



Confidential Offering Memorandum



ACTUAL LOCATION

Single Tenant Outback Steakhouse

**Corporate Guaranty | 10% Increases Every 5 Years | Brand New NNN Ground Lease
Outparcel to Wegman's Anchored Montgomery Mall**

450 Montgomery Mall | North Wales, PA 19454

Click Here to View Property Video



MARKETING ADVISORS

MARC MANDEL

Managing Partner

mmandel@forgedre.com

STEVE SCHRENK

Partner

sschrenk@forgedre.com

MARCO DIPRINZIO

Director

mdiprinzio@forgedre.com

GREG ZIMMERMAN

Vice President

gzimmerman@forgedre.com

MAIN: 610-608-2621 | WWW.FORGEDRE.COM



Forged Real Estate ("FRE") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than FRE, and neither Owner nor FRE, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and FRE, its officers, directors, employees and agents disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

OUTBACK

STEAKHOUSE®

450 Montgomery Mall
NORTH WALES, PA

Table of Contents

I. INVESTMENT SUMMARY	4
II. TENANT SUMMARY	10
III. FINANCIAL ANALYSIS	12
IV. LOCATION OVERVIEW	16



The Offering

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple interest in a single tenant property leased to Outback Steakhouse, (the "Property") in North Wales, PA, a borough in suburban Philadelphia. The newly opened Outback Steakhouse is on a corporately guaranteed, NNN ground lease with ten percent (10%) increases every five (5) years, including the option periods. The NNN ground lease allows for passive ownership from anywhere. Outback Steakhouse is currently a part of the 1.1 million square foot Montgomery Mall along U.S. Route 309 and adjacent to U.S Route 202. U.S. Route 309 (39,000 VPD) and U.S. Route 202 (20,000 VPD) are major thoroughfares in the active retail corridor. Just twenty-five (25) minutes northwest of Philadelphia, Outback Steakhouse is located within the densely populated and affluent Montgomery County, which is the 2nd wealthiest county in the State of Pennsylvania. There are over 152,000 residents within five miles of the property with an average household income of \$136,000.





In addition to the surrounding retailers at the Wegman's anchored Montgomery Mall, Outback Steakhouse is surrounded by a host of nearby, national retailers along Bethlehem Pike (PA-309) such as: Costco, The Home Depot, Lowe's, Target, BJ's, TJ Maxx, GIANT, Dollar Tree, HomeGoods, Old Navy, PetSmart, Michaels, Best Buy, Texas Roadhouse, Wawa, CVS, Walgreens, AutoZone, Mavis Discount Tire, Kirkland's, DSW, Golf Galaxy, Esporta, Chick-fil-A, Chipotle, Starbucks, McDonald', Burger King, Panera, Ulta Beauty, Planet Fitness and Dunkins demonstrating the strength of the U.S. Route 309 retail corridor. Within three miles of the property there is over 10.4 million square feet of industrial space, 3.75 million square feet of office space and 4.8 million square feet of retail, further exemplifying this corridor as a central location for all commercial property types.

Famous for their Bloomin' Onion, Outback Steakhouse, Inc. is one of the largest casual steakhouse chains in the United States. It is a subsidiary of Bloomin' Brands (BLMN) and consists of 697 restaurants that span across 47 states. The most recent quarter has been equally strong for Outback Steakhouse and its parent company, Bloomin' Brands Inc. Total revenues for Bloomin' Brands Inc. exceeded \$1B and increased approximately 31% from Q3 2020. Restaurant sales for Outback Steakhouses grew 18.3% from Q3 2020. Looking at what is expected for the final quarter of 2021, total revenues are expected to be at least \$1.02 billion with EBITDA of at least \$115 million.



Property Summary



ADDRESS

450 Montgomery Mall,
North Wales, PA 19454



PRICE

\$3,523,810



CAP RATE

5.25%



NOI

\$185,000



LEASE TYPE

NNN Ground
Lease



BUILDING SIZE

6,830 SF



PARCEL SIZE

2.56 Acres*

*Denotes an Estimate



**YEAR
RENOVATED**
2021



GUARANTOR
Bloomin'
Brands, Inc



TENANT
Outback
Steakhouse
of Florida, LLC



**REMAINING
LEASE TERM**
9.5 Years



**REMAINING
OPTIONS**
Four (4), Five (5)
Year Options



**RENTAL
INCREASES**
10% Every
Five (5) Years



www.6figureproperties.com
2022 © 6 Figure Properties, Inc. All rights reserved.
6 Figure Properties, Inc. 100 Montgomery Mall, Suite 100
North Wales, PA 19454



Investment Highlights:



The newly opened Outback Steakhouse is on a corporately guaranteed, NNN Ground Lease with ten percent (10%) increases every five (5) years, including the option periods.



