FOR SALE

APPLEBEE'S GRILL & BAR

S.L. NUSBAUM
REALTY CO.

- Absolute NNN Lease
- Corporate-Backed Entity (Dine Brands)
- 30+ Years in Location

Actual Location

Doug Aronson
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SLN Capital Markets
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1545 Palm Bay Rd
Melbourne, FL 32905

CONTACT US

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440 Monticello Avenue
Suite 1700
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757.627.8611

slnusbaum.com

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L Nusbaum Realty Co.

S.L. NUSBAUM
REALTY CO.

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S.L. NUSBAUM
REALTY CO.

ABOUT THE ASSET

Price: $3,082,065
Cap Rate: 6.45%

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the Applebee's Neighborhood Grill + Bar property located at 1545 Palm Bay Road in Melbourne, Florida. Applebee's has been operating at this location since 1993 and is a well-established, nationally recognized casual dining brand with a strong presence throughout the United States and abroad.

The property consists of an approximately 5,564 SF freestanding, purpose-built restaurant situated on 1.04 AC. The site offers excellent visibility and frontage along Palm Bay Road, a major east-west thoroughfare serving the Melbourne and Palm Bay trade area, with strong daily traffic counts of 37,000 VPD (ESRI 2025).

Applebee's Restaurants Mid-Atlantic, LLC, a subsidiary of Dine Brands Global, Inc (NYSE: DIN) operates the store and guarantees the lease which features 1% annual rent increases throughout the term and throughout most of the option periods.

S.L. Nusbaum
REALTY CO.

FINANCIAL SUMMARY

PRICE: $3,082,065
CAP RATE: 6.45%

Net Operating Income (NOI)	$198,793.19
Rent/Month	$16,566.10
Rentable SF	± 5,564SF
Land Area	± 1.04
Tenant Name	Applebee's Restaurants Mid-Atlantic, LLC (Subsidiary of Dine Brands Global, Inc. NYSE: DIN)
Website	www.applebees.com
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement	May 23, 2012
Lease Expiration	May 22, 2032
Increases	1% annual increases
Options	Six, 5-year periods

INVESTMENT HIGHLIGHTS

- Absolute NNN lease
- Fee simple ownership (depreciation)
- Corporate Guaranty
- Long history of operation in same location (Since 1993)
- Florida has no state income tax.

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FINANCIAL SUMMARY

RENT SCHEDULE

INITIAL LEASE TERM	20 Years
LEASE TYPE	Absolute NNN
CURRENT RENT	$198,793.19
INCREASES	1% Annually
OPTIONS	Six, 5-year periods
OPTION INCREASES	Option #1: 1% Annual Increase Option #2: 1% Annual Increase Option #3: 1% Annual Increase Option #4: 1% Annual Increase Option #5: Fair Market Value Option #6: Fair Market Value

Applebee's GRILL + BAR

S.L. NUSBAUM REALTY CO.

SURROUNDING RETAIL

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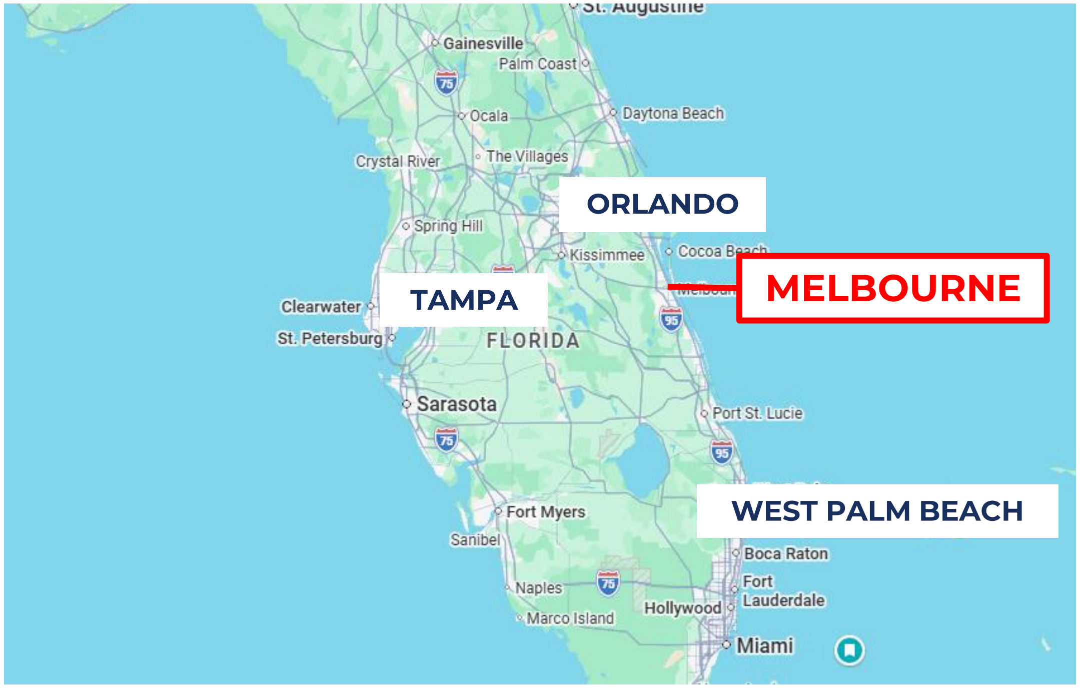
MARKET OVERVIEW

