

Subject Property



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



Brand New 10 Year Lease | Walmart Outparcel  
1650 Packard Highway, Charlotte, MI 48813

OFFERING MEMORANDUM

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Property Map





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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Fortis Agents Cooperate  
Click Here To Meet  
The Team



**APPLEBEE'S RESTAURANT & BAR**

INVESTMENT SUMMARY

List Price: \$1,200,000  
Current NOI: \$75,000  
Initial Cap Rate: 6.25%  
Average NOI: \$78,750  
Average Cap Rate: 6.56%  
Land Acreage: 1.20 Acres  
Year Built: 2001  
Building Size: 4,112 SF  
Google Aerial Map: Click [HERE](#)  
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: Absolute NNN  
Taxes/CAM/Insurance: Tenant Responsibility  
Structure/Roof: Tenant Responsibility  
Parking: Tenant Responsibility  
Original Lease Term: 10 Years  
Rent Commencement: New Lease signed @ COE  
Rent Expiration: Ten Years After COE  
Term Remaining: 10 Years  
Rent Increases: 10% Increase in Year Six  
Option Periods: Four, 5 Year Options w/Increases

TENANT: TSFR Apple Venture  
Number of Locations: Sixty Six (66)  
Annual Revenue: \$116M+

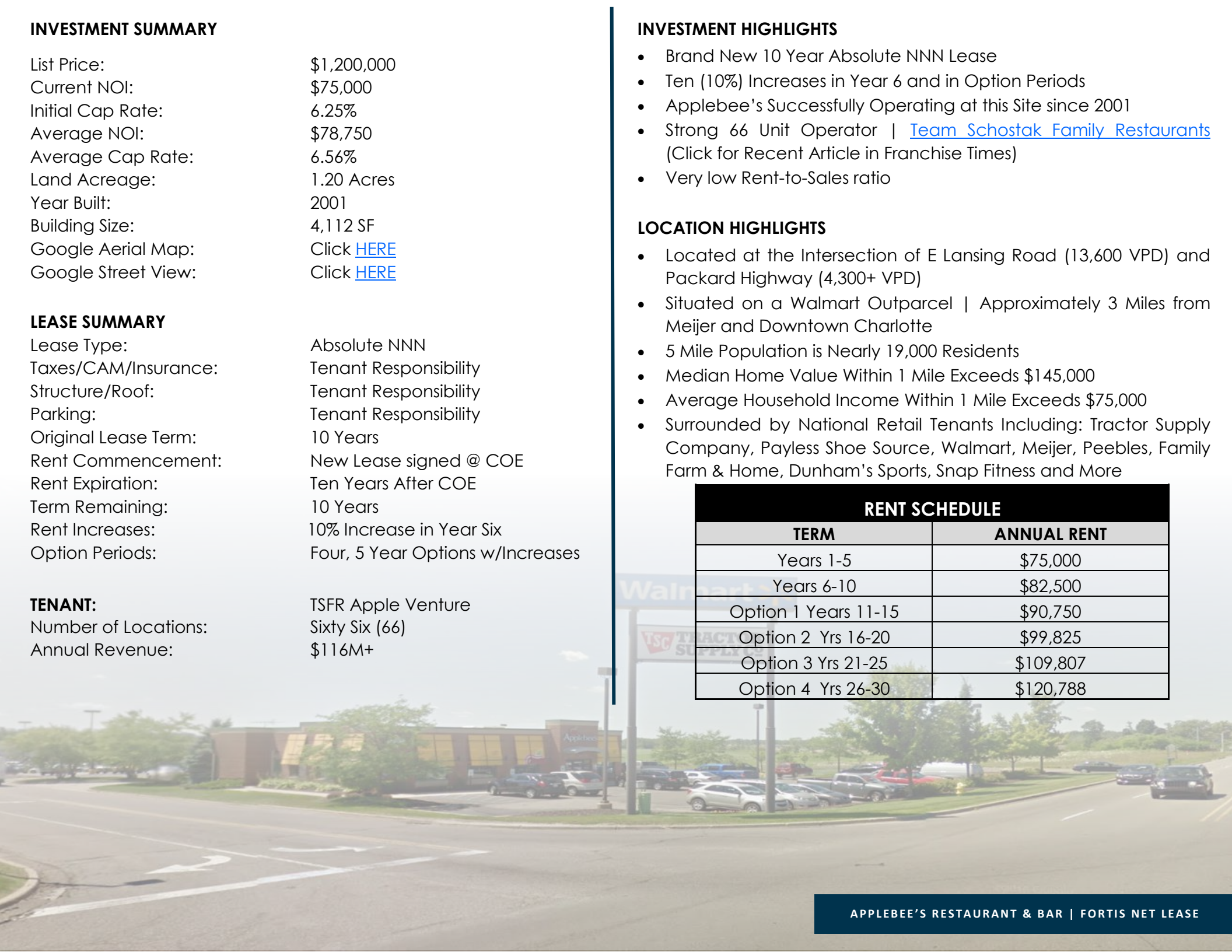
INVESTMENT HIGHLIGHTS

- Brand New 10 Year Absolute NNN Lease
- Ten (10%) Increases in Year 6 and in Option Periods
- Applebee's Successfully Operating at this Site since 2001
- Strong 66 Unit Operator | [Team Schostak Family Restaurants](#)  
(Click for Recent Article in Franchise Times)
- Very low Rent-to-Sales ratio

LOCATION HIGHLIGHTS

- Located at the Intersection of E Lansing Road (13,600 VPD) and Packard Highway (4,300+ VPD)
- Situated on a Walmart Outparcel | Approximately 3 Miles from Meijer and Downtown Charlotte
- 5 Mile Population is Nearly 19,000 Residents
- Median Home Value Within 1 Mile Exceeds \$145,000
- Average Household Income Within 1 Mile Exceeds \$75,000
