MATTHEWS™

Applebee's

820 N. Bridge Street

Chillicothe, OH 45601

Retail
Investment Opportunity

Offering Memorandum

Exclusively Listed By

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Property Overview

Applebee's
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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 ±28,000 vehicles per day, providing excellent visibility and access.

820 N. Bridge Street
Chillicothe, OH 45601

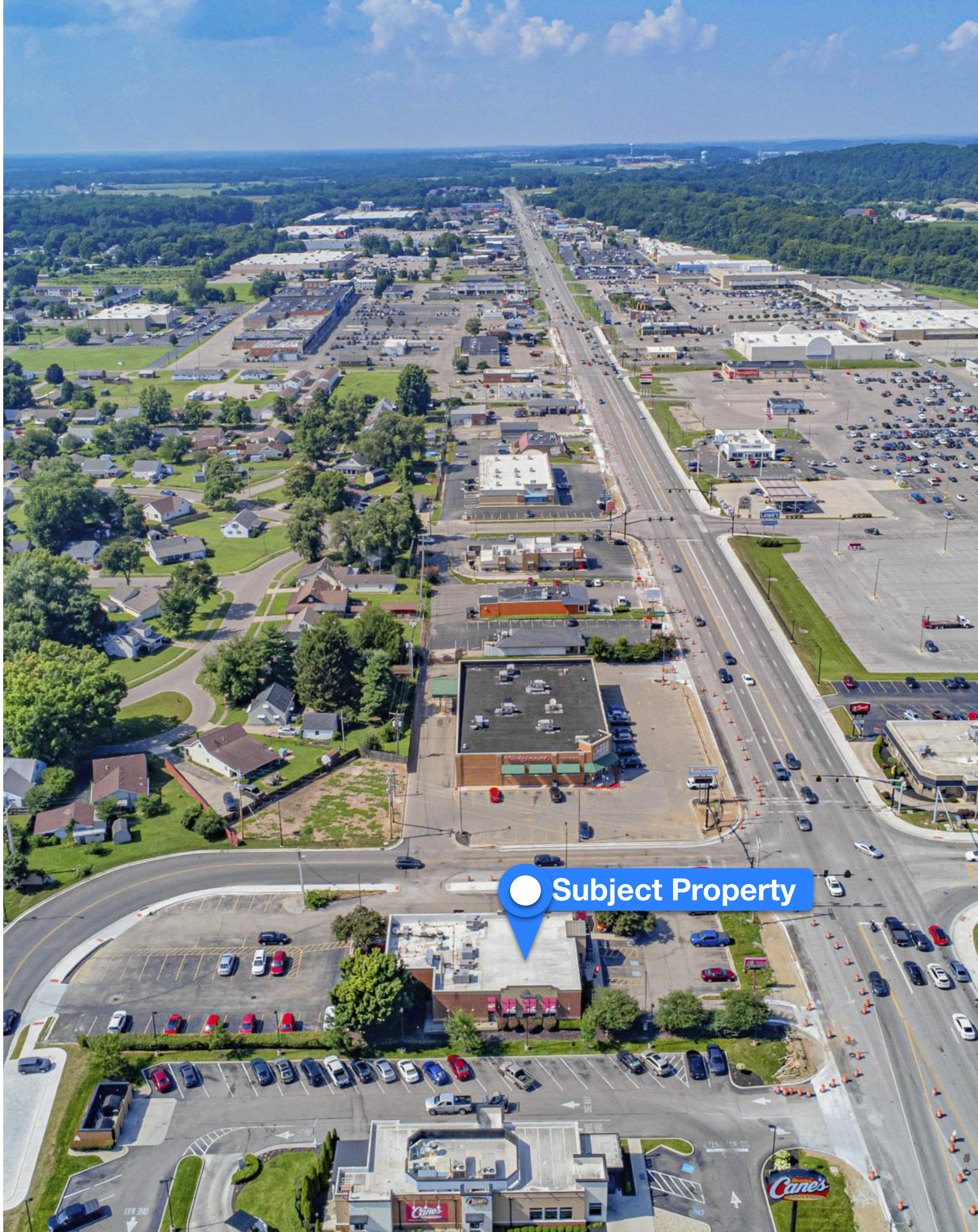
±5,092 SF
GLA*

±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




SE
Top 91st Percentile of National Locations
Walmart Supercenter
KOHL'S
TOYOTA
Ford
LINCOLN
NISSAN
HONDA
35
± 35,500 VPD
Hopewell Grove Rehabilitation
Healthcare Center
LOWE'S
Little Caesars
MIDAS
Roosters
A FUN, CASUAL JOINT
QUALITY INN & SUITES
35
Certified
Frisch's BIG BOY
Duchess
Raising Cane's
CHICKEN FINGERS
N Bridge St ± 28,000 VPD
Applebee's
GRILL + BAR
Subject Property
Fairfield
BY MARRIOTT