Outback Steakhouse is currently a part of the 1.1 million square foot Montgomery Mall along U.S. Route 309 and adjacent to U.S. Route 202. U.S. Route 309 (39,000 VPD) and U.S. Route 202 (20,000 VPD) are major thoroughfares in the active retail corridor.



Within three miles of the property there is over 10.4 million square feet of industrial space, 3.75 million square feet of office space and 4.8 million square feet of retail, further exemplifying this corridor as a central location for all commercial property types.



The most recent quarter has been equally strong for Outback Steakhouse and its parent company, Bloomin' Brands Inc. Total revenues for Bloomin' Brands Inc. exceeded \$1B and increased approximately 31% from Q3 2020. Restaurant sales for Outback Steakhouses grew 18.3% from Q3 2020.



In addition to the surrounding retailers at the Wegman's anchored Montgomery Mall, Outback Steakhouse is surrounded by a host of nearby, national retailers along Bethlehem Pike (PA-309) such as: Costco, The Home Depot, Lowe's, Target, BJ's, TJ Maxx, GIANT, Dollar Tree, HomeGoods, Old Navy, PetSmart, Michaels, Best Buy, Texas Roadhouse, Wawa, CVS, Walgreens, AutoZone, Mavis Discount Tire, Kirkland's, DSW, Golf Galaxy, LA Fitness, Chick-fil-A, Chipotle, Starbucks and McDonald's demonstrating the strength of the retail corridor.