MELBOURNE, FLORIDA

Melbourne (pop. approximately 85,000) is a principal city in Brevard County, Florida, and is part of the Palm Bay–Melbourne–Titusville Metropolitan Statistical Area, which has a population exceeding 600,000 and continues to benefit from steady population and employment growth.

The city is anchored by a strong and diverse economy driven by aerospace and defense, technology, healthcare, education, retail, and tourism. Melbourne's location along Florida's Space Coast, proximity to the Atlantic Ocean, and access to major employment centers such as the Kennedy Space Center provide a high quality of life and continue to attract residents, visitors, and businesses to the region.



LOCATION	DISTANCE	DRIVING TIME
Orlando, FL	71.6 Miles	1 Hour 15 Minutes
West Palm Beach, FL	113 Miles	1 Hour 51 Minutes
Tampa, FL	130 Miles	3 Hours

S.L. NUSBAUM REALTY CO.

TENANT OVERVIEW

Applebee's GRILL + BAR

Applebee's Neighborhood Grill + Bar is a full-service casual dining restaurant brand known for its welcoming atmosphere, approachable menu, and consistent dining experience. With roughly 1,500 locations globally, Applebee's specializes in American comfort food favorites, including burgers, steaks, chicken, riblets, salads, and shareable appetizers, complemented by a full bar and signature cocktails.

Menu items are prepared to deliver familiar flavors and strong value, appealing to a broad customer base. Guests enjoy a relaxed, neighborhood-oriented environment that is ideal for families, friends, and group gatherings.

With a diverse menu, seasonal promotions, and a reputation for convenience and affordability, Applebee's continues to be a popular dining destination, driven by its commitment to value, hospitality, and a consistently enjoyable guest experience.

Learn more at: www.applebees.com **and** www.dinebrands.com

ADDITIONAL PHOTOS

S.L. NUSBAUM
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DEMOGRAPHICS

1, 3, 5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	14,475	77,266	150,494
2030 Population	15,149	79,776	157,308
2025 Median Age	42.7	45.2	44.9
2030 Median Age	44.0	46.2	45.9
HOUSEHOLDS			
2025 Total Households	7,135	33,626	62,920
2030 Total Households	7,504	35,035	66,367
2025 Average Household Size	1.98	2.21	2.33
2030 Average Household Size	1.97	2.20	2.31
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	$59,833	$67,652	$74,004
2030 Median Household Income	$66,580	$77,101	$82,625
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	$72,706	$84,989	$93,109
2030 Average Household Income	$80,810	$95,661	$104,562
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	3,076	20,870	42,100
2030 Owner Occupied Housing Units	3,372	22,223	45,149
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	4,059	12,756	20,820
2030 Renter Occupied Housing Units	4,131	12,812	21,218
FAMILIES			
2025 Families	3,550	19,600	38,882
2030 Families	3,714	20,340	40,903

S.L. NUSBAUM REALTY CO.

SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT	SALES
Retail	Capital Markets/Investment
Office/Industrial	Retail
Multifamily	Office/Industrial
	Multifamily
	Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)

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THE TEAM

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