



APPLEBEE'S

1220 North Mississippi Avenue - Ada, OK 74820

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SIGnnn.com



JONATHAN SILVER

CalDRE #02005665
310.853.1316 | DIRECT
jonathan@SIGnnn.com



MICHAEL GONZALEZ

TX #632798
512.543.4647 | DIRECT
mgonzalez@SIGnnn.com



DAN HOOGESTEGER

CalDRE #01376759
310.853.1419 | DIRECT
dan@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com

In Cooperation With Sands Investment Group Oklahoma LLC - Lic. #207753
BoR: Tom Gorman - Lic. OK #207754

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,858 SF Applebee's Located at 1220 North Mississippi Avenue in Ada, OK. This Deal Includes 7+ Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities and Annual Rent Increases Providing a Strong Hedge Against Inflation. This Location is a Very High Performing Unit Featuring a Guarantee From RMH Franchise Holdings With Over 130 Restaurants Across 14 States. With Strong Store Sales, Rare Annual Increases & Triple Net (NNN) Lease, This Asset Offers an Attractive Opportunity For an Investor.

Sale Price	\$3,980,165
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OFFERING SUMMARY

Cap Rate:	6.75%
NOI:	\$268,661
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	1220 N Mississippi Ave
City, State, Zip:	Ada, OK 74820
County:	Pontotoc
Building Size:	4,858 SF
Lot Size:	2.74 Acres
Year Built:	2006



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 7+ Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Annual Rent Increases Providing a Healthy Hedge Against Inflation
- Strong Guarantee From RMH Franchise Holdings - Currently Operating Over 130 Restaurants Across 14 States
- Outstanding Unit Level Sales, Providing a Healthy Rent-to-Sales Ratio
- Strategically Located on N Mississippi Ave, the Main Throughfare Through Ada, Which Sees an Average of Over 13,000 Vehicles Per Day
- 3-Miles From East Central University - Enrollment of Over 4,000 Students
- Directly Across From The Home Depot, Providing For Ample Daily Traffic Counts
- Desirable Land Parcel Size of 2.62 Acres
- Nearby National Retailers Include: The Home Depot, Walmart Supercenter, ALDI, Chili's, Starbucks, Pizza Hut, Chick-fil-A, Burger King, KFC, Taco Bell, O'Reilly Auto Parts, Sonic, Arby's, Chicken Express, Jimmy John's, Valvoline and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

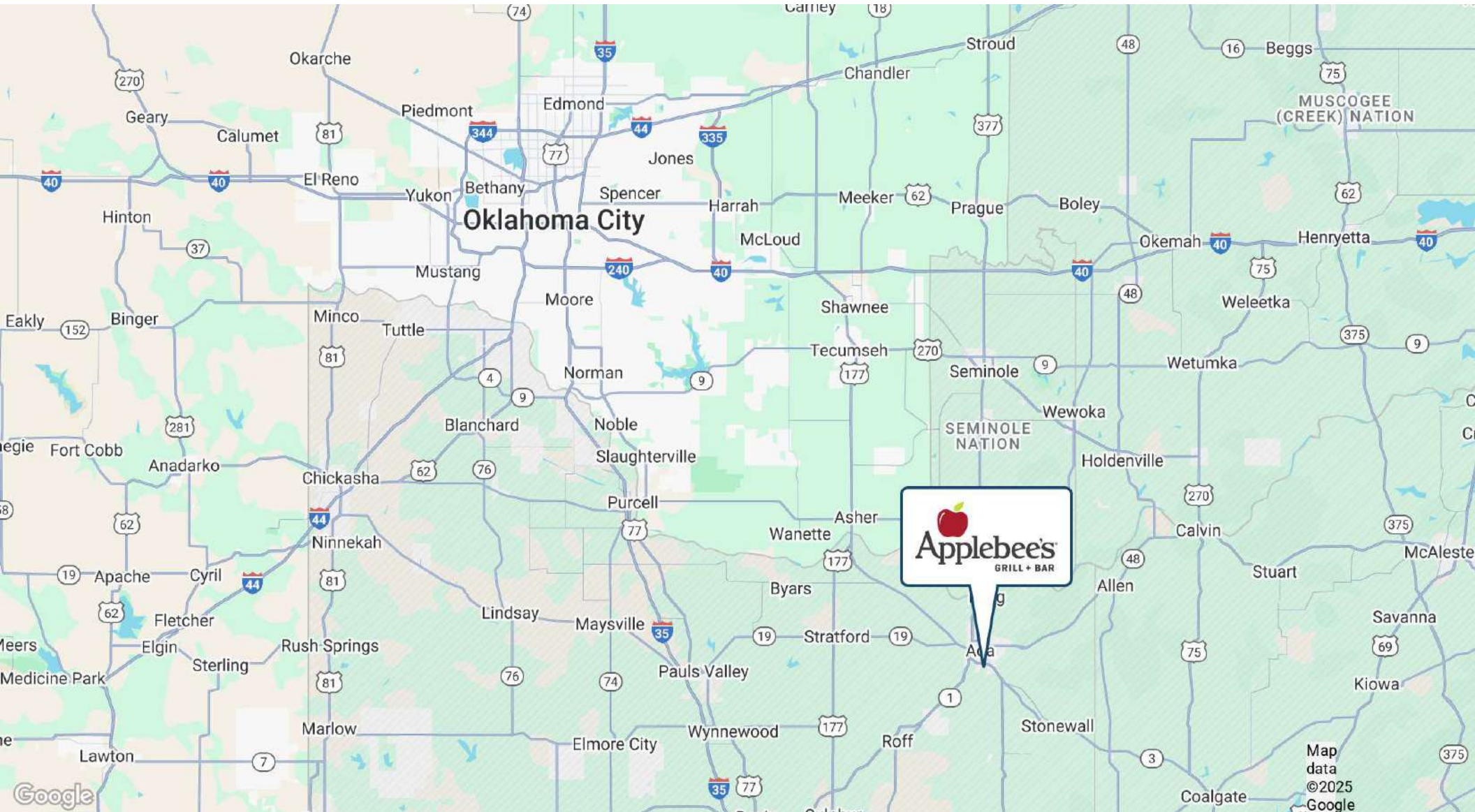
Tenant:	Applebee's
Premises:	4,858 SF
Base Rent:	\$268,661
Rent Per SF:	\$55.30
Lease Commencement:	12/27/2012
Rent Commencement:	12/27/2012
Lease Expiration:	12/31/2032
Lease Term:	7+ Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	Lesser of 1.5% or 1.25x the Change in CPI
Lease Type:	Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