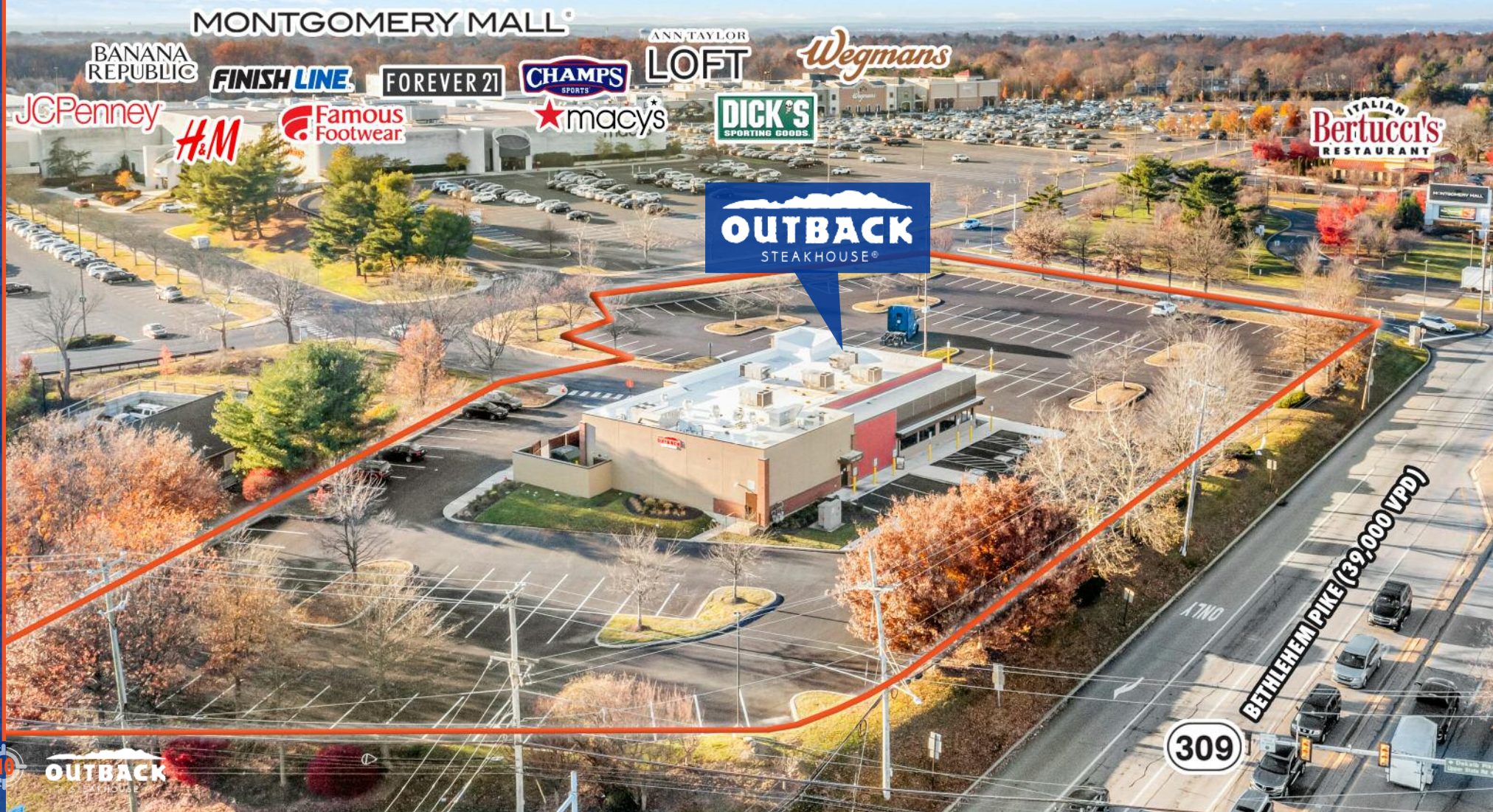


Just twenty-five (25) miles northwest of Philadelphia, Outback Steakhouse is located within the densely populated and affluent Montgomery County, which is the 2nd wealthiest county in the State of Pennsylvania. There are over 152,000 residents within five miles of the property with an average household income of \$136,000.





450 Montgomery Mall
NORTH WALES, PA



MONTGOMERY MALL

BANANA
REPUBLIC

FINISH LINE

FOREVER 21

CHAMPS
SPORTS

ANN TAYLOR
LOFT

Wegmans

JCPenney

H&M

Famous
Footwear

macy's

DICK'S
SPORTING GOODS

ITALIAN
Bertucci's
RESTAURANT

OUTBACK
STEAKHOUSE®

BETHLEHEM PIKE (39,000 VPD)

309



OUTBACK
STEAKHOUSE®

Outback Steakhouse Tenant Overview:

Famous for their Bloomin' Onion, Outback Steakhouse, Inc. is one of the largest casual steakhouse chains in the United States. It is a subsidiary of Bloomin' Brands (BLMN) and consists of 697 restaurants that span across 47 states. In addition, there are multiple locations in other countries throughout the world.



Restaurant sales for Outback Steakhouses open 18 months or more in the U.S. have grown in Q3, 6% from 2019 and 18.3% from 2020. In the past few years, Outback has looked to expand into Brazil, keeping much of the original menu while also providing some local touches. Looking at what is expected for the final quarter of 2021, total revenues are expected to be at least \$1.02 billion with EBITDA of at least \$115 million.

Outback Steakhouse's mission statement emphasizes their high-quality delicious food and a warm welcoming environment, all while remaining moderately priced.

Bloomin' Brands Tenant Overview:

Bloomin' Brands, Inc. is a casual dining industry leader founded in August of 1987 by Chris T. Sullivan, Bob Basham, and Tim Gannon and headquartered in Tampa, Florida. Today, the company consists of more than 1,450 restaurants worldwide and was awarded one of America's Best Large Employers for 2021.



In March 1993 following the launching of Outback, the company began to develop Carrabba's Italian Grill restaurants as part of a joint venture. As Outback and Carrabba's continued to grow so did the brand. Today, in addition to Outback Steakhouse, their parent company, Bloomin' Brands owns a variety of well-known chain restaurants such as Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. In total, the Bloomin' Brands Inc. consists of more than 1,450 restaurants in 47 states and 20 countries.

Following the midst of the pandemic in Q3 2021, total revenues for Bloomin' Brands Inc. exceeded \$1B and increased approximately 31% from Q3 2020.

