

NNN INVESTMENT OPPORTUNITY APPLEBEE'S RESTAURANT

NACharleston



OFFERING MEMORANDUM

1647 Church Street
Conway, SC 29526

Dexter Rumsey, IV
843.452.9417
drumsey@naicharleston.com

TABLE OF CONTENTS

➤ Investment Opportunity

Summary
Tenant Profile

➤ Property Overview

Site Plan
Aerial

➤ Market Overview

Location Map
Area Map
Demographics

➤ Confidentiality Agreement

(Contact agent for electronic version to be signed by all parties)



SUMMARY



Offering Summary

Address:	1647 Church Street, Conway, SC 29526
Acreage:	±1.08 AC
Improvements:	±4,424 SF Applebee's Restaurant
Year Built:	1997
Landlord/ Seller:	S & J Realty, LLC
Tenant:	Applebee's Restaurants Mid-Atlantic, LLC
Price:	\$3,100,000
NOI:	\$222,947.76
Cap Rate:	7.2%
Structure:	Absolute Net
Tenant Responsibility:	Taxes, insurance, & maintenance of building including roof, walls, foundation and parking lot
Landlord Responsibility:	None
Lease Term Expiration:	December 1, 2027 (currently in year 4 of the "First Option Period" equal to 7 years)
Expiration:	Three (3) additional 5-year periods, expiring 12/1/2042 (with tenant providing notice at least 120 days prior to expiration of each option period)

TENANT PROFILE

FRANCHISEE:

Legacy Apple V, LLC is a South Carolina Limited-Liability Company with Kansas being their domestic state. The company's filing status is listed as Active and In Good Standing. Currently, they own 27 stores.

Legacy Apple V, LLC is a subsidiary of Thrive Restaurant Group, which is a privately owned restaurant chain based in Wichita, Kansas, with a plethora of experience in the industry, serving people and food for over 45 years. They run well-known locations including Applebee's, Carlos O'Kelly's (Thrive Restaurant Group's own restaurant concept), HomeGrown, Modern Market Eatery, and Bakesale Treat Parlor. Thrive Restaurant Group employs ±8,000 people and runs ±170 restaurants in 15 states with extensive reach in the communities in which they operate, forming close ties with local schools and giving over \$5 million to charitable causes. They started their own restaurant concept, Carlos O'Kelly's, in the 1980s and were one of Pizza Hut's first franchisees. Applebee's is their flagship brand with their focus on building the brand's iconic national image. They have been an Applebee's franchisee for 25 years with full confidence in the chain's continued ability to attract consumers in the coming future, shown by their newest acquisitions. They are one of Applebee's largest franchisees in the United States and operate ±80 restaurants across 10 states.

Church Street is an Applebee's state leader, ranked #5 out of 27 locations in S.C. (see Exhibit A), putting it in the 85th percentile. Located in direct proximity to a medium-heavy vehicle traffic area, the location had ±13,300 cars drive on Church Street and ±3,300 on Mill Pond Road in 2023. Relative to three years ago, visits are up ±41.7% (see Exhibit B). Loyalty rates are high with ±79.2k visitors returning to the location at least 4 times a year (see Exhibit C). Additionally, there are many planned and in-progress development projects happening close to the site, likely to increase the already heavy traffic volume passing by the restaurant (see Exhibit D). **Letters correspond to exhibits on following page.*



FRANCHISOR:

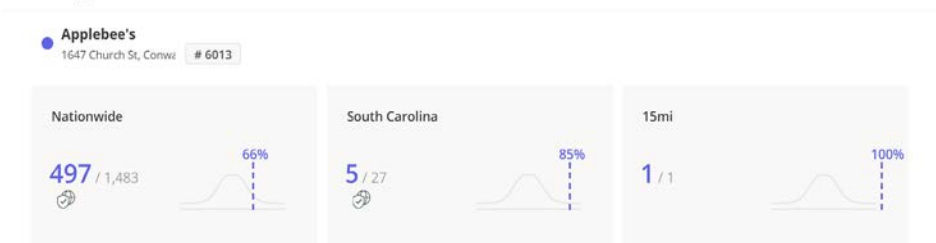
Applebee's is one of the largest full-service dining companies in the world, serving casual food and drinks. Founded in 1980 in Decatur, Georgia, Applebee's has expanded to approximately 1,650 locations in 14 countries and territories with plans to continue further worldwide expansion. Applebee's employs approximately 11,650 people. It is a dining company serving a wide demographic and considered a family-friendly environment.

