



**Lowe's**

**Walmart**

**PNC**

**DOLLAR TREE**

**Bob Evans  
RESTAURANT**

**Applebee's**

**APPLEBEE'S GROUND LEASE | VERY LOW PRICE POINT**

**1991 Harner Dr., Xenia, OH 45385**

**OFFERING MEMORANDUM**

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Property Map





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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.

## EXCLUSIVELY LISTED BY:

**ROBERT BENDER**

Managing Partner  
248.254.3406  
rbender@fnlre.com

**DOUG PASSON**

Managing Partner  
248.254.3407  
dpasson@fnlre.com

Fortis Agents Cooperate  
Click Here To Meet  
The Team



**APPLEBEE'S RESTAURANT**



## INVESTMENT SUMMARY

Asking Price:	\$907,500	
Initial Cap Rate:	6.00%	
NOI:	\$54,450	
Average Cap Rate:	6.31%	(1/2018-4/2027)
Average NOI:	\$57,315	

\* Averages depend on exact closing date

Original Lease Term:	20 Years
Lease Term Remaining:	9.5+
Lot Size:	1.38 Acres
Building Size:	6,257 SF
Year Built:	2007

## LEASE SUMMARY

Lease Type:	Absolute Net Ground Lease
Lease Guarantor:	RMH Franchise Corp.
Taxes, CAM & Insurance:	Tenant
Roof, Structure, Parking:	Tenant
Lease Commencement:	04/19/07
Lease Expiration:	04/28/27
Rent Increases:	10% Every 5 Yrs. Including Options
Option Periods:	4 (5) Year Options
Aerial View:	Click <a href="#">HERE</a>
Street View:	Click <a href="#">HERE</a>
Tenant Website:	Click <a href="#">HERE</a>

## INVESTMENT HIGHLIGHTS

- Ground Leases Are The Safest Form of R.E Investment
- Building Was Constructed At Tenant's Expense
- Very Low Price Point | Ideal 1031 Replacement Property
- Extremely Low Rent Virtually Ensures Continued Occupancy
- Subject is One of Very Few Casual Dining Options in Xenia, OH
- Operator & Lease Guarantor is the 2nd Largest Applebee's Franchisee In The Country With 174 Locations Across 15 States
- 10% Rent Bumps Every 5 Years

## LOCATION HIGHLIGHTS

- Average Daily Traffic Counts Exceed 18,300+ VPD
- 15 Miles S.E. Of Downtown Dayton
- Located On Corner Entrance to Walmart Supercenter & Lowe's
- Adjacent to Kroger Shopping Center
- 5 Miles Population Exceeds 46,400 Residents
- Median Home Value Within 5 Miles Exceeds \$152,000
- Average Household Income Within 5 Miles Exceeds \$75,000
- Surrounding Retail Tenants Include Walmart, Lowe's, Kroger, Chipotle, Dollar Tree, Bob Evans, Advance Auto Parts, Dollar General, Aldi, Walgreens, McDonalds, Tractor Supply Co. and More

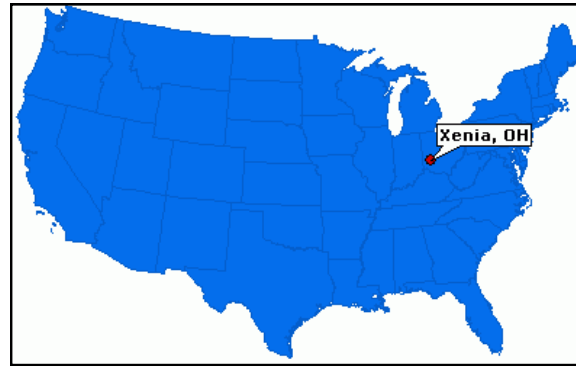


## Xenia, OH

Xenia is a city in and the county seat of Greene County, Ohio, United States. The municipality is located in southwestern Ohio 21 miles from Dayton and is part of the Dayton Metropolitan Statistical Area, as well as the Miami Valley region. The name comes from the Greek word Xenia (Ξενία), which means "hospitality".

As of the 2010 census, the city had a population of 25,719. Xenia is the third largest city by population in Greene County, behind Fairborn and Beavercreek. It serves as the county seat of Greene County, being at the geographical center, and housing the County Courthouse, the County Sheriff's Department, Jail, and other Government departments. By population, it is the largest place in the United States whose name begins with the letter X.

