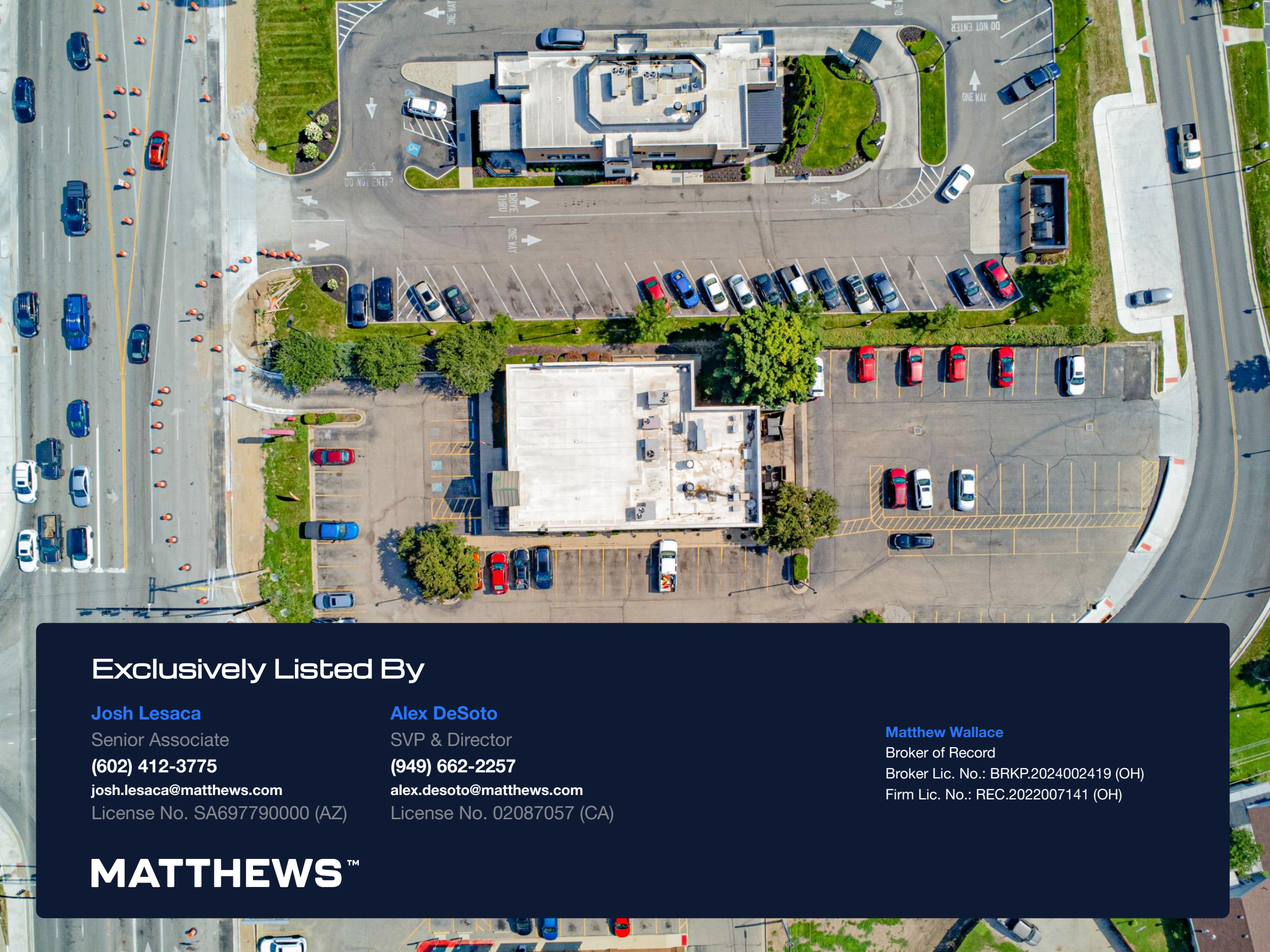


MATTHEWS™



820 N. Bridge Street
Chillicothe, OH 45601

**Retail
Investment Opportunity**
Offering Memorandum



Exclusively Listed By

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Firm Lic. No.: REC.2022007141 (OH)

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Property Overview

Applebee's

820 N. Bridge Street Chillicothe, OH 45601



Investment Highlights

Lease Highlights

- **Absolute NNN Lease** – Tenant is responsible for taxes, insurance, maintenance, and repairs, providing an owner with a secure, passive income stream and minimal responsibilities.
- **Significant Lease Guarantee** – The lease & rental stream benefits from a guarantee by RMH Franchise Corporation, one of the largest Applebee's operators in the country with ± 130 locations, increasing the security of the investment.
- **Transparent Sales Reporting** – Tenant provides unit-level sales reporting, giving ownership valuable insight into store performance and supporting investment confidence.
- **Strong Sales Growth** – The restaurant is profitable and experienced an approximately 11% increase in sales during 2025, supporting continued operations and the long-term stability of the rental stream.
- **Low Rent-to-Sales Ratio** – The subject property benefits from a low occupancy cost ratio, which supports tenant profitability and significantly enhances the long-term security of the income stream.

