



OUTBACK
STEAKHOUSE®

ABSOLUTE NNN
LEASE

OFFERING MEMORANDUM

633

**N 48th STREET,
LINCOLN, NE 68504**

BRIAN BROCKMAN - Broker

License # 20190317

Bang Realty, Inc

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BANG
REALTY

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INVESTMENT HIGHLIGHTS

633 N 48th STREET

OVERVIEW

We are pleased to present the opportunity to acquire a low rent casual dine property. The subject property is positioned less than two miles from University of Nebraska (26,000 students). Surrounding retailers include Target, CVS, McDonald's, Taco Bell, Raising Cane's, and Chick-Fil-A, among many others. The property is well positioned and has over 20,000 VPD passing this location. The tenant has been at this location for over 27 years and has demonstrated a long term commitment to this location and their customer base. The subject property is located in a extremely dense market with over 220,000 people in a 5 mile radius.

LONG-TERM OPERATING HISTORY

Outback has been established at this location for more than 25 years, showcasing a strong, long-term dedication to both the site and its loyal customer base.

STRONG SALES THAT ARE INCREASING

Inquire with broker. Strong rent to sales ratio.

ABSOLUTE NNN LEASE

There is just under 2 years remaining on an Absolute NNN Fee Simple lease with zero landlord responsibilities and Two (2), Five (5) year option periods. The tenant is responsible for all expenses: taxes, insurance, and maintenance; including roof, structure, and parking lot.

CORPORATE GUARANTEE

The lease is corporately guaranteed by OSI Restaurants, LLC (Bloomin' Brands - NASDAQ: BLMN). Bloomin' Brands reported revenue in 2023 of more than \$4.6B with their four major concepts including Outback, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse. Outback Steakhouse is among the leading casual dining restaurants with over 1,000 locations in 47 states and 13 counties.

STRONG REAL ESTATE FUNDAMENTALS

Low rent Outback is currently paying rent of \$18 per sq. ft., significantly less than the industry standard for casual dining restaurants. The average Outback pay \$150,000+.

DENSE MARKET POPULATION

With a population of over 226,500 and 95,800 households within a 5-mile radius of downtown Lincoln, the city's compact urban core supports a dense, affluent consumer market with an average household income of \$76,099, presenting compelling opportunities for businesses, retailers, and real estate investors.

OFFERING SUMMARY

633 N 48th STREET

OVERVIEW

633 N 48th Street, Lincoln, NE 68504

Tenant	OSF Nebraska, Inc., a Florida corporation d/b/a Outback Steakhouse
Asking Price	\$1,820,000
Building Size	6,131 SF
Lot Size	0.39 Acres
Year Built	1995



RENT ROLL

Term	Net Annually	Monthly Rent	% Inc.
09/01/2021-08/31/2026 (Current)	\$104,647	\$8,721	N/A
09/01/2026-08/31/2031 (1st option)	\$115,111	\$9,593	10.00%
09/01/2031-08/31/2036 (2nd option)	\$126,623	\$10,552	10.00%

LEASE ABSTRACT

633 N 48th Street, Lincoln, NE 68504

Tenant	OSF Nebraska, Inc., a Florida corporation d/b/a Outback Steakhouse
Guarantor	OSI Restaurant Partners, LLC, a Delaware limited liability company
Parent Company	Bloomin' Brands, Inc. (Nasdaq BLMN)
Building Size	6,131 SF
Lot Size	0.39 Acres
Lease Term	2+ Years
Lease Expiration	August 31, 2026
NOI	\$104,647
Renewal Options	Two, 5-year options
Rent Increases	10% every 5 years
Lease Type	NNN
Roof, Structure & Parking Lot	Tenant
Landlord Responsibilities	None
CAM	Fully reimbursed by tenant
d	Tenant
Taxes	Tenant
Utilities	Tenant

