




SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Applebee's

19201-F Bear Valley Rd
Apple Valley, CA 92308



SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,601 SF Applebee's Located at 19201-F Bear Valley Rd at Apple Valley, CA. Apple American Group is the Largest Franchisee in the Nation for Applebee's. This Deal Offers an Absolute Triple Net (NNN) Lease With Attractive Renewal Options, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$3,080,921
CAP	5.50%
NOI	\$169,416
PRICE PER SF	\$550.07
GUARANTOR	Apple American Group (Flynn Restaurants)

PROPERTY SUMMARY

ADDRESS	19201-F Bear Valley Rd Apple Valley, CA 92308
COUNTY	San Bernardino
BUILDING AREA	5,601 SF
LAND AREA	1.03 AC
YEAR BUILT	2007



HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Replaceable Rent – at Just \$30 Per SF, the Rent is Easily Replaceable
- Short Lease Term Remaining With a Value-Add Opportunity Through Lease Extension
- Low Rent to Sales – Below 5%
- Apple American Group is the Largest Franchisee in the Nation for Applebee's
- Applebee's Has a Scheduled Rent Increase of 12% in Less Than 9 Months, Providing For an Immediate Increase in Yield
- Reported Strong Sales Annually Well Over National Applebee's Average
- Tenant Has Been Operating at This Site Since 2007 Showing Strong Commitment to the Site
- Strong Demographics With a Population of 138,414 Residents Making an Average Household Income of Over \$80,935 Within a 5-Mile Radius
- Applebee's is Located as a Target Outparcel Within a Large Shopping Center at the Corner of 2 Major Thoroughfares That See a Combined High Traffic Count of 90,000 VPD
- Nearby Tenants Include: Target, Staples, 99 Cents Only Stores, WinCo Foods, PetSmart, Lowe's, Home Depot, Cinemark, Best Buy, Rite Aid, Big 5 Sporting Goods and Many More



LEASE SUMMARY

TENANT	Applebee's
PREMISES	A Building of Approximately 5,601 SF
LEASE COMMENCEMENT	June 17, 2007
LEASE EXPIRATION	June 30, 2022
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	3 x 5 Year Options
RENT INCREASES	12% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant Reimburses
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