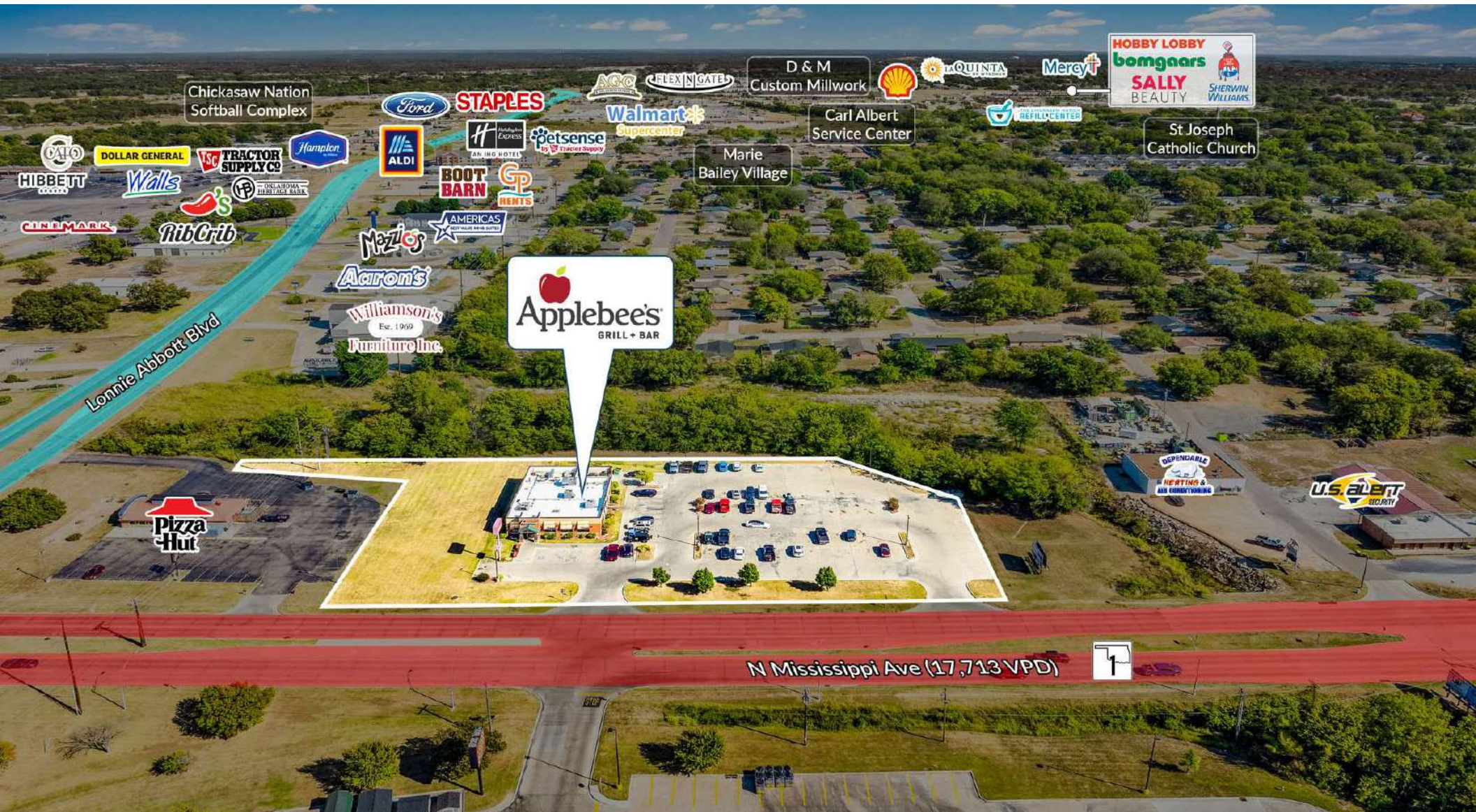


Actual Property Image

AERIAL MAP



AERIAL MAP



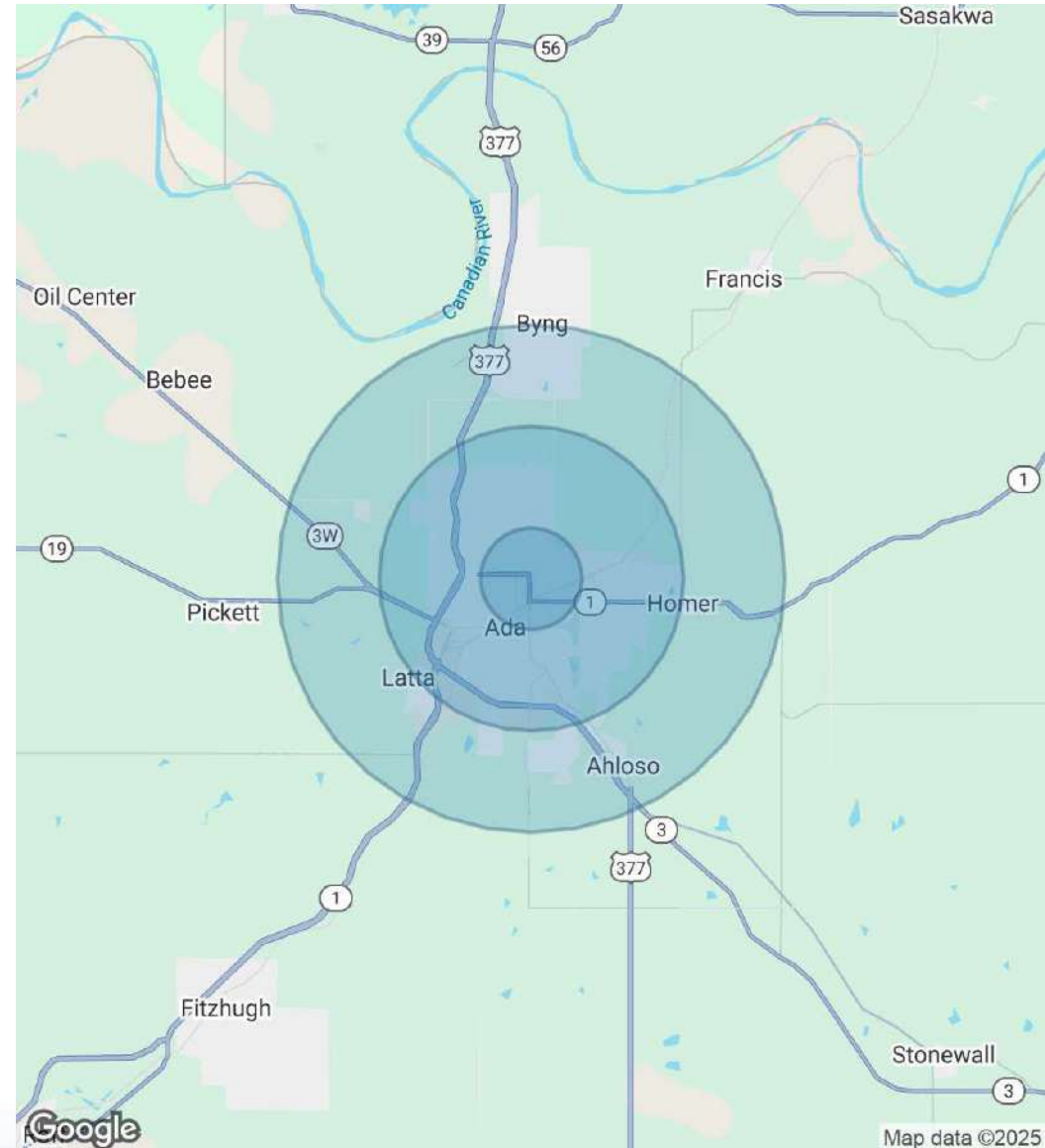
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,523	19,527	25,628
Average Age	39	38	39
Average Age (Male)	37	37	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,611	8,124	10,418
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$59,756	\$80,762	\$84,708
Average House Value	\$193,391	\$199,063	\$203,177