PORTFOLIO OVERVIEW

633 N 48th STREET



\$1,820,000
Price



5.75%
CAP RATE



\$104,647
NOI



Lease: Just under 2yrs remaining
with Two / 5yr options





AERIAL MAP

633 N 48th STREET



AERIAL MAP

633 N 48th STREET

Office DEPOT **BARNES & NOBLE** **FedEx**
Cheddar's **ADVANCE**
SCRATCH KITCHEN AUTO PARTS
DOLLAR TREE **ups** **Arbys**
Staples

Chick-fil-A **STARBUCKS COFFEE**
SHERWIN WILLIAMS **TACO BELL** **TARGET**

BIG RED SELF STORAGE

Crave's
CATERING FINESSE

Schaefer's

CENTRO PLAZA
five BELOW
SALLY BEAUTY SUPPLY **Michael's**
DSW **TJ-maxx**
DESIGNER SHOE WAREHOUSE®
KIRKLAND'S

48th & VINE CENTER
ACE Hardware **VASA FITNESS**
PAPA JOHN'S **goodwill**

McDonald's

OUTBACK STEAKHOUSE®
SITE

African Home Food Market

U-HAUL®

POPEYES
LOUISIANA KITCHEN

N 48th ST
22,136 VPD

TENANT OVERVIEW

633 N 48th STREET



PARENT COMPANY

Bloomin' Brands, the parent company of popular dining concepts like Outback Steakhouse, Carrabba's Italian Grill, and Bonefish Grill, has solidified its position as a dominant force in the highly competitive casual dining landscape. Bloomin' Brands has over 1,600 locations across 48 states and 20 countries and a workforce of nearly 100,000 team members. Outback Steakhouse, the company's flagship concept, first debuted in Tampa, Florida in 1988. Since going public in 1991, the company continues to drive innovation and operational excellence across its portfolio of restaurant brands. In 2023 Bloomin' Brands reported total revenues exceeding \$4.67 billion and net income of \$254.41 million.

TENANT FACTS

Tenant	OSF Nebraska, Inc., a Florida corporation d/b/a Outback Steakhouse
Parent Company	Bloomin' Brands, Inc. (Nasdaq: BLMN)
Number of Locations	+1,450 Locations
Revenue	\$4.67 Billion (2023)
Employees	+93,000
Company Headquarters	Tampa, FL
Website	www.bloominbrands.com



TENANT

As one of the most recognizable names in the steakhouse genre, Outback Steakhouse is an Australian-inspired casual dining restaurant chain known for its focus on high-quality steaks, bold flavors, and lively atmosphere. As of October 2024, Outback currently operates over 1,000 locations worldwide including 694 locations in the United States. In 2023, the brand reported over \$4.67 billion in system-wide sales, cementing its status as a premier dining destination. The menu features hearty, flame-grilled steaks, ribs, chicken, seafood, and a vast array of signature appetizers, salads, and sides.



AREA OVERVIEW

633 N 48th STREET

Located in the heart of the Midwest, Lincoln, Nebraska, offers a unique mix of small-town charm and big-city amenities, making it a perfect destination for shopping, dining, and entertainment. Here is a snapshot of what makes Lincoln a prime location for your next real estate investment:

Location:

Lincoln enjoys a strategic location in the heart of the Midwest, making it a thriving center for culture, education, and business. Positioned within easy reach of Omaha, Kansas City, and Denver, Lincoln offers seamless access to regional markets and ample growth opportunities.

Economy:

Lincoln, Nebraska's economy is diverse and resilient, driven by key sectors such as government, education, healthcare, and technology. This economic mix, coupled with a strong entrepreneurial spirit and a supportive business climate, creates steady growth and ample opportunities for both established companies and startups.