5,601 SF

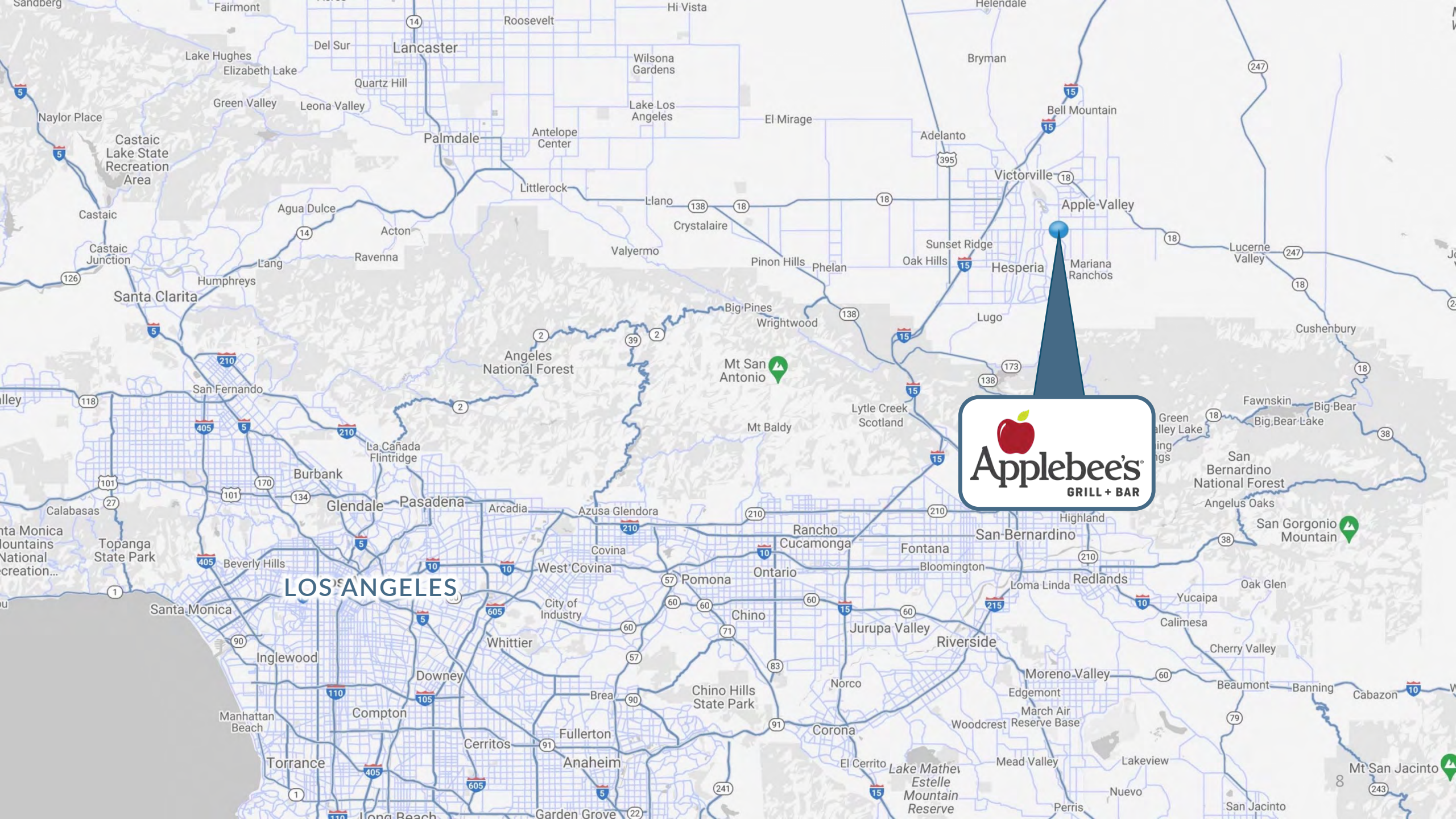
ANNUAL
BASE RENT

\$169,416

RENT
PER SF

\$30.25







Lakeview
Leadership Academy



Jacaranda Community
Urgent Care

Excelsior
Charter Schools





Ethix
ENERGY CONSULTANTS

ANYTIME
FITNESS

Chevron

Corinthians
Chapter

APPLE VALLEY UNIFIED
SCHOOL DISTRICT

THE
HOME
DEPOT

SUPERCUTS

W
Wienerschnitzel

Carl's Jr.