Location Highlights

- **Prominent Retail Corridor** – Nearby tenants within 1.5 miles include Walmart, Kroger, Aldi, Lowe's, Harbor Freight, and the recently opened Raising Cane's, demonstrating the significance and desirability of the area.
- **Significant Retail Spending** – Chillicothe recorded more than \$1.3 billion in annual retail sales, demonstrating substantial consumer activity and the market's importance as a regional shopping destination.
- **Excellent Visibility & Access** – The property is located on a signalized hard corner with over $\pm 28,000$ vehicles per day, providing excellent visibility and access.



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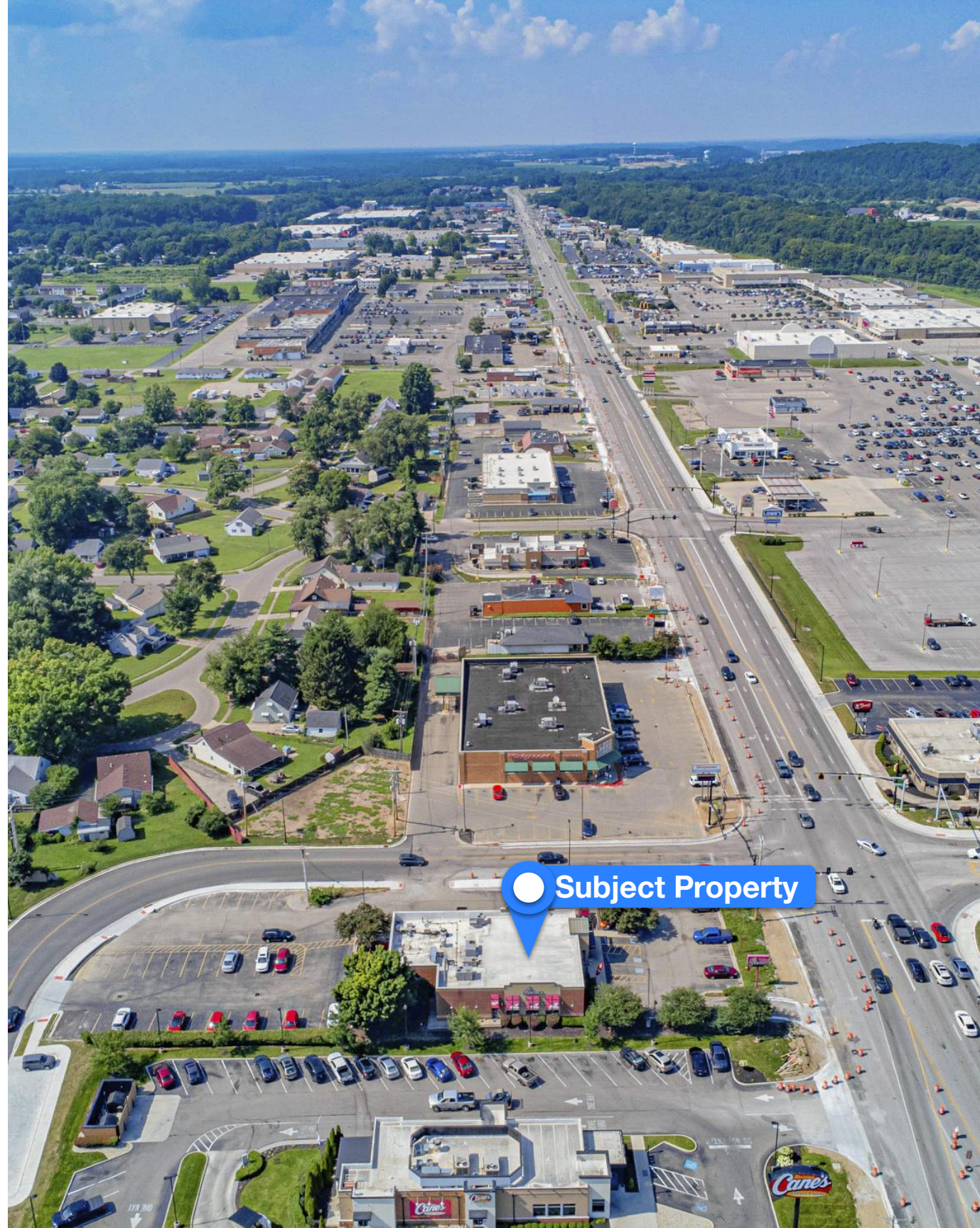
±5,092 SF
GLA*

