

APPLEBEE'S

2810 South Soncy Road - Amarillo, TX 79124

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,370 SF Applebee's Located at 2810 South Soncy Road in Amarillo, TX. This Deal Includes 7+ Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities and Annual Rent Increases Providing a Strong Hedge Against Inflation. This Location Features a Guarantee From RMH Franchise Holdings With Over 130 Restaurants Across 14 States. With a High Yield, Rare Annual Increases & Triple Net (NNN) Lease, This Asset Offers an Attractive Opportunity For an Investor.

Sale Price

\$3,359,610

OFFERING SUMMARY

Cap Rate:	6.50%
NOI:	\$218,374
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	2810 S. Soncy Rd
City, State, Zip:	Amarillo, TX 79124
County:	Potter
Building Size:	5,370 SF
Lot Size:	1.16 Acres
Year Built:	1995
Year Renovated:	2008



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 7+ Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Annual Rent Increases Providing a Healthy Hedge Against Inflation
- Strong Guarantee From RMH Franchise Holdings - Currently Operating Over 130 Restaurants Across 14 States
- Texas is an Income Tax Free State
- Outparcel to a Kohl's Anchored Retail Strip Center That Also Includes PetSmart, Old Navy, Ulta Beauty, and OfficeMax
- 0.5-Miles From Highway 40, Which Sees Over 81,000 Vehicles Per Day
- Adjacent From Sam's Club and in Close Proximity to Target, Providing For Excellent Daily Traffic Counts
- Located 1-Mile From Westgate Mall - A Large, 100 Store Indoor Shopping Mall
- Nearby National Retailers Include: McDonald's, Kohl's, Sam's Club, Target, PetSmart, Ulta Beauty, Old Navy, Ross, Smoothie King, Starbucks, Fazoli's, Home Depot, Dairy Queen, McAlister's Deli and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Applebee's
Premises:	5,370 SF
Base Rent:	\$218,375
Rent Per SF:	\$40.67
Lease Commencement:	12/27/2012
Rent Commencement:	12/27/2012
Lease Expiration:	12/31/2032
Lease Term:	7+ Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	Lesser of 1.5% or 1.25x the Change in CPI
Lease Type:	Triple Net (NNN)
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
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



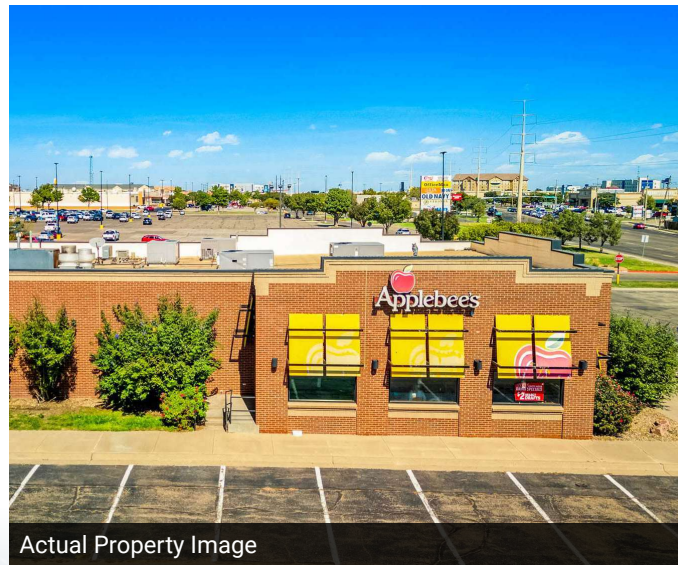
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



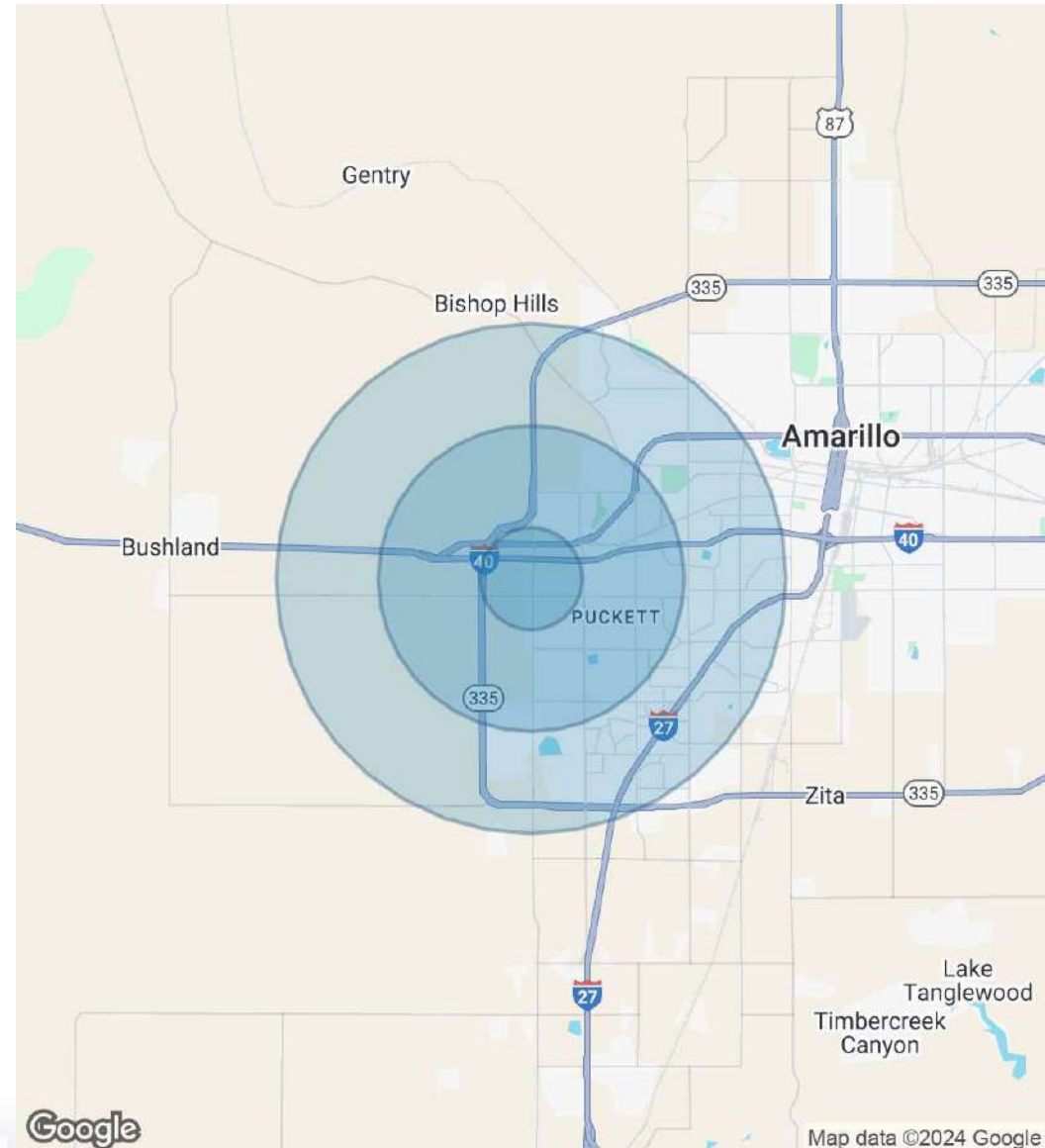
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,722	45,396	118,300
Average Age	45	42	41
Average Age (Male)	44	40	40
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,576	19,461	49,842
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$109,004	\$105,235	\$96,774
Average House Value	\$256,462	\$287,166	\$260,629

TRAFFIC COUNTS

US Hwy 23	32,166 VPD
I-40	81,371 VPD
Bell St	32,254 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Amarillo, TX



Amarillo Zoo

AMARILLO, TX

The Texas city of Amarillo, is the county seat of Potter County. The City of Amarillo is geographically located within the boundaries of both Potter and Randall Counties in the center of the Panhandle of Texas and now contains an area of 1,042.46 square miles. It is the 14th-most populous city in Texas and the largest city in the Texas Panhandle. Located on Interstate Highway 40 at the crossroads of a number of other highways and railroad lines. The city is almost equidistant from Albuquerque, New Mexico (285 miles to the west) and Oklahoma City, Oklahoma (245 miles to the east), both of which are accessible via Interstate I-40. The City of Amarillo had a population of 203,035 as of 2024. Amarillo is also a regional trade center for a very large five-state region. The City is the trade, banking, transportation, medical services, and marketing center of the entire Panhandle, as well as for portions of New Mexico, Oklahoma, Colorado, and Kansas. Thus, retail sales, banking, and medical services are significant activities in Amarillo. Moreover, because of Amarillo's central location in the United States and being traversed by I-40, I-27, and SH 287, traffic and transportation and travel and tourism are important industries to Amarillo. Natural gas and petroleum are major industries in the City of Amarillo and the Panhandle. The Amarillo Chamber of Commerce lists 23 employers with 400 or more employees in Amarillo. This is a very diverse group of employers consisting of governmental entities, manufacturing, defense, industry, food processing, healthcare, general retail, traffic and transportation, energy companies, public utilities, higher education, financial services, retirement services, the travel industry, and computer services. Two of the largest employers are in the defense industry: Bell Helicopter and CNS Pantex. Other employers include Amarillo Independent School District, Tyson Foods Inc., United Supermarket, BSA Health system and Northwest Texas Hospital.

Amarillo has a wide variety of attractions in and around the city. The English Field Air & Space Museum offers visitors a unique perspective on our aerospace past and features the only Mars Lander on Earth (the other two are on the surface of Mars). The Don Harrington Discovery Center & Space Theater features interactive exhibits, educational programs, and the only planetarium in the Texas Panhandle. One of Amarillo's newest attractions is the Kwahadi Kiva Indian Museum & Performance Center, a large facility designed in the style of an Indian Pueblo and housing an expansive museum and a dance performance theater. One of the city's most unique attractions is Cadillac Ranch, where ten Cadillacs are buried nose down in a field at the same formation as the Cheops Pyramid. Other attractions in and around the city include the Amarillo Zoo, the Palo Duro Canyon State Park, and the Panhandle-Plains Historical Museum. Annual events in Amarillo include the Tri-State Fair & Rodeo, held every September, and November's World Championship Ranch Rodeo.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



RMH
FRANCHISE



TENANT OVERVIEW

Company:	RMH Franchise Holdings, Inc.
Founded:	2012
Locations:	130+
Headquarters:	Lincoln, NE
Website:	rmhfranchise.com

RMH FRANCHISE HOLDINGS, INC.

Founded in 2012, RMH Franchise Holdings, Inc. is a franchisee of Applebee's restaurants. RMH has grown to become one of the largest Applebee's franchisees in the United States with over 130 locations. In November 2021, RMH was sold via an equity sale from private equity sponsor ACON Investments to Apple Sun LLC (an affiliate of Sun Holdings). The concept, Applebee's, is one of the world's largest casual dining brands and offers guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's franchise operations consisted of 1,625 Applebee's restaurants in the United States, two U.S. territories and 12 countries outside the United States as of June 30, 2024. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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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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TEXAS DISCLOSURE: 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.