ups

BR
baskin
robbins

STATER BROS
markets

DEL TACO

LOWE'S

Hertz

PIZZA
PAPA JOHN'S

T

Yogurtland
get real

Walgreens

Reata Rd

Chevron

McDonald's

Corky's

Starbucks

JOHN'S
JJ
GOURMET SANDWICHES

Bear Valley Rd

usbank

CELEBRATING
30
YEARS
Oggy's

Applebee's
GRILL + BAR

PANDA EXPRESS
CHINESE KITCHEN

Omo Hawaiian BBQ

GameStop
power to the players

onubr
yogurt

CHASE



Apple Valley Rd

Bear Valley Rd

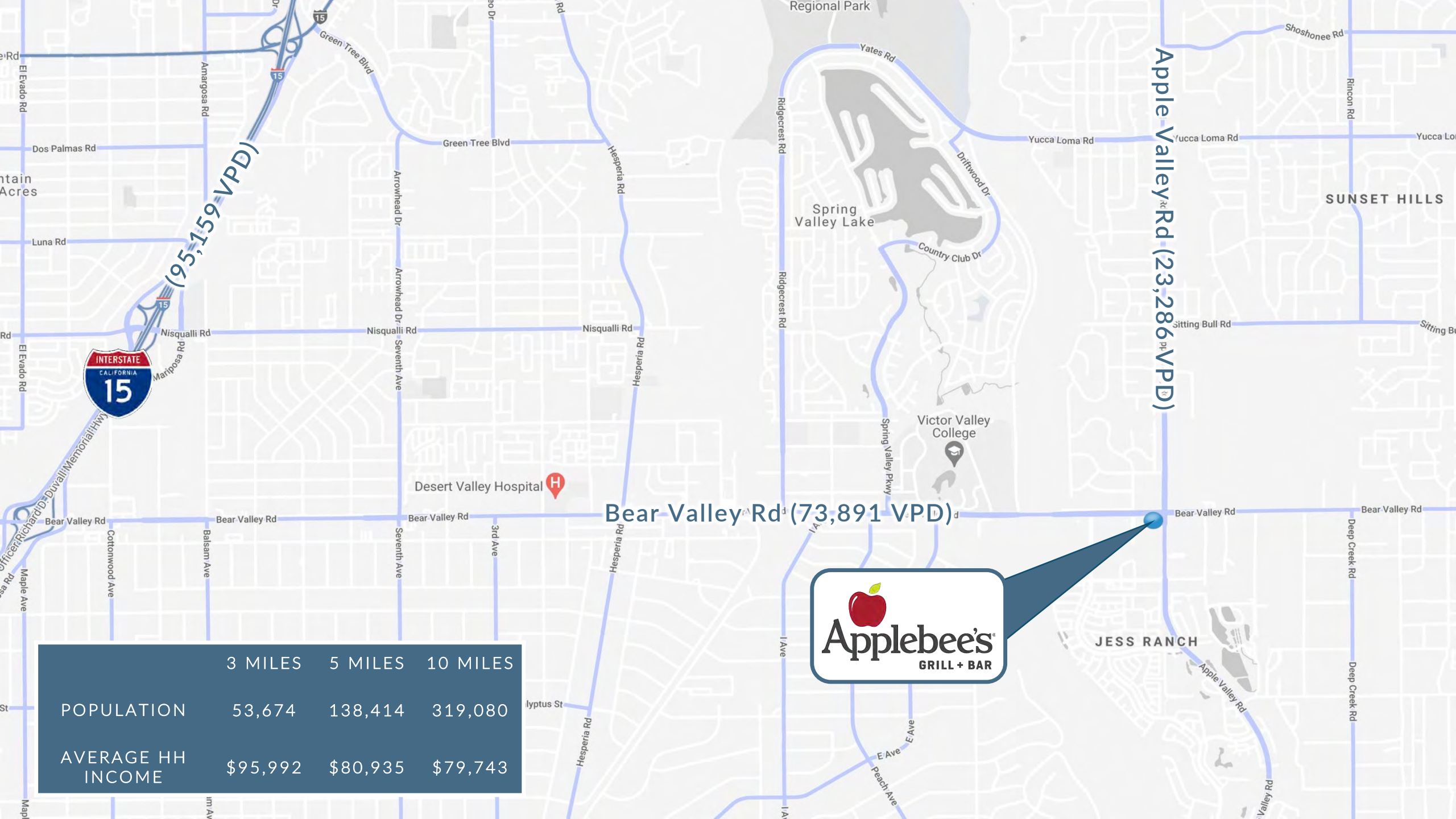


The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino. Known as the "High Desert", Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles. Apple Valley, along with three other cities, geographically makes up the Victor Valley. Apple Valley is conveniently located near international airports, major metropolitan markets and deep water ports. The town is situated on California State Highway 18 and only a short distance east of Interstate I-15. The Town of Apple Valley had a population of 73,158 as of July 1, 2021.

Apple Valley's low costs of living and doing business, coupled with a streamlined entitlement process and concierge service, make for a competitive location for business investment and development. The local economy is driven by 4.2 million square feet of retail and office space, 2.6 million square feet of industrial inventory, and touts low vacancy rates and available large-acre sites. The 6,600 acre North Apple Valley Industrial Specific Plan (NAVISP) area includes a certified program EIR and a California and McCallum Sweeney certified site held by Watson Land Company. Apple Valley has emerged as a leader in advanced health care systems, spanning the gamut from pediatric services to radiology, with St. Mary Medical Center as the hub of state-of-the-art medical services. Apple Valley is home to a nationally recognized laboratory school that gives students a hands-on science and math education – the Lewis Center for Academic Excellence. Major Employers in the city include: Apple Valley Unified School District, Wal-mart Distribution Centre, Target Stores, Big Lots & Jess Ranch Healthcare among the top.

A unique feature of Apple Valley is a network of equestrian trails that allow easy travel by horseback through many areas of the town. Annual town events include July's Freedom Festival (an old fashioned Independence Day celebration) and the Apple Valley Round Up, a September festival which includes a parade, carnival and entertainment lasting throughout an entire weekend. Nearby Victorville is home to the California Route 66 Museum, which celebrates the famed national highway with exhibits, artifacts, and photographs. Also in Victorville is the San Bernardino County Fairgrounds, home to the County Fair, which draws tens of thousands annually to enjoy a rodeo, carnival, award-winning livestock, stage shows, and much more. The resort areas of Lake Arrowhead, Big Bear, and Wrightwood are only an hour's drive from Apple Valley, which is also only a short drive from the wide array of entertainment opportunities available in Los Angeles and Las Vegas.





	3 MILES	5 MILES	10 MILES
POPULATION	53,674	138,414	319,080
AVERAGE HH INCOME	\$95,992	\$80,935	\$79,743

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 had 1,696 franchise and company-operated restaurants in the United States, Puerto Rico, Guam and 11 other countries as of August 5, 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
1,696



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 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.





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