Applebee's was acquired by Dine Brands Global Inc. in 2007. Dine Brands Global Inc. is a publicly traded food and beverage company based in Pasadena, California, operating franchised and corporate owned full-service restaurants including International House of Pancakes (IHOP) and Fuzzy's Taco Shop. Dine Brands Global Inc. acquired Applebee's with plans to revitalize the chain and make a shift towards a majority/complete franchise model. As of 2022, the franchised plan was successful as Applebee's returned to a fully franchised model for the first time since 2018.



*Exhibit A:

Ranking Overview



*Exhibit B:

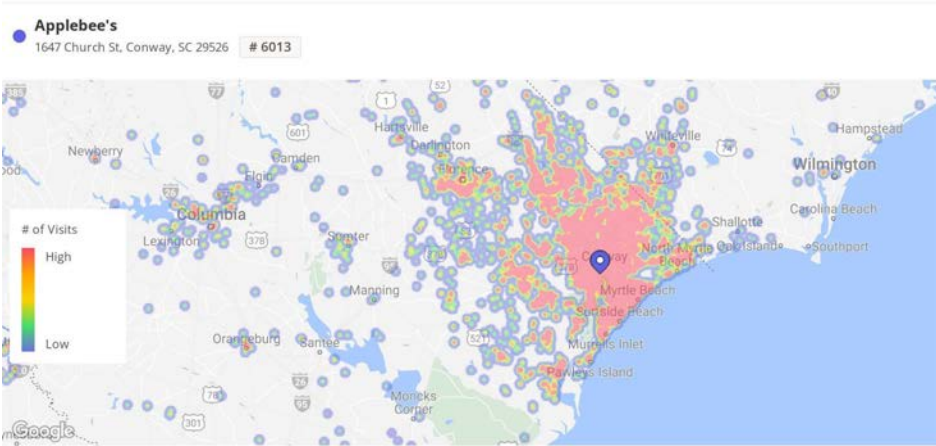
Metrics

Applebee's
1647 Church St, Conway, SC 29526 # 6013

Visits	201.6K	Panel Visits	16.3K
Visitors	104.1K	Visits Yo2Y	+4.5%
Visit Frequency	1.94	Visits Yo3Y	+41.7%
Avg. Dwell Time	68 min		

*Exhibit C:

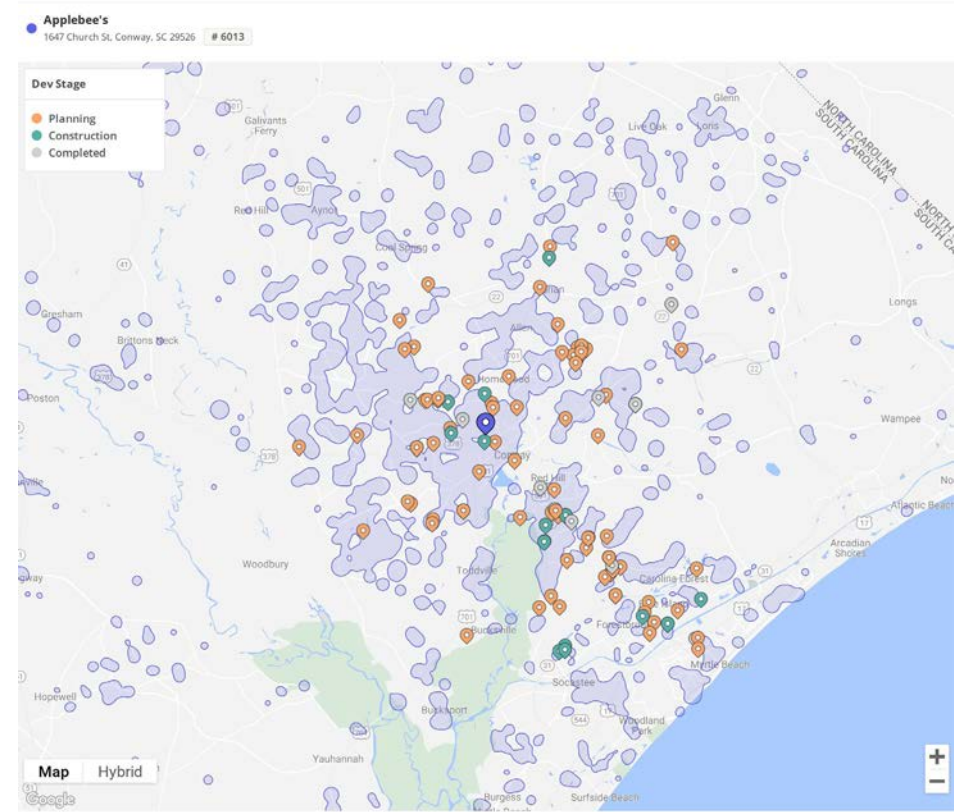
Trade Area



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

*Exhibit D:

