



Applebee's

Applebee's

Neighborhood Grill & Bar  
LUNCH COMBOS  
STARTING AT \$6.99

# APPLEBEE'S

4025 South Loop 289 - Lubbock, TX 79423



# 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 5,388 SF Applebee's Located at 4025 South Loop 289 in Lubbock, 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	\$2,699,164
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## OFFERING SUMMARY

Cap Rate:	6.75%
NOI:	\$182,193
Price / SF:	\$500.96
Guarantor:	Franchisee

## BUILDING INFORMATION

Street Address:	4025 South Loop 289
City, State, Zip:	Lubbock, TX 79423
County:	Lubbock
Building Size:	5,388 SF
Lot Size:	1.33 Acres
Year Built:	1994
Year Last 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
- Strategically Located Next to a Walmart Supercenter, Providing For Outstanding Daily Traffic Counts
- Located Directly Off of Highway 289, Which Sees Over 73,000 Vehicles Per Day
- Situated Next to Other National Credit Restaurant Tenants: Outback Steakhouse, Cheddar's, and IHOP
- 5-Miles From Texas Tech University, Enrollment of Over 41,000 Students
- Nearby National Retailers Include: Walmart Supercenter, Outback Steakhouse, IHOP, Cheddar's, Whataburger, Krispy Kreme, Sonic, AutoZone, T.J. Maxx, Dollar Tree, Pep Boys, BJ's Restaurant & Brewhouse, Golden Corral and More





SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	Applebee's
Premises:	5,388 SF
Base Rent:	\$182,194
Rent Per SF:	\$33.81
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