Outback Steakhouse Snapshot

Ownership	Subsidiary to Bloomin' Brands Inc. (NYSE: BLMN)
Credit Rating	B+ (S&P)
Headquarters	Tampa, FL
# of Locations	697
Website	https://www.outback.com/



REPRESENTATIVE PHOTO

Bloomin Brands Snapshot

Ownership	Bloomin' Brands Inc. (NYSE: BLMN)
Credit Rating	B+ (S&P)
Headquarters	Tampa, FL
# of Locations	1,489
Website	https://www.bloominbrands.com/

OUTBACK

STEAKHOUSE®

450 Montgomery Mall
NORTH WALES, PA



PRICE:
\$3,523,810

CAP RATE:
5.25%

NOI:
\$185,000



Overview:

Address	450 Montgomery Mall, North Wales, PA 19454
Tenant	Outback Steakhouse of Florida, LLC
Guarantor	Bloomin' Brands, Inc.
Building Size	6,830 SF
Parcel Size*	2.56 Acres
Year Renovated	2021
Annual Rent	\$185,000
Lease Type	NNN Ground Lease
Roof & Structure	Tenant's Responsibility
Rent Commencement	8/1/2021
Lease Expiration	7/31/2031
Remaining Options	Four (4), Five (5) Year Options

*Denotes an estimate. The property is not subdivided yet. Subdivision is currently in process.

Rent Schedule:

Description	Dates	Annual Rent	% Increase
Base Term (Years 1-5)	8/1/2021 - 7/31/2026	\$185,000	-
Base Term (Years 6-10)	8/1/2026 - 7/31/2031	\$203,500	10.00%
Option Term 1 (Years 11-15)	8/1/2031 - 7/31/2036	\$223,850	10.00%
Option Term 2 (Years 16-20)	8/1/2036 - 7/31/2041	\$246,235	10.00%
Option Term 3 (Years 21-25)	8/1/2041 - 7/31/2046	\$270,859	10.00%
Option Term 4 (Years 26-30)	8/1/2046 - 6/30/2051	\$297,944	10.00%



Financial Analysis

Tenant Responsibility Detail

Maintenance & Repairs	Tenant shall at all times, at its expense, keep the Premises (including any and all improvements, landscaping surrounding the building, and building exterior) in good order, condition and repair in a clean, orderly, sanitary and safe condition comparable to that of the remainder of the Center. Tenant shall remove and replace any dead shrubbery surrounding the building, and repair and maintain the exterior of the improvements upon the Premises. If replacement of equipment, fixtures and appurtenances thereto is necessary, Tenant shall replace the same with new or completely reconditioned equipment, fixtures and appurtenances, and repair all damage done in or by such replacement. Tenant shall be responsible for maintenance and repair of Common Areas within the boundaries of the Premises.
Insurance	Tenant shall maintain the following insurance policies; commercial general liability, commercial automobile liability, liquor liability, workers' compensation, employer's liability, umbrella or excess liability, standard 'all-risk' property insurance with coverage including, the perils covered by standard Fire and Extended Coverage Insurance, for 100% of the actual replacement cost, covering all of Tenant's Work, Tenant's improvements on the Premises and all items of personal property of Tenant located on or within the Premises.
Taxes	If Landlord obtains a separate tax assessment, a tax property index number and a tax invoice for the Premises, Landlord agrees to request the county or municipal assessor to bill Tenant directly for such taxes. Tenant shall promptly pay such amounts owed directly to the assessing authority and shall submit a copy of the paid tax bill to Landlord within thirty (30) days after any installment thereof is due and payable
Utilities	Tenant shall be solely responsible for and promptly pay directly to the applicable utility companies, all charges for use or consumption of sanitary sewer, natural gas, electricity, water and all other utility services on the Premises.
Common Area Maintenance	Tenant shall pay to Landlord, as Tenant's share of Landlord's Common Area Costs, a flat fee of Fifteen Thousand Dollars (\$15,000) per Lease Year in equal monthly installments of One Thousand Two Hundred Fifty and 00/100 Dollars (\$1,250.00) per month ("Fixed CAM") payable in advance beginning on the Rent Commencement Date and on the first day of each and every month thereafter during the Lease Term. The Fixed CAM amount shall be increased by ten percent (10%) at the end of every fifth (5th) Lease Year (including Renewal Terms)

Landlord Responsibility Detail

Maintenance & Repairs	None
Common Area Maintenance	Mall Landlord shall maintain the Common Areas which shall remain under Mall Landlord's exclusive control and Mall Landlord agrees not to change such Common Areas in manner which would substantially impair the visibility of or accessibility to the Demised Premises.