±1.00 AC
Lot Size*

±28,000
Vehicles Per Day

2001
Year Built

*GLA and Lot Size to be verified by Buyer with a new survey





Top 91st Percentile of National Locations



Hopewell Grove Rehabilitation
Healthcare Center

± 35,500 VPD



N Bridge St ± 28,000 VPD





23 ± 22,625 VPD



Guernsey Crossing

OSHKOSH petco
Big'sh Jersey Mike's Sport Clips
ULTA BEAUTY
FIVE GUYS BURGERS and FRIES Panera BREAD

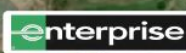
Chillicothe Mall

JCPenney HARBOR FREIGHT
Long John Silvers Red Lobster crumbl cookies
Bath & Body Works maunices DOLLAR TREE McDonald's
Dunham's SPORTS

Chillicothe Place

LOWE'S Kroger
HOBBY LOBBY Steak Shake Starbucks

Walmart Supercenter TOYOTA
KOHLS HONDA NISSAN



N Bridge St ± 28,000 VPD



35 ± 35,500 VPD



Ashley HOMESTORE
TEXAS ROADHOUSE Wendy's
DOLLAR GENERAL

Zane Plaza

Advance Auto Parts planet fitness TACO BELL
Arby's Gabe's SUBWAY
Goodwill TUMBLEWEED TEX MEX GRILL & MARGARITA BAR



MENARDS
golden corral
ANYTIME FITNESS

sam's club CHIPOTLE MEXICAN GRILL
GNC LIVE WELL Great Clips

MATTRESS FIRM CHARLEYS PRILLY STEAKS
Tim Hortons AspenDental
Valvoline White-Castle AT&T



Domino's Pizza OLLIE'S OUTLET 'GOOD STUFF CHEAP'
IHOP Bob Evans RESTAURANT
Hertz

Financial Overview

Applebee's

820 N. Bridge Street Chillicothe, OH 45601



Financial Overview

\$1,792,000

List Price

7.00%

Cap Rate

\$125,446.68

NOI

Lease Details

Tenant Trade Name	Applebee's Grill + Bar
Lease Guarantor	RMH Franchise Holdings, Inc. (±130 Units)
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Commencement	November 6, 2013
Lease Expiration Date	November 30, 2033
Original Lease Term	20 Years
Lease Term Remaining	±7.5 Years
Renewal Options	Four, 5-Year Options
Rent Increases	10% Every 5 Years

Annualized Operating Data

Dates	Annual Rent	Monthly Rent	Rent Increases
Current - 11/30/2028	\$125,446.68	\$10,453.89	-
12/01/2028 - 11/30/2033	\$137,991.34	\$11,499.28	10%
Option Period 1 (12/01/2033 - 11/30/2038)	\$151,790.48	\$12,649.21	10%
Option Period 2 (12/01/2038 - 11/30/2043)	\$166,969.53	\$13,914.13	10%
Option Period 3 (12/01/2043 - 11/30/2048)	\$183,666.48	\$15,305.54	10%
Option Period 4 (12/01/2048 - 11/30/2053)	\$202,033.12	\$16,836.09	10%



Tenant Overview

Year Founded
1980

Headquarters
Glendale, CA

Ownership
Dine Brands Global

Ticker
NYSE: DIN

Locations
±1,600

Systemwide Sales (2025)
\$4.2 Billion



Applebee's Grill + Bar is a leading American casual-dining restaurant brand known for its approachable menu and neighborhood-focused atmosphere.

Founded in 1980 in Decatur, Georgia, Applebee's offers a value-oriented menu and comfortable dine-in experience. The brand appeals to a wide range of guests across the family and casual-dining segments.