- Surrounded by National Retail Tenants Including: Tractor Supply Company, Payless Shoe Source, Walmart, Meijer, Peebles, Family Farm & Home, Dunham's Sports, Snap Fitness and More

RENT SCHEDULE	
TERM	ANNUAL RENT
Years 1-5	\$75,000
Years 6-10	\$82,500
Option 1 Years 11-15	\$90,750
Option 2 Yrs 16-20	\$99,825
Option 3 Yrs 21-25	\$109,807
Option 4 Yrs 26-30	\$120,788



## INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a free-standing Applebee's sale leaseback opportunity located in Charlotte, Michigan. At the close of escrow, the Tenant, TSFR Apple Venture LLC will sign a new ten year absolute NNN lease requiring no landlord responsibility. The lease includes a 10 percent rent increase in year six, and four, five year option periods with a 10 percent increase in each option period. The lease is backed by TSFR Apple Venture LLC, a 66 unit operator.

The large 1.20 acre parcel is ideally positioned at the entrance to a Walmart Supercenter. Other National tenants that are located in the retail center include Tractor Supply Company, Dollar Tree, Goodwill, Payless Shoes, and Verizon. In addition, Dunham's and Peebles are directly across Packard Highway.

## TENANT OVERVIEW

The Tenant, TSFR Apple Venture LLC, located in Livonia, Michigan, is a leading franchisee of Applebee's Corporation. TSFR Apple Venture LLC is an affiliated company of Schostak Brothers & Company, Inc., a commercial real estate firm with interests and developments throughout the United States. The Schostak Restaurant division is TEAM Schostak Family Restaurants (TSFR). Under the TSFR Umbrella, the Company operates; 65 Applebee's Neighborhood Bar and Grill locations, 25 Olga's Kitchen Restaurants, 5 Del Taco Restaurants and 8 MOD Pizza Restaurants. The TEAM Schostak mission statement is to attract and retain the most talented workforce in the industry, to proudly delight guests, and to increase company profits.

