



APPLEBEE'S

3501 North Main Street - Altus, OK 73521

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SIGnnn.com



DAN HOOGESTEGER

CalDRE #01376759
310.853.1419 | DIRECT
dan@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com

In Cooperation With Sands Investment Group Oklahoma LLC – Lic. #207753
BoR: Tom Gorman – Lic. OK #207754

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,854 SF Applebee's Located at 3501 North Main Street in Altus, OK. 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 Has a Healthy Rent to Sales Ratio Featuring a Guarantee From RMH Franchise Holdings With Over 130 Restaurants Across 14 States. With a Healthy Rent to Sales Ratio, Rare Annual Increases & Triple Net (NNN) Lease, This Asset Offers an Attractive Opportunity For an Investor.

Sale Price	\$1,713,315
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OFFERING SUMMARY

Cap Rate:	6.75%
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NOI:	\$115,648
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Guarantor:	Franchisee
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BUILDING INFORMATION

Street Address:	3501 N. Main St.
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City, State, Zip:	Altus, OK 73521
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County:	Jackson
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Building Size:	4,854 SF
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Lot Size:	1.83 Acres
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Year Built:	2005
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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
- Very Healthy Rent-to-Sales Ratio, Providing a Safe Long Term Investment
- Strategically Located Directly on Highway 283, a Major North and South Interstate
- Adjacent to Western Oklahoma State College - Enrollment of Over 2,500 Students
- Altus is Home to Altus Air Force Base - The Premier Air Mobility Training Location For the United States Air Force; the Base Supports over 2,000 Permanent Military Personnel and Trains Over 2,000 Student Annually
- Limited Nearby Restaurant Competition
- Nearby National Retailers Include: Walmart Supercenter, Whataburger, Starbucks, Chick-fil-A, Chicken Express, Taco Bell, Hobby Lobby, Pizza Hut and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

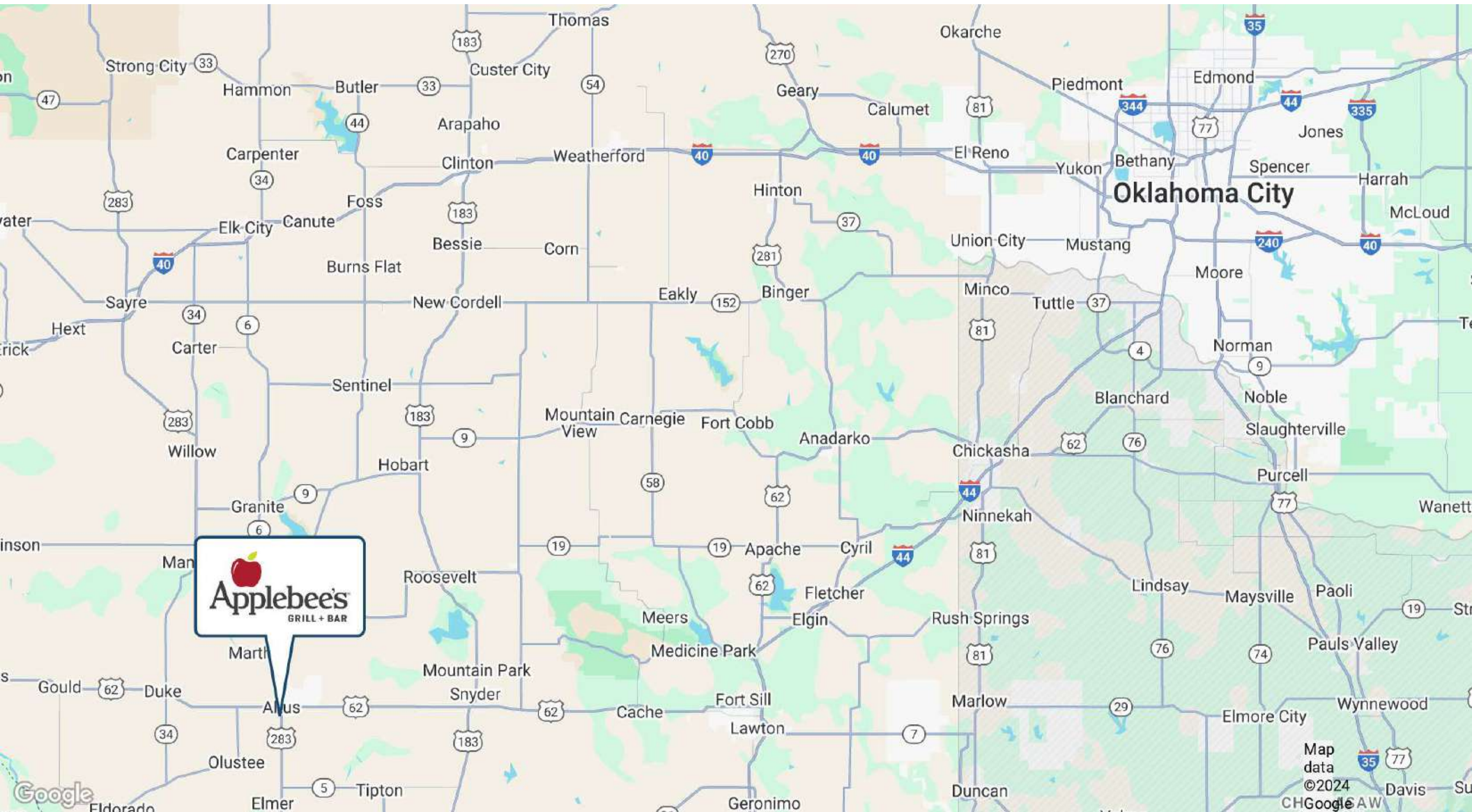
Tenant:	Applebee's
Premises:	4,854 SF
Base Rent:	\$115,649
Rent Per SF:	\$23.83
Lease Commencement:	12/27/2012
Rent Commencement:	12/27/2012
Lease Expiration:	12/31/2032
Lease Term:	7+ Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	Lesser of 1.5% or 1.25x the Change in CPI
Lease 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

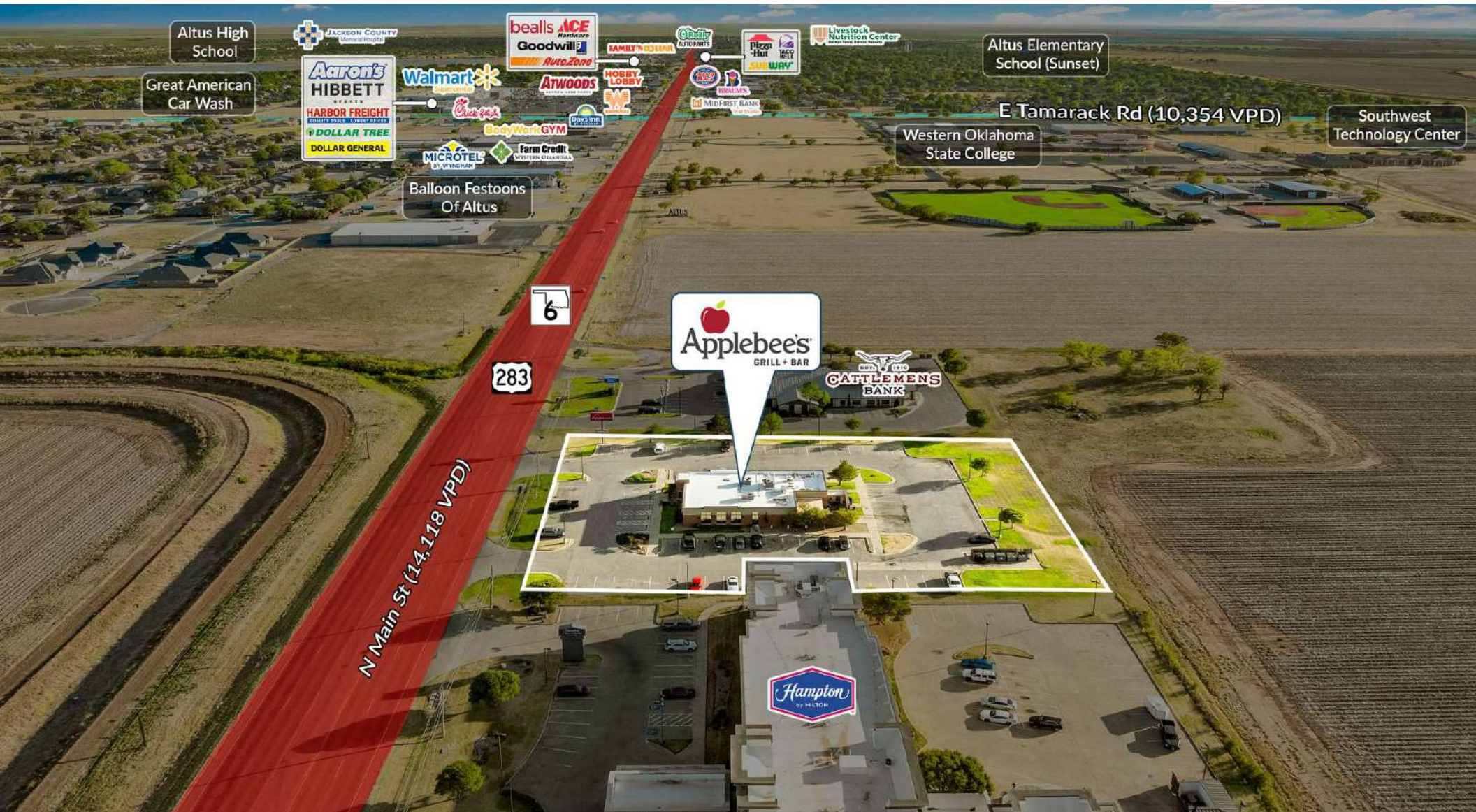


Actual Property Image



Actual Property Image

AERIAL MAP



RETAILER MAP



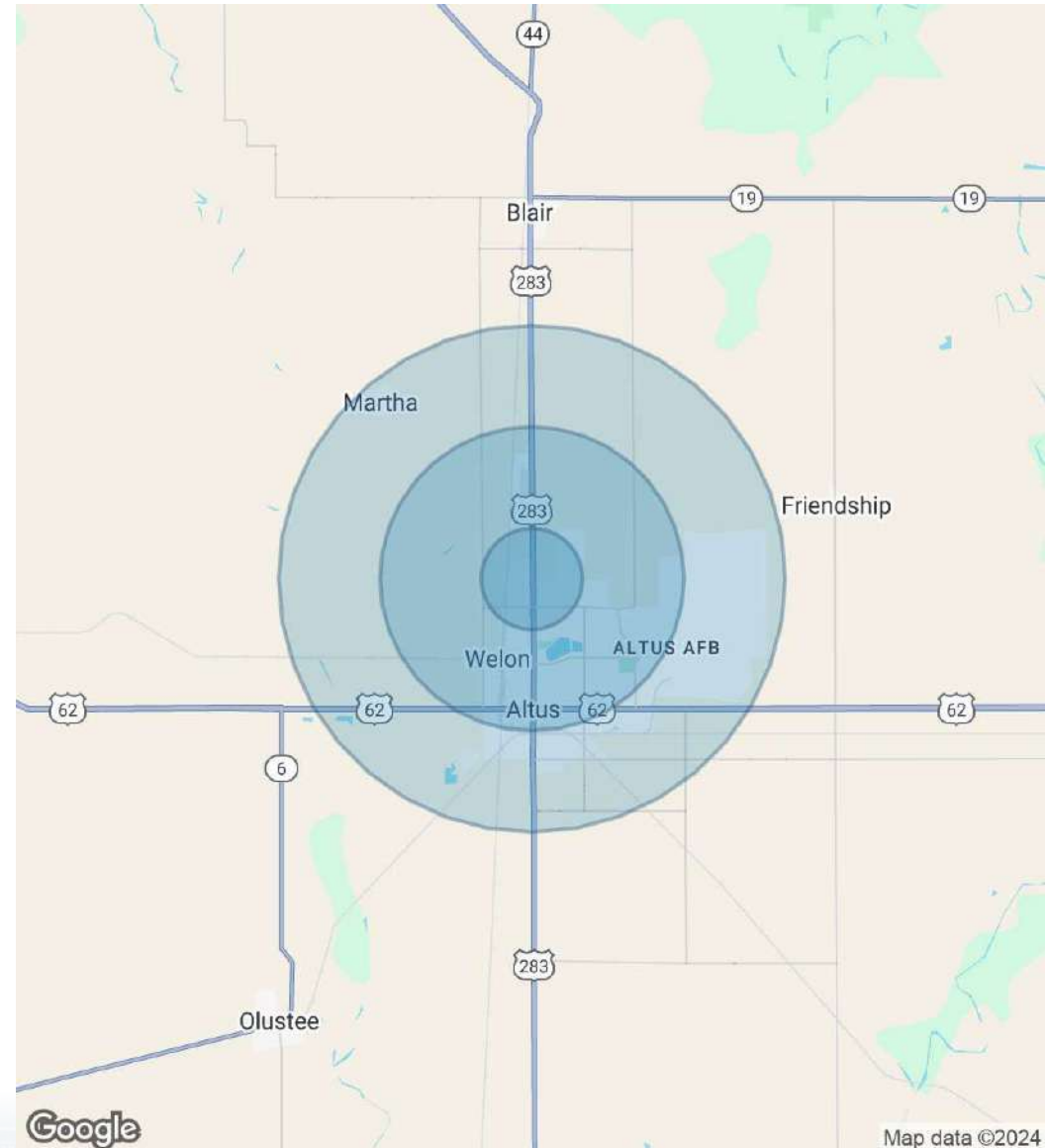
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,214	16,430	20,802
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,252	6,418	8,208
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$122,708	\$88,537	\$85,401
Average House Value	\$250,228	\$185,603	\$175,522