Culture and Recreation:

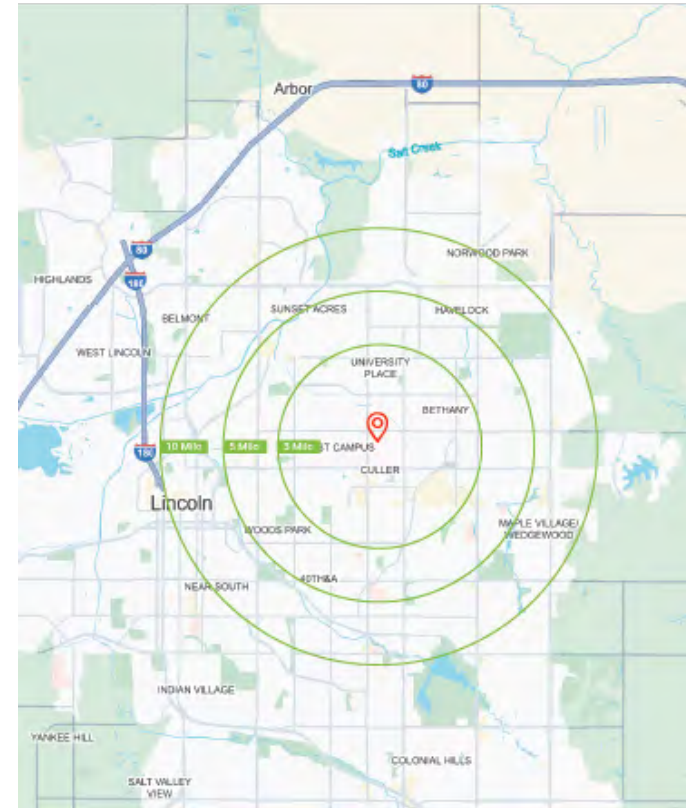
Lincoln features a rich cultural landscape anchored by the University of Nebraska-Lincoln, with highlights including the Sheldon Museum of Art, Lied Center for Performing Arts, and the distinctive state capitol building that punctuates the city skyline. The city offers abundant recreation through its extensive trails system, including the popular MoPac Trail, numerous city parks like Holmes Lake and Pioneers Park Nature Center, and passionate college sports culture centered around Husker football at Memorial Stadium.

Education:

As home to the flagship University of Nebraska-Lincoln, several private institutions like Nebraska Wesleyan University and Union College, and Southeast Community College, Lincoln provides diverse higher education options serving over 30,000 college students annually. The city's emphasis on education extends to its highly-rated public school system and specialized programs like The Career Academy, fostering a well-educated workforce that supports Lincoln's growing tech and healthcare sectors.

Real Estate Market:

The city's steady economy and university presence help maintain stable property values, while various commercial developments, particularly along O Street and in the Telegraph District, provide ample opportunities for business investment, all typically at more affordable price points than comparable Midwestern cities.



DEMOGRAPHICS			
POPULATION	1 - MILE	3 - MILE	5 - MILE
2029 Projection	15,248	132,846	234,918
2024 Population	14,642	128,033	226,520
2020 Population	13,941	124,460	220,840
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2029 Projection	6,774	57,440	99,525
2024 Households	6,494	55,233	95,820
2020 Households	6,139	53,195	92,919
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2024 Avg HH Income	\$65,235	\$68,607	\$76,099

ABOUT US

633 N 48th STREET

OVER \$1.75 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$1.75 + Billion in Commercial Real Estate Transactions across the United States in 40 States and we are well-versed in many different CRE Sectors with a sole focus on Investment Properties and Development Opportunities. We look forward to learning about your successes and finding ways to add value to your Commercial Real Estate Portfolio.

MOST RECENT TRACK RECORD



St. Cloud | MN

Red Lobster

\$5,879,352
6.95% CAP



South Vienta | OH

Dollar General

\$1,515,000
6.7% CAP



Knoxville | TN

KFC

\$1,152,000
6.25% CAP



Clinton Township | MI

Chipotle

\$1,850,000
6.3% CAP



Pensacola | FL

Dollar General

\$2,328,080
6% CAP



Milledgeville | GA

Mavis

\$2,735,043
6.7% CAP



Hockessin | DE

Wawa

\$4,583,333
6% CAP



Milwaukee | WI

Red Lobster

\$8,250,000
5.5% CAP



Dover | PA

CVS Pharmacy

\$8,175,000
6.10% CAP



DISCLAIMER

Bang Realty, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Bang Realty, Inc.. has not and will not verify any of this information, nor has Bang Realty, Inc. Conducted any investigation regarding these matters. Bang Realty, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Bang Realty, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Bang Realty, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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