Chillicothe Mall
JCPenney
HARBOR FREIGHT
Long John Silver's
Red Lobster
crumbl cookies
maurices
DOLLAR TREE
Bath & Body Works
Dunham's SPORTS
Guernsey Crossing
OSHKOSH B'gosh
petco
ULTA BEAUTY
Jersey Mike's SUBS
Sport Clips HAIRCUTS
FIVE GUYS BURGERS and FRIES
Panera BREAD
Chillicothe Place
LOWE'S
Kroger
HOBBY LOBBY
Steak 'n Shake
Walmart Supercenter
TOYOTA
KOHL'S
Ford
HONDA
NISSAN
23
± 22,625 VPD
SHEETZ
Olive Garden ITALIAN KITCHEN
BRIDGEPORT EQUIPMENT & TOOL SALES & RENTALS
enterprise
Applebee's GRILL + BAR
Subject Property
35
N Bridge St ± 28,000 VPD
± 35,500 VPD
BURGER KING
Raising Cane's CHICKEN FINGERS
TSC TRACTOR SUPPLY CO
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
Fairfield BY MARRIOTT
Domino's Pizza
OLLIE'S Bargain OUTLET "GOOD STUFF CHEAP"
Bob Evans RESTAURANT
IHOP
Hertz
MENARDS
golden corral
ANYTIME FITNESS
sam's club
CHIPOTLE MEXICAN GRILL
GNC LIVE WELL
Great Clips
MATTRESS FIRM
CHARLEYS PHILLY STEAKS
Tim Hortons
AspenDental
Valvoline
White Castle
AT&T

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

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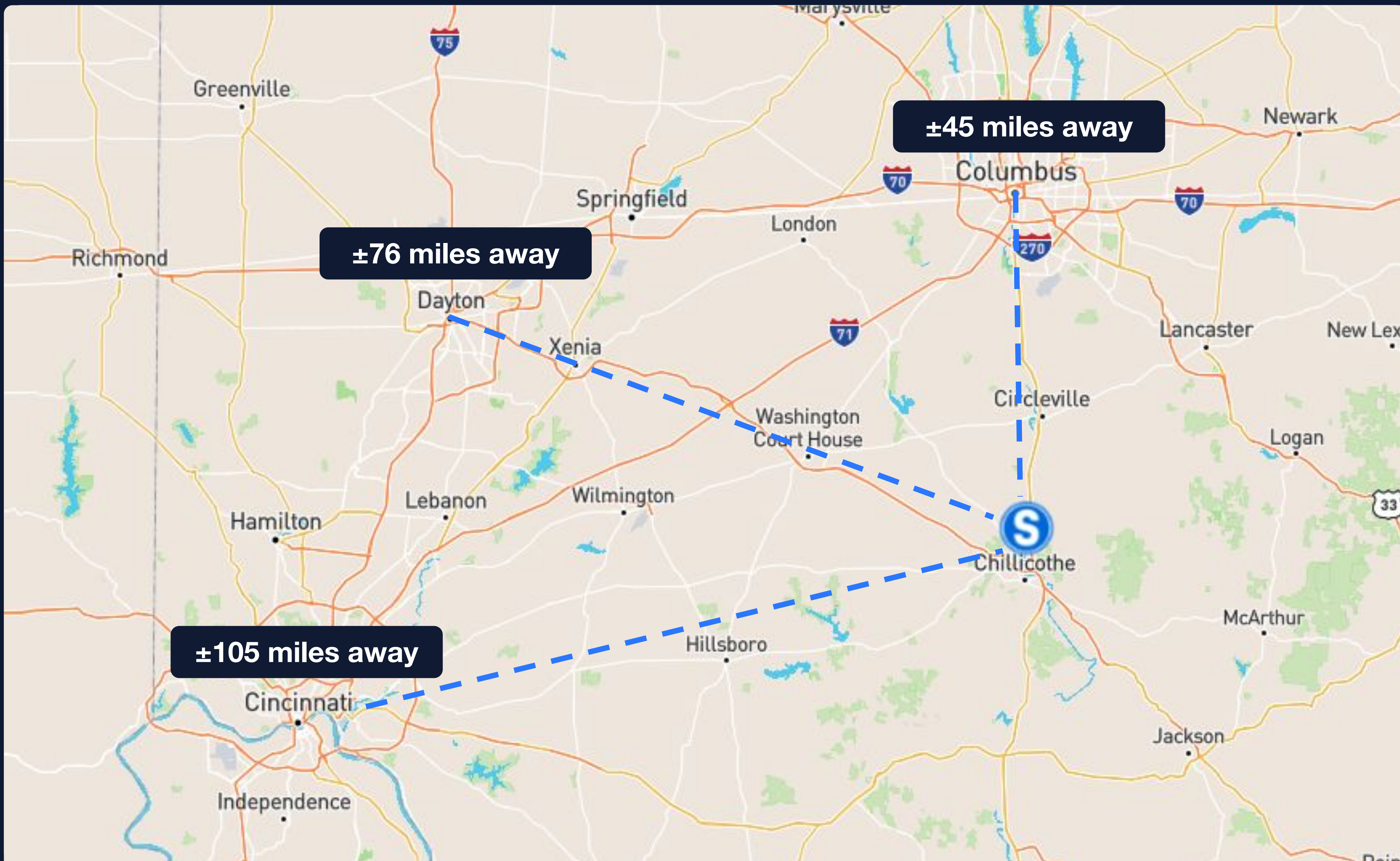

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