TRAFFIC COUNTS

N Main St	14,118 VPD
E Tamarack Rd	10,354 VPD
E Broadway St	6,070 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Altus, OK



Altus Air Force Base

ALTUS, OK

Altus, Oklahoma, is a city located in southwestern Oklahoma and serves as the county seat of Jackson County. Known primarily for its strong ties to the military, agriculture, and aviation, Altus is a community with a unique blend of small-town charm, strategic economic drivers, and proximity to beautiful natural landscapes. Situated in the plains of southwestern Oklahoma, Altus is about 55 miles west of Lawton and approximately 130 miles southwest of Oklahoma City. The City of Altus had a population of 18,495 as of July 1, 2024.

Altus, Oklahoma, has a diverse economy primarily driven by the military, agriculture, and retail sectors. Altus AFB is a significant contributor to the local economy, established in 1943 as a training base for the U.S. Air Force. The base employs thousands of military personnel, civilians, and contractors, providing stable employment and contributing to local spending. Altus has a long-standing agricultural tradition, with the surrounding area featuring fertile plains conducive to farming. Altus is home to several healthcare facilities, including Jackson County Memorial Hospital, which serves as a regional healthcare center. The dining scene includes a variety of restaurants and cafes, offering options for locals and visitors alike. The hospitality sector, while smaller, benefits from tourism related to nearby natural attractions and military events.

Altus, Oklahoma, offers a variety of attractions that highlight its natural beauty, military history, and local culture. Located about 20 miles north of Altus, Quartz Mountain Nature Park features stunning granite formations, hiking trails, and scenic views. It's a popular destination for outdoor activities like hiking, camping, fishing, and boating. Lake Altus-Lugert this reservoir, created by the construction of the Altus Dam, offers various recreational activities, including fishing, swimming, boating, and camping. While not a traditional tourist attraction, Altus AFB plays a crucial role in the community and offers insight into military operations and training. Museum of the Western Prairie this local museum showcases the history and culture of southwestern Oklahoma through exhibits on Native American heritage, pioneer life, and local wildlife. The downtown area features a mix of historic buildings, shops, and restaurants. Walking through the streets provides a glimpse of Altus's history and charm. Jackson County Free Fair held annually, this fair includes agricultural exhibits, livestock shows, carnival rides, and local food vendors, celebrating the region's agricultural heritage.



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



Miguel Jauregui

Managing Director

Capital Markets

310.421.0374

miguel@SIGnnn.com



Ty Reiley

Senior Associate

Capital Markets

512.649.2421

treiley@SIGnnn.com



Harrison Timberlake

Associate

Capital Markets

404.282.3047

htimberlake@SIGnnn.com

CONFIDENTIALITY AGREEMENT

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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.

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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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Max Freedman // TX #644481

512.766.2711 // max@SIGnnn.com