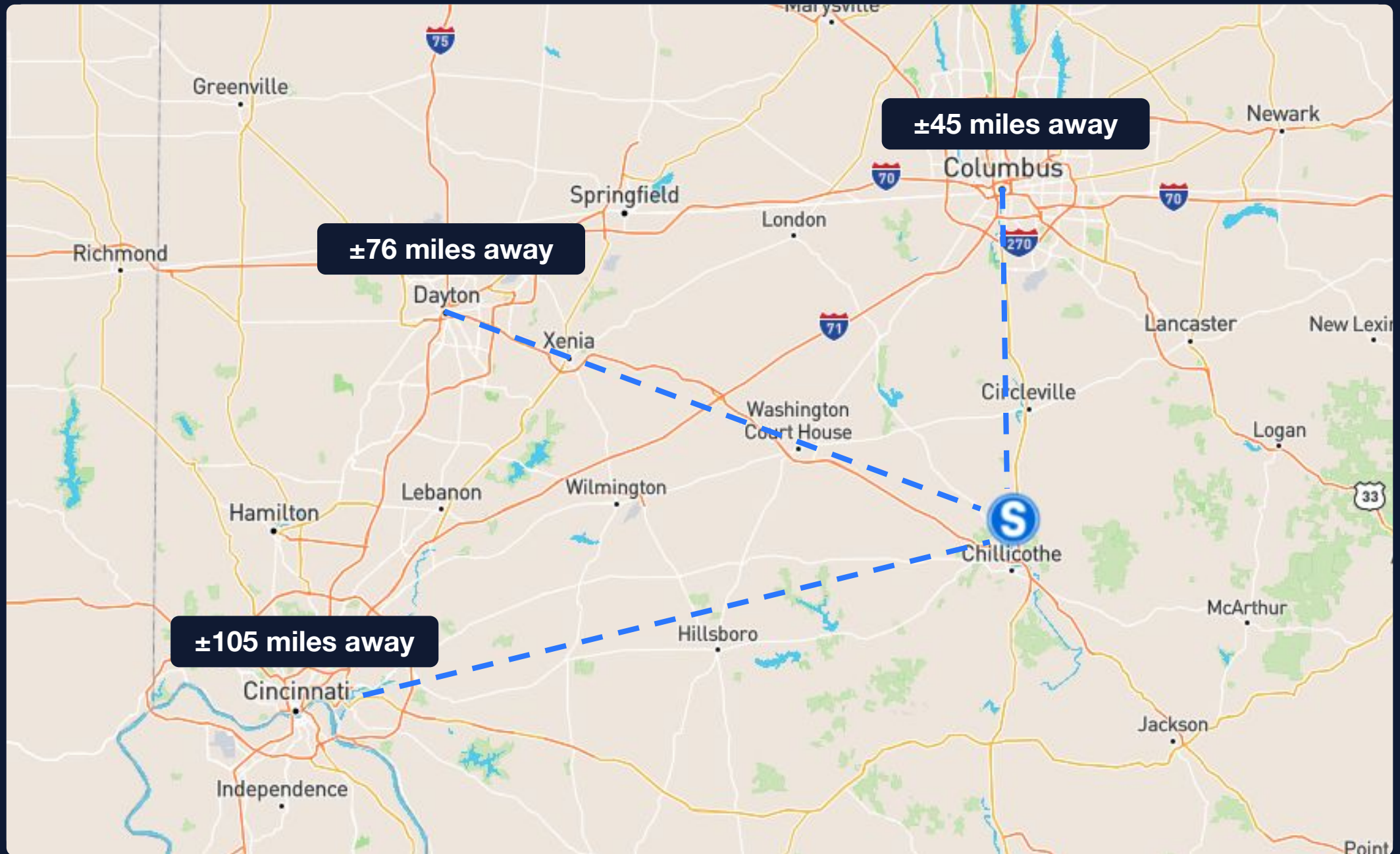
Why Invest in Applebee's?

- **Nationally Recognized Brand** - One of the world's largest casual-dining brands, with more than 1,500 restaurants across the United States and international markets.
- **Significant Systemwide Scale** - Generated approximately \$4.2 billion in systemwide sales during 2025, demonstrating broad consumer awareness and an established operating platform.
- **Value-Oriented Dining Model** - Affordable menu offerings, familiar American favorites, and a casual atmosphere appeal to families, groups, and a broad customer base.
- **Multiple Sales Channels** - Dine-in, takeout, delivery, and digital ordering provide flexibility and allow restaurants to serve guests both on- and off-premise.
- **Broad Consumer Appeal** - A diverse menu, approachable price points, and familiar neighborhood atmosphere help Applebee's attract families, groups, and value-conscious diners across a wide range of markets.

Market Overview

Applebee's

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 820 N. Bridge Street, Chillicothe, OH, 45601 ("Property"). 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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.