Applebee's is a subsidiary of Dine Equity, Inc. Dine Equity Inc. owns, franchises, and operates full-service restaurant chains in the United States and internationally. It owns and operates two restaurant concepts, including Applebee's Neighborhood Grill and Bar (Applebee's) in the bar and grill segment of the casual dining category of the restaurant industry; and International House of Pancakes (IHOP) in the family dining category of the restaurant industry. The company's Applebee's restaurants offer food, alcoholic and non-alcoholic beverage items, and table service. Its IHOP restaurants provide full table service, and food and beverage offerings. With more than 3,700 Applebee's and IHOP restaurants in 18 countries and a 99%-franchised system of more than 400 franchisee partners, Dine Equity is one of the largest full-service restaurant companies in the world. The company was formerly known as IHOP Corp. and changed its name to Dine Equity, Inc. in June 2008. Dine Equity, Inc. was founded in 1958 and is headquartered in Glendale, CA.





## Charlotte, MI

Originally known as Eaton Center or Carmel, Charlotte was incorporated as a village on October 12, 1863 and the first election was held on March 1, 1864. A City charter was granted by the Michigan legislature on March 29, 1871.

Since July 1, 1962, Charlotte has operated under the council-manager form of government. This government structure divides policy making and administrative functions between the city council and the city manager with the council responsible for the former and the manager responsible for the latter.

The city council is composed of the mayor and six council members. Two council members are elected from each of the city's two wards or districts. The remaining two council members and the mayor are elected at-large. Council member terms are four years in length; mayoral terms are two years in length. Elections are held in November of odd-numbered years.

The city council appoints a city manager who functions as the city's chief administrative officer overseeing the operations of the various city departments, keeping council informed as to important matters and proposing various policies for council consideration.

The primary governmental functions of the city include police, fire, street maintenance, water and wastewater utilities, parks and community development.