TRAFFIC COUNTS

N Mississippi Ave	17,713 VPD
E Arlington St	18,477 VPD
State Hwy 19	16,136 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Oklahoma City, Ok



Chickasaw Nation Medical Center

ADA, OK

Ada, Oklahoma, is a vibrant city located in the south-central part of the state, known for its rich history, cultural diversity, and strong sense of community. Ada, Oklahoma, in Pontotoc county, is 53 miles SE of Norman, Oklahoma and 67 miles SE of Oklahoma City, Oklahoma. The city is accessible via U.S. Highway 377 and State Highway 3. The community is diverse, with a mix of ethnicities and cultures, including a significant Native American population due to the presence of several tribes in the region, such as the Chickasaw Nation. The City of Ada had a population of 16,298 as of July 1, 2024.

The economy of Ada, Oklahoma, is diverse and supported by several key sectors, including education, healthcare, retail, manufacturing, and agriculture. East Central University is a major economic driver in Ada, ECU offers undergraduate and graduate programs and is one of the largest employers in the area. The university contributes to the local economy through employment, student spending, and community engagement. Chickasaw Nation Medical Center this facility is one of the largest healthcare providers in the region, offering a range of services and employing many local residents. The medical center's presence enhances healthcare access for residents and contributes significantly to the local economy. Ada hosts a variety of manufacturing companies that produce goods ranging from electronics to food products. The city has made efforts to develop industrial parks to attract new manufacturing and distribution companies, aiming to diversify the local economy.

Local churches include the Asbury United Methodist Church, the Ada Church of the Nazarene, the Hickory Hill Church and the Victory Temple Pentecostal Church. Glenwood Park and Wintersmith Park offer multiple facilities for recreation. The Arlington Shopping Center is very popular among local shoppers. The Lakewood Golf Course is a great place to enjoy a round. Ada and nearby Attractions are Boggy Depot State Park, Lake Thunderbird State Park Henry Overholser Mansion, State Capital State Park, Woody Guthrie House and Lake Murray State Park. The city hosts several annual events, including the Ada Festival of Lights, various parades, and local arts and crafts fairs, celebrating the community's culture and heritage.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



RMH
FRANCHISE



TENANT OVERVIEW

Company:	RMH Franchise Holdings, Inc.
Founded:	2012
Locations:	130+
Headquarters:	Lincoln, NE
Website:	rmhfranchise.com

RMH FRANCHISE HOLDINGS, INC.

Founded in 2012, RMH Franchise Holdings, Inc. is a franchisee of Applebee's restaurants. RMH has grown to become one of the largest Applebee's franchisees in the United States with over 130 locations. In November 2021, RMH was sold via an equity sale from private equity sponsor ACON Investments to Apple Sun LLC (an affiliate of Sun Holdings). The concept, Applebee's, is one of the world's largest casual dining brands and offers guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's franchise operations consisted of 1,625 Applebee's restaurants in the United States, two U.S. territories and 12 countries outside the United States as of June 30, 2024. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Miguel Jauregui

Managing Director

Capital Markets

310.421.0374

miguel@SIGnnn.com



Ty Reiley

Senior Associate

Capital Markets

512.649.2421

treiley@SIGnnn.com



Harrison Timberlake

Associate

Capital Markets

404.282.3047

htimberlake@SIGnnn.com

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, 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, and makes 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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512.768.0380 // jmulloy@SIGnnn.com

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310.853.1316 // jonathan@SIGnnn.com

Michael Gonzalez // TX #632798
512.543.4647 // mgonzalez@SIGnnn.com

Dan Hoogesteger // CalDRE #01376759
310.853.1419 // dan@SIGnnn.com

Max Freedman // TX #644481
512.766.2711 // max@SIGnnn.com