Xenia is a diverse, friendly, people/family-oriented community ripe with quality-of-life options, including nationally recognized bike trails, award winning schools, a historic downtown with quaint restaurants and small businesses, splendid parks and recreational facilities, abundant land for industrial expansion and a safe small town feel perfect for young singles, working families and seniors looking for a comfortable and affordable location to live.















APPLEBEE'S RESTAURANT | FORTIS NET LEASE









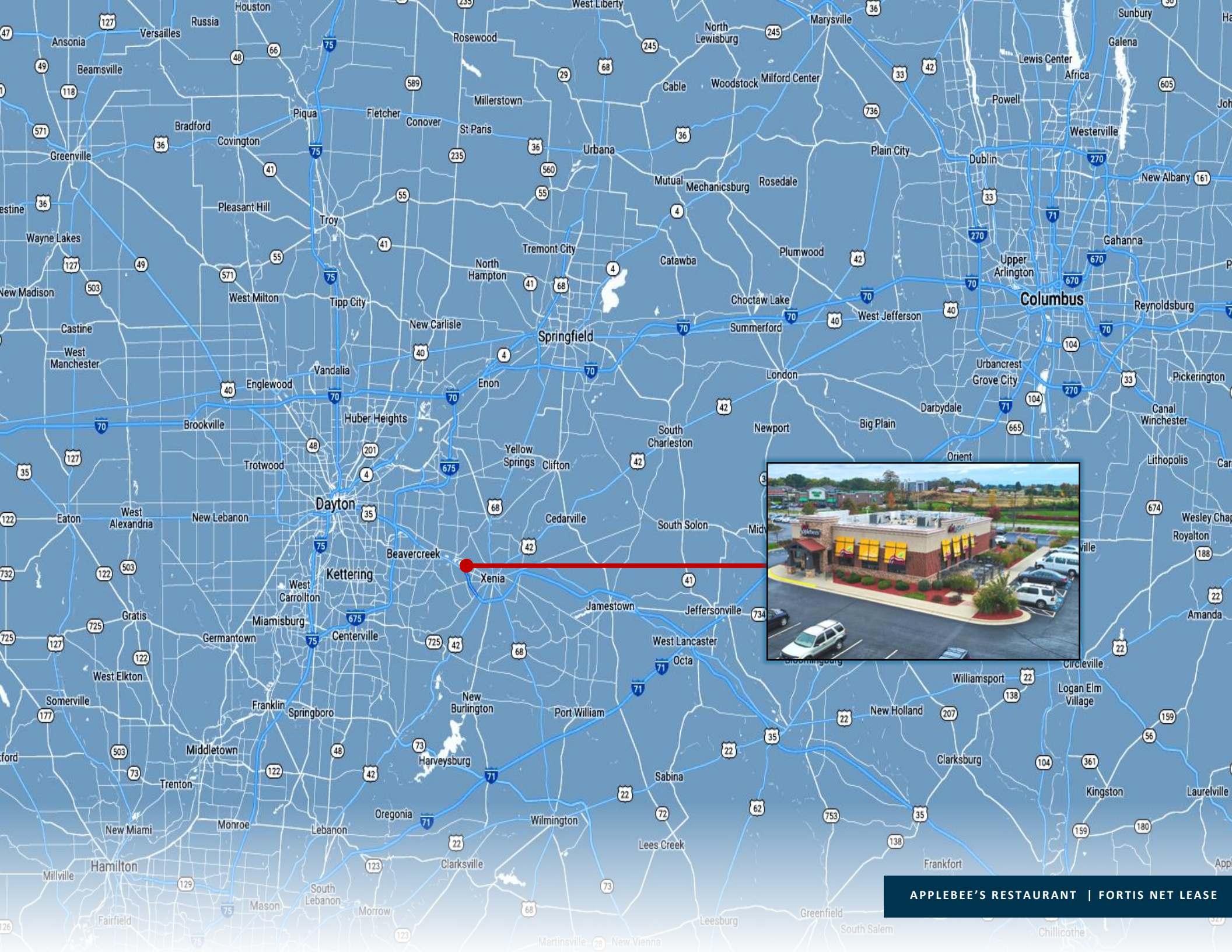




Lewis A Jackson  
Regional Airport











46,490 People Live  
Within 5 Miles



Average  
Household  
Income  
Exceeds  
\$75,000  
Within 5  
Mile

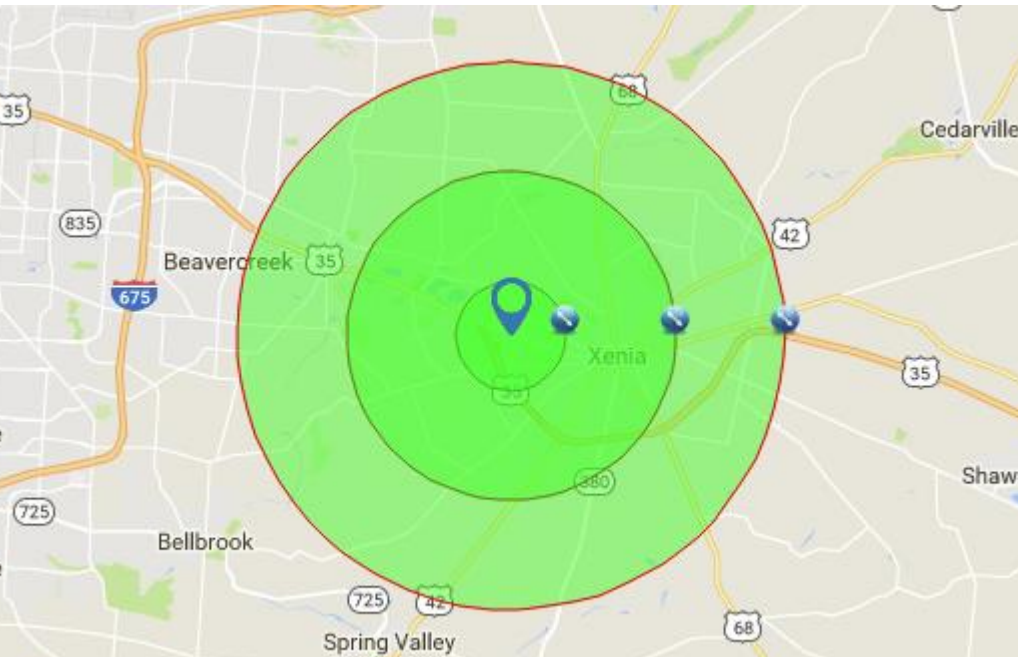


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Property Map





Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	5,737	29,504	46,490
2022 Population:	5,790	29,666	46,700
Pop Growth 2017-2022:	0.92%	0.55%	0.45%
Average Age:	38.70	39.90	40.40
Households			
2017 Total Households:	2,260	11,780	17,846
HH Growth 2017-2022:	0.93%	0.58%	0.47%
Median Household Inc:	\$38,237	\$43,184	\$56,180
Avg Household Size:	2.40	2.40	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$62,160	\$113,021	\$152,710
Median Year Built:	1965	1969	1972



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	5,790	29,666	46,700
