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APPLEBEE'S – Rice Lake, WI



The Seller had just gone under contract on another property they were selling and wanted to know if we could sell this one too in order to combine the profit of both properties for their 1031 exchange. We stated it was possible if they were realistic in their pricing. They had purchased this Applebee's one year before for \$2,600,000. After a comprehensive analysis of the property, we let them know a quick sale was possible at a price of \$3,296,270. We listed the property on August 19th, had six offers in the first week, and went under contract on September 6th. This property closed on October 11th. The property sold for \$3,237,000 in 53 days (from the listing to the closing), and at 98% of list price!