

CURRENT



OFFERING MEMORANDUM

202 S Broadview Street | Cape Girardeau, MO

Table of Contents



3	Portfolio Summary	4	Investment Highlights
5	Offering Summary	6	Tenant Summary
7	Bird's Eye View	8	Aerial Context
10	Property Photos	11	Market Overview

.....

CONFIDENTIALITY AGREEMENT & DISCLAIMER: The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Current Real Estate Advisors ("Brokers") and should not be made available to any other person or entity without the written consent of Brokers. This Marketing Brochure has been prepared to provide summarized, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Brokers have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Brokers have not verified, and will not verify, any of the information contained herein, nor have Brokers conducted any investigation regarding these matters and they make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any. **ALL MATTERS PRIVILEGED AND CONFIDENTIAL.**

Applebee's Portfolio

Three Applebee's Properties in Missouri, Kentucky and Tennessee
Properties can be Purchased Separately or as a Portfolio
Please Contact Listing Agents for More Information

Portfolio Pricing Summary

Tenant	Address	City, State	SF	NOI	Lease Type	Cap Rate	Price
Applebee's	202 S Broadview St	Cape Girardeau, MO	5,396	\$136,787	Absolute NNN	7.00%	\$1,950,000
Applebee's	3990 Hinkleville Rd	Paducah, KY	5,058	\$204,172	Absolute NNN		SOLD
Applebee's	1617 US Hwy 51 S	Covington, TN	4,978	\$121,275	Absolute NNN		SOLD

Investment Highlights

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire Applebee's – Cape Girardeau (the "Property"), a freestanding ±5,396 SF single-tenant building situated on a 1.41-acre parcel in Cape Girardeau, MO.

In 2024, Applebee's Corporate assumed operations and executed a brand new Absolute NNN 10-year lease, underscoring their confidence in the location and its strong performance.

The lease is secured by a corporate guaranty from Applebee's International, Inc., offering zero landlord responsibilities and featuring 2, 5-Year renewal options with 10% rent escalations at each renewal. Additionally, the lease includes a Percentage Rent provision beginning in Year 3, providing potential for substantially enhanced returns (See Page 5 for details).

This rare Applebee's Corporate backed location represents a compelling opportunity for investors seeking stable, reliable cash flow from a well-established, publicly traded tenant. With strong real estate fundamentals, this offering provides immediate security and a rare prospect for meaningful future upside.

Opportunity Highlights

Strong Operating History

- This location has been operational and consistently successful for 10+ Years, demonstrating strong historical performance and ultimately leading Applebee's Corporate to designate it for direct operation and lease extension

Secure + Steady Income Stream

- Benefits from an Absolute NNN Lease with zero landlord responsibilities and a Corporate Guaranty from Applebee's (Dine Brands | NYSE: DIN)

Robust RE Fundamentals

- Located right off I-55 (100 Miles from St. Louis) along a major retail corridor and just blocks from West Park Mall (500K+ SF), with a plethora of national, regional, and local retailers in the immediate area

Attractive Upside

- The initiation of Percentage Rent at the start of Year 3 (Nov 2026) offers a compelling opportunity for meaningful future upside and revenue participation, driven by the sustained success of this location

Offering Summary

Property Summary

Property Address:	202 S Broadview St Cape Girardeau, MO
Price:	\$1,950,000
Cap Rate:	7.00%
Building Size:	±5,396 SF
Lot Size:	61,240 SF (1.41 Acres)
Year Built/Renov.:	1991/2017
Parking:	107 Spaces
Parcel No.:	20-307-00-14-001.00-0000
Ownership Type:	Fee Simple

Lease Abstract

Tenant (Corp Guaranty):	Applebee's International, Inc.
Lease Commencement:	November 13, 2024
Lease Expiration:	November 30, 2034
Term Remaining:	±9 Years
Annual Rent:	\$136,787
Rent Increases:	10% at Each Option
Renewal Options:	2, 5-Year Options
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Right of First Refusal:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate	Rent Increase
Current– Nov 2026*	\$136,787	\$11,399	7.00%	-
Dec 2026 – Nov 2034**	\$136,787	\$11,399	7.00% +	% Rent
Option 1	\$150,466	\$12,539	7.17% +	10%
Option 2	\$165,512	\$13,793	7.88% +	10%

* **Rent Credit** – Current Rent is \$125,000. Seller will credit Buyer for the difference to Yr 3 Rent at the Close of Escrow.

