

Applebee's – Investment Opportunity
Single-Tenant NNN Lease | Dayton, Ohio



105 N. Springboro Pike, Dayton, OH 45449

INVESTMENT SUMMARY & HIGHLIGHTS

INVESTMENT SUMMARY

Offering Price	\$1,780,000
Cap Rate	6.47%
Annual Rent	\$115,083
Building Size	3,889 SF
Lot Size	1.069 Acres
Year Built	1989
Lease	Absolute NNN
Price/SF	\$457.70

INVESTMENT HIGHLIGHTS

1 Established Tenant

RMH Franchise Holdings operates over 131 Applebee's locations across 14 states, employing over 10,000 individuals.

2 Absolute NNN Lease

Landlord bears no maintenance responsibilities. Tenant is responsible for all operating expenses.

3 Structured Rent Increases

Lease structure includes 10% rent increases every 5 years.

4 Strategic Location

Positioned in a prominent retail corridor with over 31,000 vehicles per day (VPD) on Springboro Pike.

5 Extended Lease Term

Approximately 7 years remaining on a 20-year lease, extending through 2033.

LEASE STRUCTURE

Tenant:	RMH Franchise Corp. DBA Applebee's
Guarantor:	RMH Franchise Holdings, Inc.
Lease Type:	Absolute NNN
Original Term:	20 Years
Remaining Term:	7+ Years
Rent Increases:	10% Every 5 Years
Commencement:	12/20/2013
Expiration:	12/31/2033
Renewal Options:	4 × 5-Year Options
Roof & Structure:	Tenant Responsible



RMH
FRANCHISE

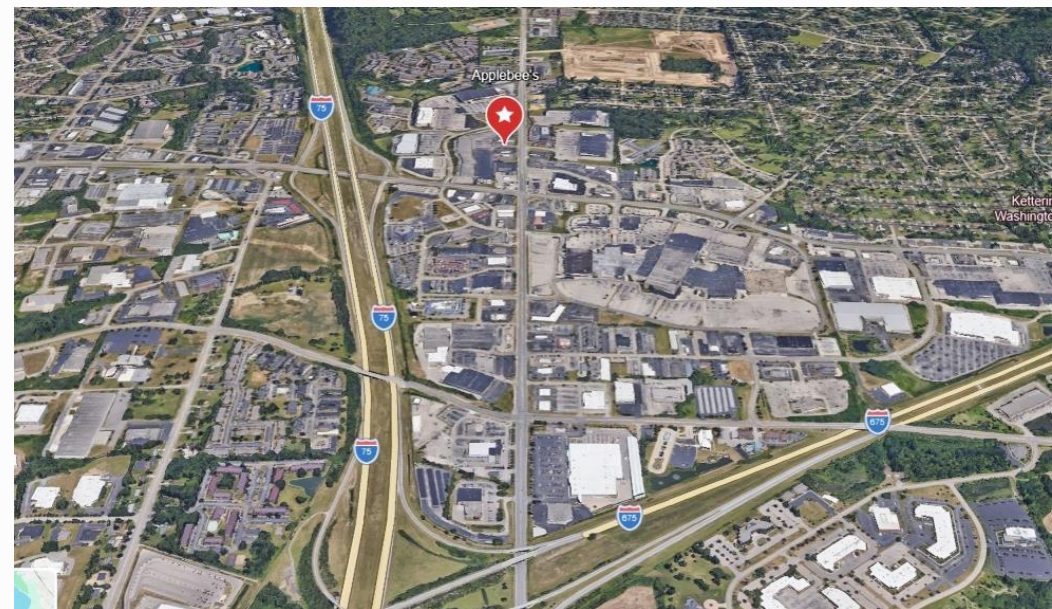
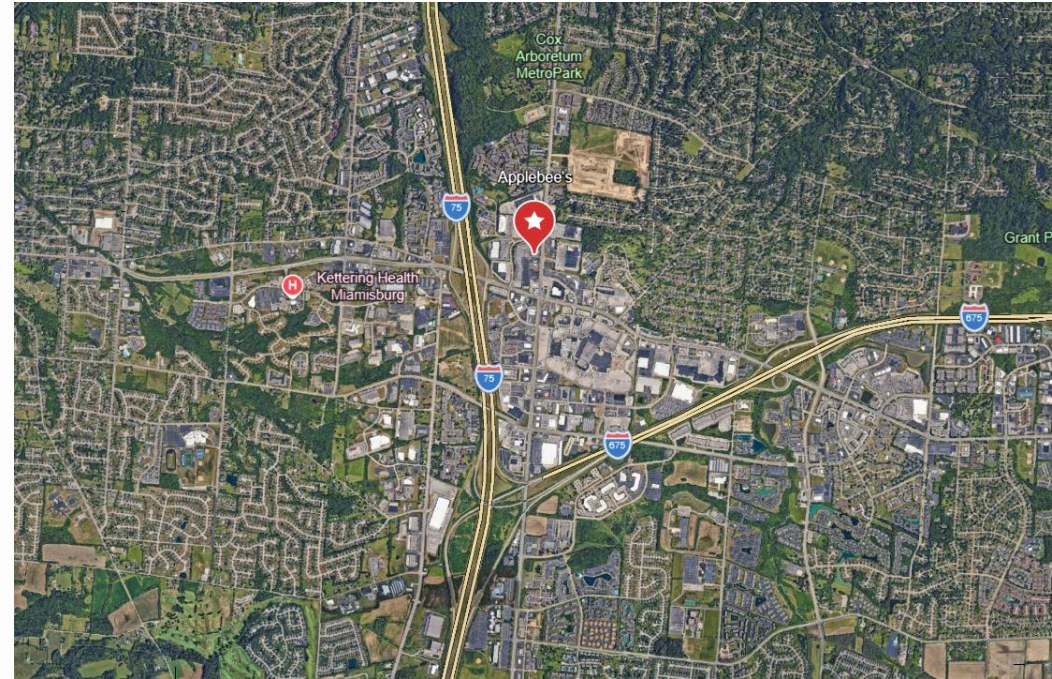
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LOCATION & MARKET POSITION