2017 Estimate	5,737	29,504	46,490
2010 Census	5,544	29,060	46,016
Growth 2017-2022	0.92%	0.55%	0.45%
Growth 2010-2017	3.48%	1.53%	1.03%
2017 Population Hispanic Origin	137	637	1,078
2017 Population by Race:			
White	5,022	24,593	39,368
Black	481	3,614	4,644
Am. Indian & Alaskan	19	114	163
Asian	25	243	997
Hawaiian & Pacific Island	9	15	17
Other	181	925	1,302
U.S. Armed Forces:	26	134	275
Households:			
2022 Projection	2,281	11,848	17,930
2017 Estimate	2,260	11,780	17,846
2010 Census	2,177	11,579	17,639
Growth 2017 - 2022	0.93%	0.58%	0.47%
Growth 2010 - 2017	3.81%	1.74%	1.17%
Owner Occupied	1,468	7,757	13,127
Renter Occupied	792	4,023	4,718
2017 Avg Household Income	\$46,865	\$57,083	\$75,539
2017 Med Household Income	\$38,237	\$43,184	\$56,180
2017 Households by Household Inc:			
<\$25,000	658	3,381	3,945
\$25,000 - \$50,000	739	3,219	4,154
\$50,000 - \$75,000	539	2,137	2,938
\$75,000 - \$100,000	164	1,320	2,222
\$100,000 - \$125,000	82	832	1,817
\$125,000 - \$150,000	55	449	1,121
\$150,000 - \$200,000	3	214	759
\$200,000+	18	228	891





**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



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ROBERT BENDER

Managing Partner  
248.254.3406  
rbender@fnlre.com

DOUG PASSON

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dpasson@fnlre.com

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