** **Percentage Rent** – Commencing with the start of the 3rd Lease Year, Tenant covenants and agrees to pay to Landlord, in addition to the Annual Rent, percentage rent for a calendar year which shall be equal to 8% of gross receipts from the Premises in excess of the Annual Rent for the same period.
PLEASE INQUIRE WITH BROKER FOR DETAILS.

Tenant Summary

About Applebee's

Applebee's has been providing customers with great service and even better food since 1980. An iconic chain that has strong brand recognition in not only America, but Europe and Asia as well, Applebee's prides itself in the commitment it makes to provide not only the best American food possible, but it's commitment to providing customers with a great dining experience. Applebee's continues to grow and prosper, and further differentiates itself with innovative attractions, like the popular Carside to Go service available at many of its restaurants. The company continually works to add greater value and broaden its appeal, with continually fresh and re-energizing approaches and promises of new, enticing menu items.

About Dine Brands

Headquartered in Pasadena, California, Dine Brands Global Inc. (NYSE: DIN) is one of the world's largest full-service restaurant companies, operating and supporting a diverse portfolio of brands. Beyond Applebee's Neighborhood Grill + Bar, Dine Brands oversees IHOP® and Fuzzy's Taco Shop®, presenting a comprehensive dining experience. These three distinctive brands collectively span over 3,500 restaurants across 18 international markets. Dine Brands, a significant player in the full-service restaurant sector, made a notable move in 2022 by expanding into the Fast Casual segment, solidifying its position as a global leader in the evolving landscape of dining experiences.



2,000+
Locations



49
Total States



applebees.com
Website



1980
Founded



Pasadena, CA
HQ



Public (NYSE: DIN)
Company Type

Bird's Eye View



Aerial Context



Aerial Context



West Park Mall (500K+ SF)

jcpenny

VICTORIA'S
SECRET

OLD NAVY

CHAMPS
SPORTS

Bath
& Body
Works

SPENCER'S

maurices

HOT TOPIC SUBWAY

McALISTER'S
DELI

TJ-maxx



target



Chick-fil-A



QDOBA
MEXICAN EATS

BEST
BUY



Saint Francis
HEALTHCARE



Don Carlos

First State
Community Bank



DEXTER
BAR-B-QUE

HOBBY
LOBBY

DOLLAR TREE

Applebee's

Natural Health
ORGANIC FOODS



Commerce
Bank

Property Photos



Market Overview

Cape Girardeau, MO

Cape Girardeau, Missouri, enjoys a diverse economy rooted in agriculture, including soybean, corn, and cotton production along the fertile lands of the Mississippi River. Manufacturing sectors such as food processing, automotive parts, and medical equipment also play pivotal roles. Southeast Health is a major healthcare provider and employer in the region. The town's strategic location on Interstate 55 and the river fosters commerce, complemented by a thriving small business community.

Cape Girardeau, Missouri, offers a variety of attractions appealing to history buffs, nature enthusiasts, and families alike. Historic sites like the Glenn House and Red House Interpretive Center provide glimpses into the area's past, while the Cape Riverfront Market and Cape Girardeau Conservation Nature Center cater to local produce, crafts, and outdoor activities. The Historic Downtown District features quaint shops and eateries, and family-friendly spots like Cape Splash Family Aquatic Center and Lazy L Safari Park offer entertainment options.

Cape Girardeau, Missouri, nestled along the Mississippi River, blends historic charm with modern vibrancy. Known for its annual rose festival and rich heritage dating back to the late 18th century, the town offers cultural attractions like the Cape River Heritage Museum and outdoor beauty in Cape County Park. With a lively arts scene and welcoming community, Cape Girardeau promises a timeless appeal for visitors.





CURRENT
Real Estate Advisors



Click To View Our
Exclusive Inventory



www.currentadvisors.com
#staycurrent

BROKER OF RECORD:

BANG

REALTY

Brian Brockman

License #: 2017032771

Bang Realty-Missouri, Inc.

ALEJANDRO SNYDER

Partner & Managing Director

Mobile: (305) 783-8890

Email: alejandro@currentadvisors.com

MICHAEL WILLIAMS

Partner & Managing Director

Mobile: (516) 428-6050

Email: michael@currentadvisors.com