Planned Development

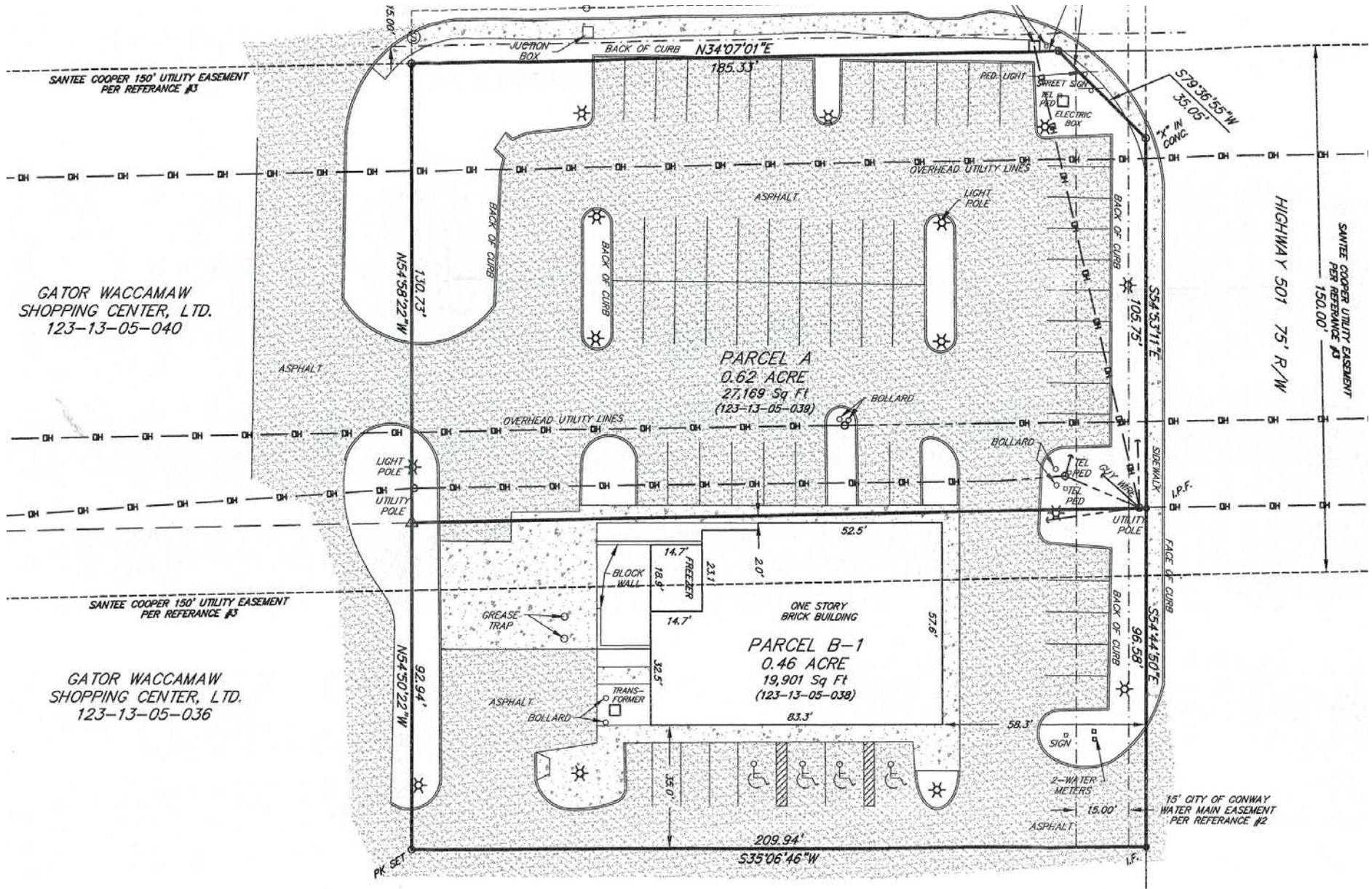


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Feb 1st, 2023 - Jan 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

