

OFFERING MEMORANDUM

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1310 S CENTERVILLE RD | STURGIS, MI 49091

EXCLUSIVELY LISTED BY:



KYLE MATTHEWS

Broker of Record

License No. 6505432273 (MI)



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Applebee's GRILL + BAR

1310 S CENTERVILLE RD | STURGIS, MI 49091

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INVESTMENT SUMMARY

- ▶ **Absolute NNN Lease** – There are zero landlord responsibilities or expenses, providing 100% passive income to the landlord.
- ▶ **Strategically Located** – The Applebee's property is strategically located off S Centerville Road (Hwy 66) which sees $\pm 17,600$ cars per day and is on the state border line of Michigan and Indiana.
- ▶ **Excellent Retail Synergy** – The property is an outparcel to a Meijer and Walmart Supercenter and is located in a strong retail corridor with other national retailers that include Aldi, O'Reilly Auto Parts, Walgreens, Taco Bell, Wendy's and McDonald's to name a few.
- ▶ **Strong Guarantee** – The lease is backed by TSFR Apple Venture, LLC with over 60+ units under management in the state of Michigan. TSFR is one of Michigan's largest multi-brand restaurant groups that also operate Wendy's, Mod Pizza, and Olga's Kitchen.
- ▶ **National Tenant** – Applebee's Bar + Grill, a subsidiary of DineEquity, INC. is one of the largest casual dining chains in the world with over 1,670 locations.



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\$2,357,529
 LIST PRICE


8.50%
 CAP RATE


\$200,390
 NOI


2000
 YEAR BUILT


±4,287 SF
 GLA


±1.29 AC
 LOT SIZE

ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Current - 6/12/2028	\$16,699.22	\$200,390.66	10.00%
Option 1: 6/13/2028 - 6/12/2033	\$18,369.14	\$220,429.68	10.00%
Option 2: 6/13/2033 - 6/12/2038	\$20,206.06	\$242,472.72	10.00%
Option 3: 6/13/2038 - 6/12/2043	\$22,226.66	\$266,719.92	10.00%
Option 4: 6/13/2043 - 6/12/2048	\$24,449.33	\$293,391.96	10.00%



LEASE SUMMARY

Tenant Trade Name	Applebee's
Type of Ownership	Fee Simple
Lease Gurantor	TSFR Apple Venture, LLC (±60 Units)
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Lease Commencement Date	8/1/2010
Lease Expiration Date	6/12/2028
Term Remaining	± 4.3 Years
Rental Increases	Rent Increase in each option is the greater of 95% of Market Rent or 110% of Base Rent for prior lease year
Options	Four, 5-Year Options



STURGIS MIDDLE SCHOOL
649 STUDENTS

KIRSCH MUNICIPAL AIRPORT ✈️



VILLAGE MANOR APARTMENTS
122 UNITS



CRAFTSMEN HOMES



THURSTON WOODS VILLAGE
A LIFE PLAN COMMUNITY



US HIGHWAY 12 ± 17,400 VPD



STURGIS HIGH SCHOOL
977 STUDENTS



M 66 ± 17,600 VPD



FRANKS PARK



TENANT PROFILE



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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 was founded in 1980 in Atlanta, Georgia and since then have expanded immensely. Applebee's started with the same philosophy they follow today – focused on serving good food to good people. Their values have stayed consistent through the years: trust, inclusion, community, accountability, integrity, an innovation. Today, what was once a popular neighborhood restaurant has grown to become a popular restaurant in neighborhoods all across North America – with almost 1,670 locations and counting.



1,670+

Locations



GLENDALE, CA

Headquarters



1980

Founded

AREA OVERVIEW

STURGIS, MI

Located on the Michigan-Indiana border, Sturgis combines the conveniences of a City with proximity to a vast array of beautiful natural resources including numerous rivers and recreational lakes.

Sturgis offers visitors a traditional downtown as well as commercial areas with access to fast food, shopping, and overnight lodging. Sturgis is also close to regional attractions such as Shipshewana, Indiana and several beautiful golf courses. It also features unique in-town attractions such as the Sturges-Young Auditorium and the Doyle Community Center.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1310 S Centerville Rd, Sturgis, MI 49091**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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REAL ESTATE INVESTMENT SERVICES

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