OUTBACK

STEAKHOUSE®

450 Montgomery Mall
NORTH WALES, PA

Montgomery County, PA Snapshot



**2ND
WEALTHIEST**
COUNTY IN THE
STATE



**EXCEPTIONAL
ACCESS**
25 MILES NORTHWEST
OF CENTER CITY
PHILADELPHIA



**#1 MOST
POPULATED**
SUBURBAN COUNTY IN
THE PHILADELPHIA MSA

**S&P Global
Ratings**

**AAA CREDIT
RATING**
FROM STANDARD
AND POOR'S





North Wales | Montgomery County Location Overview

North Wales is a borough in Montgomery County, Pennsylvania that lies just 25 miles northwest of Philadelphia. A suburb of Philadelphia, North Wales has a population of approximately 3,200.

North Wales is just a short ride on Pennsylvania Route 309 or Interstate-76 from Philadelphia and just 40 miles from both Lehigh Valley International Airport and Philadelphia International Airport. A SEPTA regional rail station is also located in the area and can provide transportation to many local towns also in the area. According to niche.com, North Wales ranks at #30 of 703 of the best suburbs to buy a house in Pennsylvania.

Montgomery County Location Overview

Ideally positioned 25 miles northwest of Center City Philadelphia, Montgomery County is the third-most populous county in Pennsylvania and the #1 most populated suburban county in the Philadelphia MSA. Montgomery County is also the 2nd wealthiest county in the state. With major roadways such as I-276, I-476, and I-76 and more than two-dozen major SEPTA train stops running through Montgomery County, population sits just over 856,550 for 2021. Population growth has increased from 799,874 to 856,550

which is 6.6% growth from 2011 to 2021. Now with major pharmaceutical and biotechnology companies aiding employment; Montgomery County is the premier county in the Philadelphia MSA for suburban living.



Economy

Montgomery County is home to some of the region's top employers in pharmaceuticals, banking, manufacturing, health-care, and education. Companies such as Merck, Pfizer, GlaxoSmithKline, collaboratively employ 15,000 people in the County. Due to the County's attractiveness to businesses, it has amassed a strong job base and tax base generated by these employers which has resulted in Montgomery County receiving the highest credit rating of 'AAA' from Standard and Poor's, an accolade fewer than 30 counties in the United States receive. A high standard of living and first-class employers has built a workforce of over 410,000 people with one of the lowest unemployment rates in the Commonwealth of 3.8%.



Demographics

DESCRIPTION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population			
2010 Census	7,396	67,369	145,230
2021 Summary	7,635	70,898	152,336
2026 Projection	7,741	72,277	155,094
Population Growth			
Percent Change: 2010 to 2021	3.23%	5.24%	4.89%
Percent Change: 2021 to 2026	1.39%	1.95%	1.81%
Estimated Household Income			
Average Household Income	\$132,737	\$124,082	\$136,808
Median Household Income	\$106,986	\$91,000	\$98,512
Households			
2010 Census	2,960	26,307	55,864
2021 Summary	3,063	27,671	58,657
2026 Projection	3,101	28,181	59,706
Household Growth			
Percent Change: 2010 to 2021	3.48%	5.18%	5.00%
Percent Change: 2021 to 2026	1.24%	1.84%	1.79%

(ESRI)

Single Tenant Outback Steakhouse

ACTUAL LOCATION

Corporate Guaranty | 10% Increases Every 5 Years | Brand New NNN Ground Lease
Outparcel to Wegman's Anchored Montgomery Mall

450 Montgomery Mall | North Wales, PA 19454



MARKETING ADVISORS

MARC MANDEL

Managing Partner

mmandel@forgedre.com

STEVE SCHRENK

Partner

sschrenk@forgedre.com

MARCO DIPRINZIO

Director

mdiprinzio@forgedre.com

GREG ZIMMERMAN

Vice President

gzimmerman@forgedre.com

MAIN: 610-608-2621 | WWW.FORGEDRE.COM