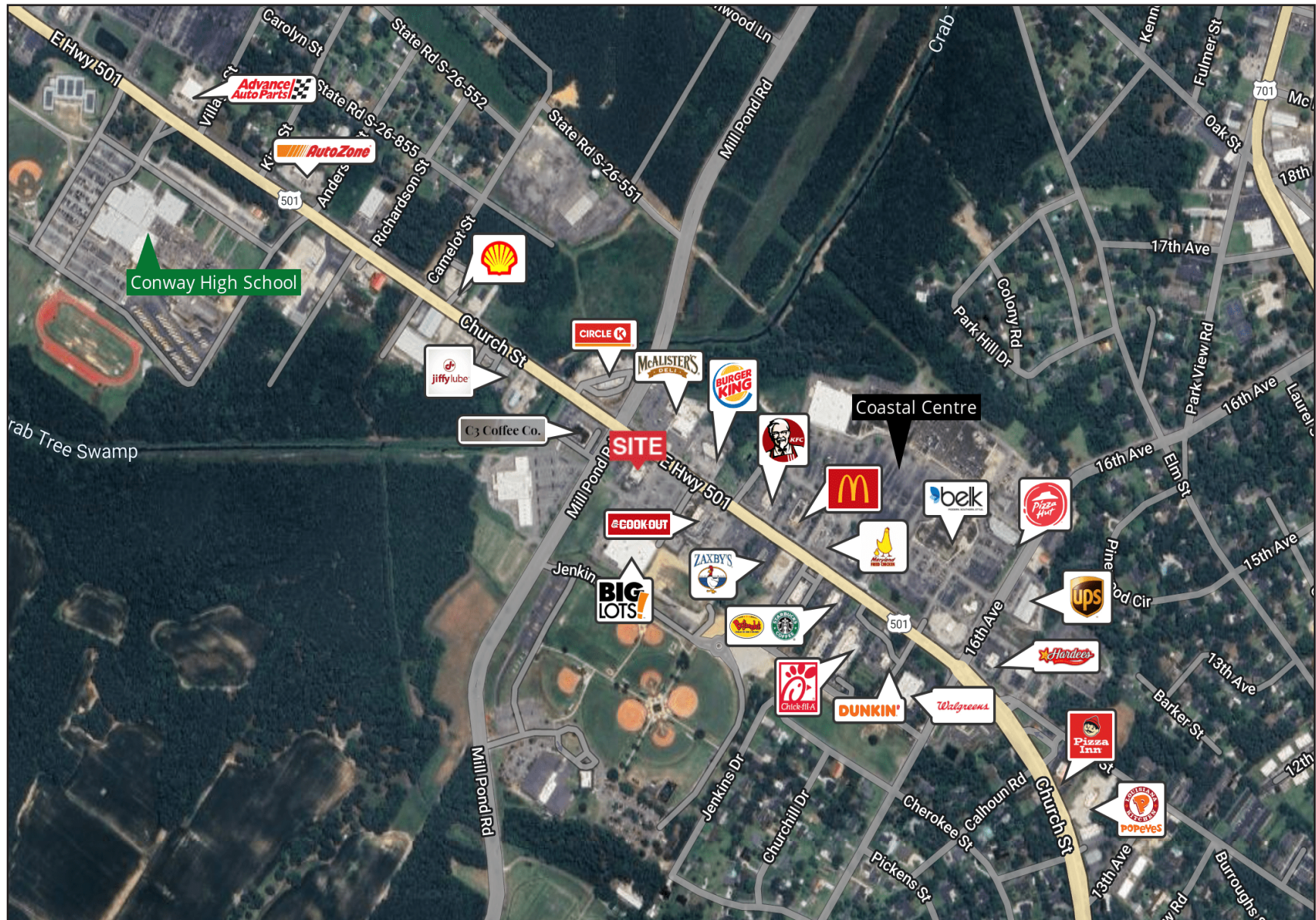
SITE PLAN



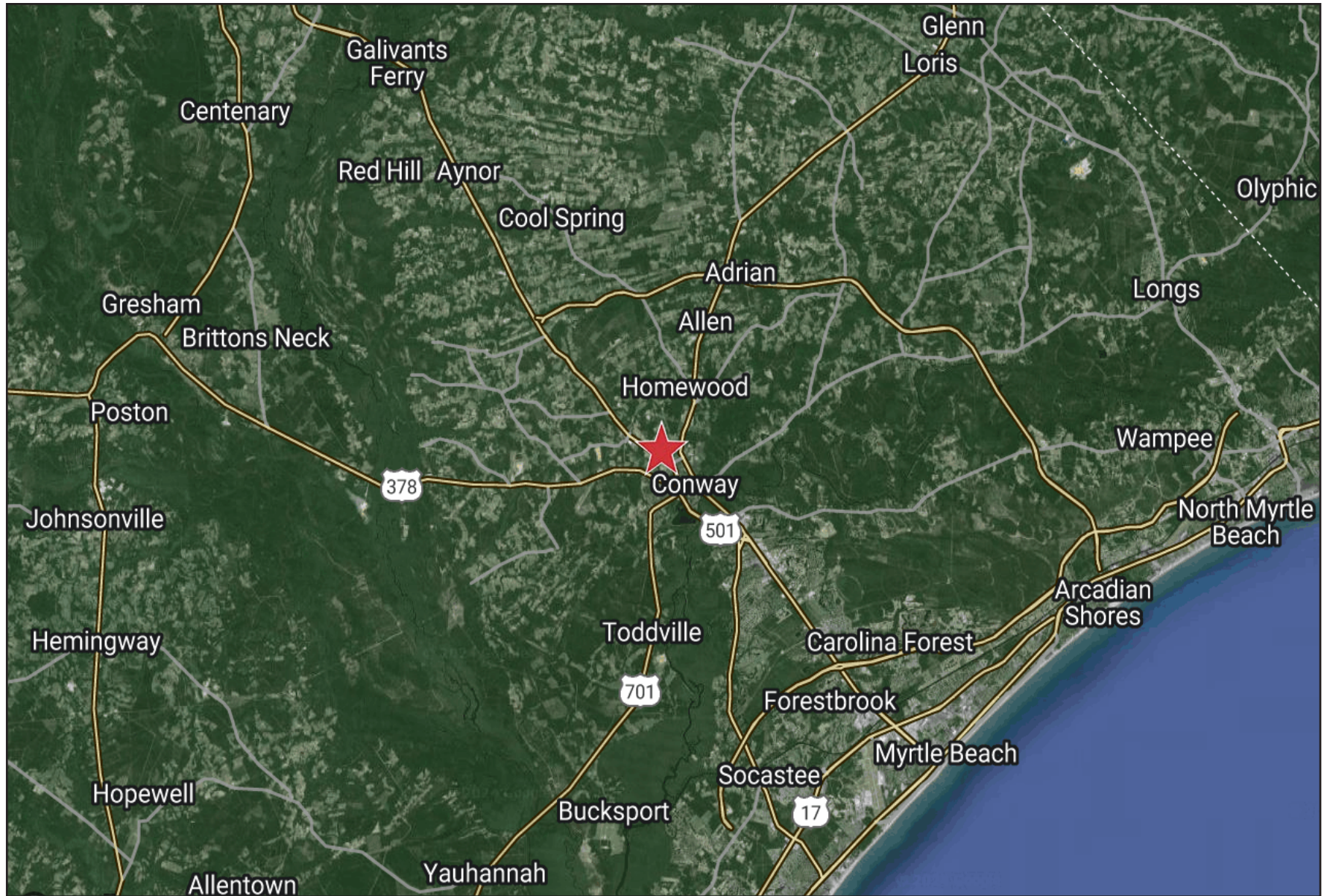
AERIAL



AREA MAP

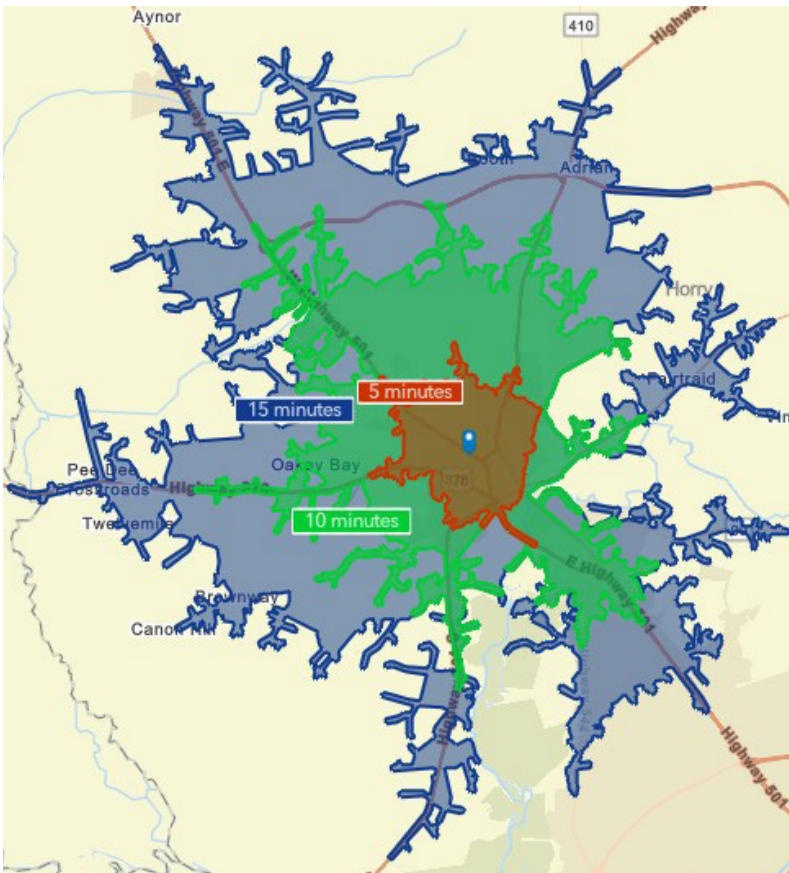


LOCATION MAP



DEMOGRAPHICS

1647 Church Street Conway, SC 29526



- 5 minute drive
- 10 minute drive
- 15 minute drive

Drive Times

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	10,835	31,267	58,441
Households	4,321	11,221	21,383
Average Household Size	2.49	2.51	2.47
2023 Summary			
Population	11,505	33,134	61,875
Households	4,673	12,109	22,994
Families	2,913	7,609	14,683
Average Household Size	2.44	2.48	2.45
Owner Occupied Housing Units	3,172	8,295	16,346
Renter Occupied Housing Units	1,501	3,814	6,648
Median Age	38.7	34.8	36.0
Median Household Income	\$41,869	\$47,037	\$50,388
Average Household Income	\$59,733	\$65,598	\$69,181
2028 Summary			
Population	12,274	35,132	65,928
Households	5,024	13,047	24,902
Families	3,116	8,167	15,831
Average Household Size	2.43	2.45	2.42
Owner Occupied Housing Units	3,465	9,055	17,872