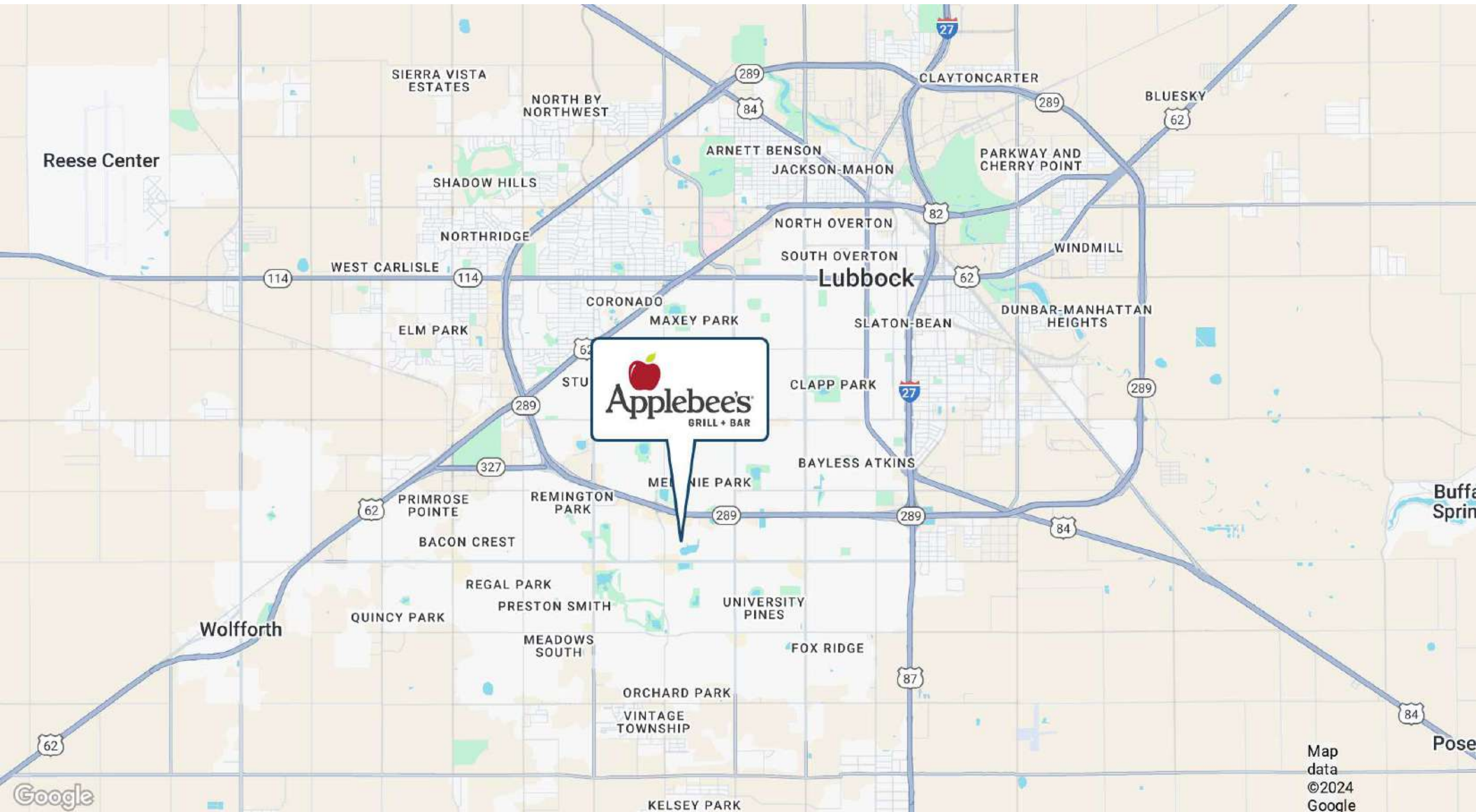


SECTION 3

# PROPERTY INFORMATION



# LOCATION MAP





# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



# AERIAL MAP



Neighborhood Grill & Bar  
LUNCH COMBOS  
STARTING AT \$6.99



# AERIAL MAP





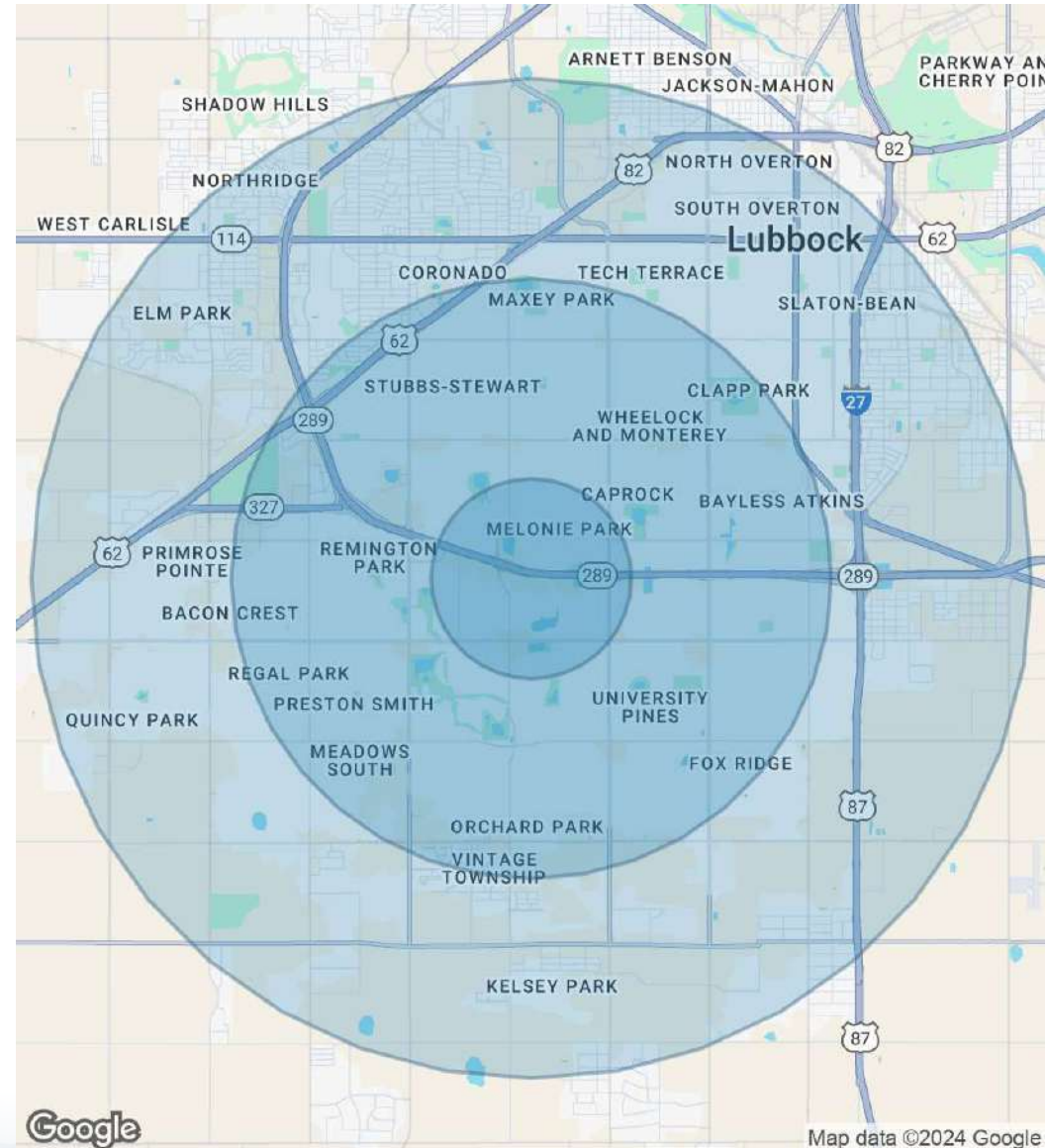
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,707	116,704	221,313
Average Age	43	39	37
Average Age (Male)	41	38	36
Average Age (Female)	44	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,491	48,053	87,677
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$115,158	\$94,954	\$94,022
Average House Value	\$284,843	\$243,031	\$240,215

