountain bike and leisure biking trails, the city's own Community Recreation Center, diverse worship options, and a broad spectrum of community groups in which to become involved. Tourist can visit the Medina 9/11 Memorial that features a section of steel beam from the World Trade Center towers. This memorial was spearheaded by the Medina Rotary Club and funded by private donations and grants. Main Street Medina is focused on maintaining the late 19th century structures that give the Historic Square area of Medina its Victorian charm. The Square draws thousands of tourists and event-goers to activities such as the Ice Festival, Medina Fest, Candlelight Walk, Art in the Park, Medina Farmers Market, and free summer concerts that range from the national award winning Medina Community Band to Jazz Under the Stars.



MEDINA HOSPITAL



MEDINA 9/11 MEMORIAL



	3 MILES	5 MILES	10 MILES
POPULATION	30,190	62,130	168,789
AVERAGE HH INCOME	\$90,641	\$100,934	\$106,348

(10,896 VPD)



Pearl Rd (14,184 VPD)

E Reagan Pkwy



Weymouth Rd (10,047 VPD)

A P P L E B E E ' S

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 1,705 franchise and company-operated restaurants in the United States, Puerto Rico, Guam and 11 other countries as of March 31, 2021.

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 3,500 locations in 16 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
1,705+



HEADQUARTERS
Glendale, CA



WEBSITE
applebees.com

FRANCHISEE PROFILE

Flynn Restaurant Group began in 1999 with just 8 Applebee's locations in Seattle and has grown to become the largest restaurant franchisee in the United States. In the process, we've built something unique and have demonstrated the success franchisees can have at scale. In total, the company has 2,355 Restaurants which include the brands of: Applebee's, Taco Bell, Panera Bread, Arby's, Pizza Hut and Wendy's. They had \$3.6 billion in annual revenue with over 73,000 employees.

Flynn Restaurant Group's unique recipe for success has led to ~30% compound annual growth for over two decades. While our initial focus was on growing within the Applebee's system, we then branched into Taco Bell in 2012 followed by Panera in 2014, Arby's in 2018, and then both Wendy's and Pizza Hut in 2021, giving us a presence across the three major segments of the industry - Casual Dining, Quick Services, and Fast Casual.

At Flynn, our primary focus is to be industry leading restaurant operators who deliver superior results. Second, we continue to pursue opportunities to build; in fact, we've built more than 100 restaurants within the last ten years. Finally, we remain entrepreneurial in our quest to smartly acquire restaurants in our existing brands and explore new concepts.



COMPANY TYPE
Franchisee



FOUNDED
1999



OF LOCATIONS
2,355+



HEADQUARTERS
Independence, OH



WEBSITE
flynnrestaurantgroup.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 (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

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, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell 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 SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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