Applebee's location is positioned within a prominent retail hub, deriving benefit from its proximity to the I-75/I-675 interchange and its integration into an Aldi-anchored shopping center. The surrounding area includes major national retailers such as Lowe's, Home Depot, Walmart, Target, Best Buy, McDonald's, Olive Garden, and Starbucks, which contributes to consistent consumer traffic and visibility.

The property features significant visibility from Springboro Pike, with a daily traffic count exceeding 31,000+ vehicles per day (VPD).

- **Population exceeding 135,000 residents within a 5 miles radius**
- **Household Income of \$105,606 within 5 miles radius**
- **84,517 Daytime Employment within 5 miles radius**
- **Daily traffic count on Springboro Pike exceeding 31,000+ vehicles**



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DAYTON, OHIO – ECONOMIC OVERVIEW

Dayton, the sixth-largest city in Ohio and the county seat of Montgomery County, is situated within a Metropolitan Statistical Area (MSA) comprising over 800,000 residents. The regional economy is primarily driven by the defense, aerospace, and healthcare sectors. Wright-Patterson Air Force Base serves as a significant economic catalyst, housing key facilities such as the National Air and Space Intelligence Center and the Air Force Research Laboratory. Major employers in the area include Wright-Patterson AFB, Premier Health Partners, LexisNexis, Kettering Health Network, and Reynolds and Reynolds.



Key market indicators:

- 136,757 residents (2025 projection)
- \$43,454 median household income
- 800,000+ MSA population

TENANT – RMH FRANCHISE

RMH Franchise is the second-largest Applebee's franchisee in the United States, operating over 130 restaurants across 14 states with a dynamic and dedicated team of more than 10,000 employees. The company is supported by ACON Investments, a Washington D.C.-based international private equity firm. RMH Franchise is committed to operational excellence and a thriving team culture, with a mission centered on creating restaurants where team members want to be and guests want to go.

The company demonstrates strong financial stability and operational efficacy, positioning it as a reliable long-term tenant. RMH is also recognized for its commitment to military hiring, having recruited and hired more than 100 military candidates into manager positions since 2015, and for its community involvement through partnerships with Folds of Honor and Alex's Lemonade Stand Foundation.

- **OWNERSHIP:** Private
- **LOCATIONS:** 130+
- **STATES:** 14
- **EMPLOYEES:** 10,000+
- **BACKED BY:** ACON Investments



INVESTMENT SUMMARY & KEY TAKEAWAYS

1

Passive Income Stream

Absolute NNN lease structure mitigates landlord operational responsibilities.

2

Consistent Cash Flow

6.47% CAP. Fixed rent with 10% increases every five years.

3

Established Tenant

Substantial tenant with a strong operational presence as the second-largest Applebee's franchisee, operating over 131 locations.

4

Strategic Location

Located within a high-traffic retail corridor, evidenced by daily traffic counts exceeding 31,000 vehicles.
135,000 residents and \$105,606 household income within 5 miles radius.

5

Lease Term

7+ years remaining, complemented by four renewal options.

6

Robust Market Fundamentals

Dayton's stable economic base is primarily anchored by the defense, aerospace, and healthcare sectors.

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CONTACT INFORMATION

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