## TRAFFIC COUNTS

Quaker Ave	48,016 VPD
State Loop 289	97,908 VPD
University Ave	40,312 VPD
I-27	61,473 VPD







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Lubbock, TX



Texas Tech University

## LUBBOCK, TX

Lubbock, the county seat of Lubbock County, is located at the approximate center of the county. Lubbock, Texas is one of the state's largest cities and is famous for being the birthplace of Rock and Roll legend Buddy Holly. The city, is located at the convergence of U.S. routes 62 and 84 in northwest Texas, about 60 miles east of the New Mexico border and 120 miles south of the city of Amarillo. Other major thoroughfares servicing Lubbock include Interstate I-27, U.S. Route 87, and Texas State Highway 114. Lubbock is home to Texas Tech University. The City currently occupies a land area of 136.0 square miles. The City of Lubbock is the 10th largest city in Texas with a population of 268,395 as of July 1, 2024.

The City of Lubbock has a stable economy with historically consistent and steady growth. Over the past forty years, Lubbock's agriculturally-based economy has diversified. The City has strong manufacturing, wholesale and retail trade, healthcare, education, and government sectors. Manufacturing includes a diverse group of employers who support approximately 4,600 workers. The city's central location and access to transportation contributes to Lubbock's development as a regional warehousing and distribution center. Also due to its location, Lubbock serves as the major retail trade center for a 26-county retail trade area of more than half a million people. The health care and social assistance sector is also a vital component of the Lubbock economy. Lubbock is home to several medical facilities including University Medical Center, Covenant Medical Center, The Lubbock Heart Hospital, and Grace Medical Center. The Texas Tech University Health Sciences Center also provides health care, as well as training and research opportunities for health care professionals. Major employers include: Texas Tech University, Covenant Health System , United Supermarkets (Corporate), Lubbock Independent School District and University Medical Center among top.

Lubbock has grown into a vibrant and bustling city. While many things have changed since its incorporation in 1909, one thing has remained the same: Lubbock continues to be known for the charm and hospitality of its people. Museums like the Buddy Holly Center and the West Texas Walk of Fame, attract thousands of visitors each year from across the world and are lasting proof of the thriving musical talent developing in Lubbock. The National Cowboy Symposium and Celebration is an annual September event which celebrates the prototypical Old West cowboy and features cowboy poetry, art, music, and presentations on cowboy culture and the history of the American West. Points of Interest include Lubbock Community Theatre, Mackenzie Park, The Louise H. Underwood Center for the Arts, American Wind Power Center and Cactus Theater.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



Actual Property Image



Actual Property Image

**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

## 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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## 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.