Peebles







FAMILY Farm & Home  
**Peebles**  
**Dunham's SPORTS**  
**snap**  
FITNESS 24-7

  
**Applebee's**

  
**AutoZone**

**Walmart**  
SUPERCENTER  
**TSC TRACTOR SUPPLY CO**  
**DOLLAR TREE**  
**Goodwill**

**Fitch H Beach Airport**

  
**goodwill**

  
**O'Reilly**  
AUTO PARTS

  
**HCB**  
HAYES GREEN BEACH  
MEMORIAL HOSPITAL

  
**City of CHARLOTTE**  
Michigan

  
**ALIVE**  
Your Community Well-Being Place

  
**Advance Auto Parts**

  
**Holiday Inn Express & Suites**

  
**meijer**

  
**Americas Best Value Inn**

  
**CPAC**  
Charlotte Performing Arts Center

  
**SPARTAN**  
SPARTAN MOTORS

  
**EATON**  
COUNTY FAIR

Veterans  
Memorial Pk





18,940 People Live  
Within 5 Miles



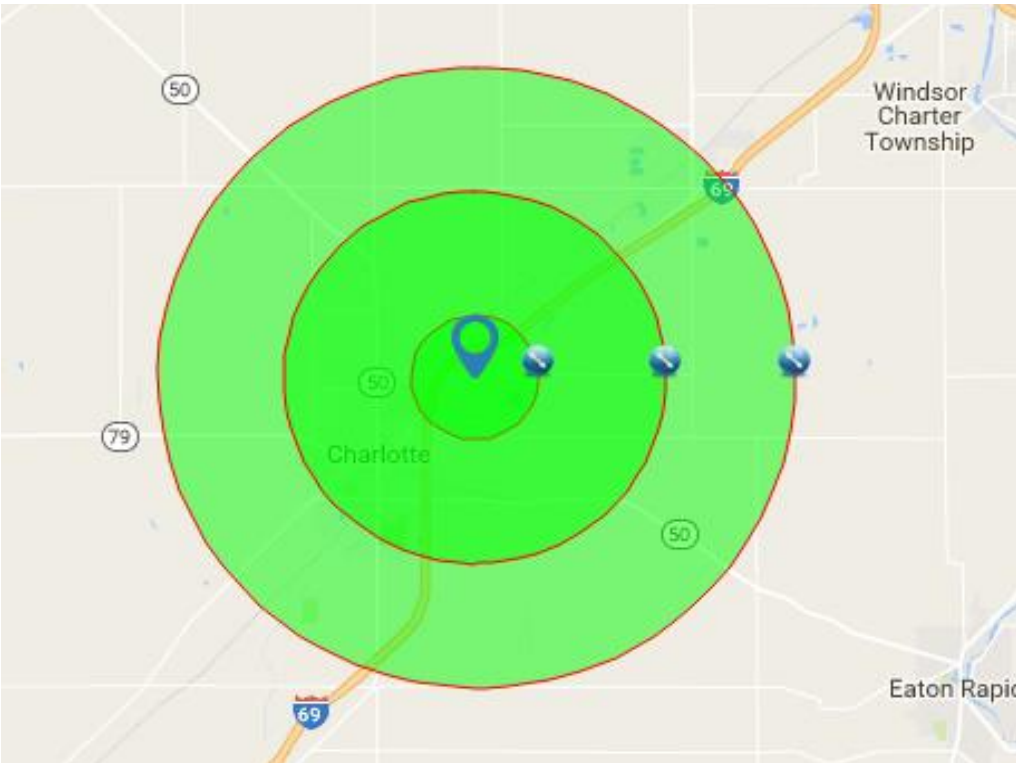
Average  
Household  
Income  
Exceeds  
\$66,600  
Within 5  
Miles

Click Image For Online  
Property Map





Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	1,289	12,582	18,940
2021 Population:	1,284	12,687	19,138
Pop Growth 2016-2021:	(0.39%)	0.83%	1.05%
Average Age:	41.00	39.20	39.40
Households			
2016 Total Households:	500	4,985	7,354
HH Growth 2016-2021:	(0.20%)	0.82%	1.06%
Median Household Inc:	\$73,192	\$53,785	\$55,616
Avg Household Size:	2.60	2.50	2.50
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$145,247	\$130,402	\$131,374
Median Year Built:	1983	1966	1971



Population:	1 Mile	3 Mile	5 Mile
2021 Projection	1,284	12,687	19,138
2016 Estimate	1,289	12,582	18,940
2010 Census	1,357	12,528	18,674
Growth 2016-2021	(0.39%)	(0.83%)	1.05%
Growth 2010-2016	(5.01%)	(0.43%)	1.42%
2016 Population Hispanic Origin	64	621	916
2016 Population by Race:			
White	1,230	12,092	18,205
Black	10	150	235
Am. Indian & Alaskan	6	52	76
Asian	28	78	110
Hawaiian & Pacific Island	0	4	9
Other	14	206	304
U.S. Armed Forces:	2	7	12
Households:			
2021 Projection	499	5,026	7,432
2016 Estimate	500	4,985	7,354
2010 Census	525	4,968	7,257
Growth 2016 - 2021	(0.20%)	0.82%	1.06%
Growth 2010 - 2016	(4.76%)	0.34%	1.34%
Owner Occupied	417	3,503	5,501
Renter Occupied	83	1,482	1,854
2016 Avg Household Income	\$75,820	\$64,721	\$66,682
2016 Med Household Income	\$73,192	\$53,785	\$55,616
2016 Households by Household Inc:			
<\$25,000	82	1,323	1,725
\$25,000 - \$50,000	74	957	1,497
\$50,000 - \$75,000	104	1,107	1,725
\$75,000 - \$100,000	108	671	970
\$100,000 - \$125,000	92	460	691
\$125,000 - \$150,000	30	199	315
\$150,000 - \$200,000	0	139	256
\$200,000+	10	128	176





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[ [www.fortisnetlease.com](http://www.fortisnetlease.com) ]