Renter Occupied Housing Units	1,560	3,993	7,029
Median Age	39.1	36.0	37.6
Median Household Income	\$45,463	\$50,842	\$53,635
Average Household Income	\$66,214	\$72,750	\$77,143
Trends: 2023-2028 Annual Rate			
Population	1.30%	1.18%	1.28%
Households	1.46%	1.50%	1.61%
Families	1.36%	1.43%	1.52%
Owner Households	1.78%	1.77%	1.80%
Median Household Income	1.66%	1.57%	1.26%

**source: STDB.com

CONFIDENTIALITY DISCLAIMER

NAI Charleston ("Broker") in its capacity as Exclusive Agent for the "Owner", is presenting you with this Confidential Offering Memorandum in connection with the sale of "Owner's" fee interest in the property located at **1647 Church Street, Conway, South Carolina.**

This Memorandum was prepared by "Broker" and has been reviewed by "Owner." It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the "Owner" and "Broker". Additional information and an opportunity to inspect the Property will be made available upon request. Neither "Owner" nor "Broker", nor any of their respective directors, officers, advisors or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the Property. "Broker" has made no survey of the Property and assumes no responsibility in connection with such matters.

"Broker" has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold "as is," subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the Property.

"Owner" expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. "Owner" shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by "Owner" and any conditions to the "Owner's" obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of "Owner" and "Broker", nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the "Owner", its affiliates or "Broker".

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the Property furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

****Contact agent for electronic version to be signed by all parties****

Contact Us

Dexter Rumsey, IV

Broker | Partner

843.452.9417

drumsey@naicharleston.com

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAICharleston