

# Applebee's

1492 E. Oglethorpe Highway | Hinesville, Ga

Sharon Black Realty



# Exclusively Listed By:

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# Investment Highlights



- **Strong Historical Sales-** Store performs 18% above the Applebee's national sales average
- **Operated by the largest Applebee's Franchise-** Apples American Group has roughly 480 Locations throughout the US
- **Situated along Highly Trafficked Oglethorpe Hwy which sees over 30,000 cars per day.**
- **Close proximity to Fort Stewart-** 280,000 acre Army Base with 11,000 people living in the grounds
- **Absolute NNN Lease-** Provides an investor passive income with **ZERO** Landlord responsibilities
- High-Quality Brick Construction situated on a large 1.38 Acre Parcel
- The sites strategically sits as an outparcel to a Marriott Inn and Holiday Inn
- Directly across the street from Mike Reed Chevrolet- One of Hinesville's largest auto dealers.
- **Three 5 year options with a 10% rent increase in 2022**
- **10 % rent increase in 2022 + 7.6% Cap Rate**



<b>List Price</b>	<b>\$3,485,000</b>
CAP Rate	7.0%
Gross Leasable Area	+6,250 SF
Lot Size	1.38 Acres
Year Built	2006

<b>Annualized Operating Data</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>
Current- 12/31/2021	\$20,404.80	\$244,857.60
1/1/2022-12/31/2026	\$22,445.28	\$269,343.36



## APPLEBEE'S

Applebee's International, Inc., is an American company which develops, franchises, and operates the Applebee's Neighborhood Grill and Bar restaurant chain. The company is headquartered in Kansas City, Missouri, after moving from Lenexa, Kansas, in September 2011. Applebee's started with the same philosophy they follow today – focused on serving good food to good people. Today, what was once a popular neighborhood restaurant has grown to become a popular restaurant in neighborhoods all across North America – with almost 2,000 locations and counting.

Know Your Investment	
Tenant	Applebee's Neighborhood Grill and Bar
Parent Company Trade Name	Flynn Restaurant Group LP
Ownership	Private
Annual Sales	\$1.1B
Number of Employees	5,500
Year Founded	1993
Website	<a href="http://www.appleamerican.com">www.appleamerican.com</a>

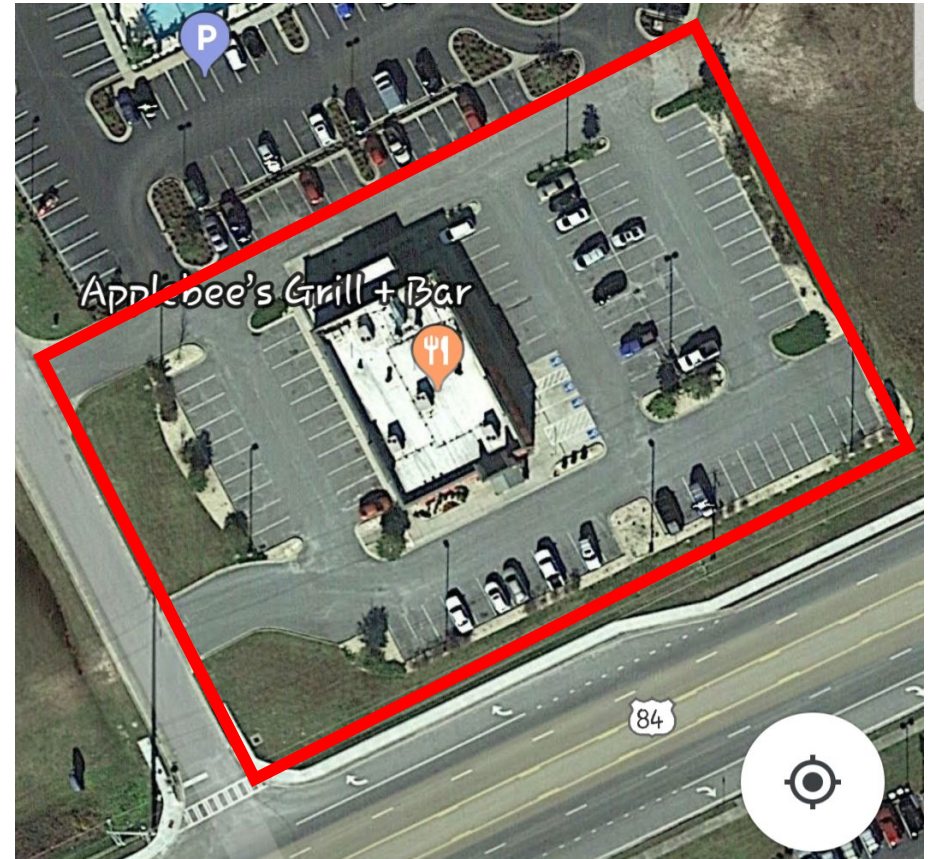


<b>Tenant Summary</b>	
Tenant	Applebee's
Type of Ownership	Free Simple
Lease Guarantor	Apple American Group
Lease Type	NNN
Original Lease Term	20 years
Lease commencement	1/1/2006
Lease Expiration Date	12/31/2026
Term Remaining	9 years
Increases	10% every 5 years



# Parcel Information

Site Description	
Number of Stories	One
Year Built	2006
Assessor's Parcel Number	069D008
Topography	Generally Level
Landscaping	Professional





US Army-Fort Stewart



SHOE SHOW



TENANT MAP