



**Denny's | NNN Investment**  
 839 N. Watson Road  
 Arlington, TX 76011  
 Store # 7853



**Price: \$2,232,167**

**Investment Summary**

<b>CAP Rate:</b>	7.15%
<b>Lessee:</b>	Continental Foods Inc. (19 Units)
<b>Building Size:</b>	5,120 square feet
<b>Land Area:</b>	47,655 square feet
<b>Number of Seats:</b>	178
<b>NOI:</b>	\$159,600
<b>Lease Expiration:</b>	15+ Years - April 4, 2027
<b>Lease Options:</b>	4 Five Year Options
<b>Increases:</b>	10% every 5 years including options
<b>Lease Type:</b>	Absolute NNN lease Zero Landlord Responsibilities

**Investment Highlights**

Experienced Operator 52 Units (19 Units in this entity)  
 Sale-Leaseback  
 2nd Largest Denny's Franchisee  
 Franchisee Also Operates 74 Burger King Locations  
 Denny's Franchisee of the year 2006 & 2007  
 Super A+ Location On the Entrance Road to Six Flags  
 Nearby Cowboys Stadium, Texas Rangers Stadium  
 2010 Sales: \$1,439,552

Site Photo



**Area Information:**

This Denny's site is located in an A+ location at the entrance to the Six Flags amusement park. New Denny's prototype with **extremely good** site visibility. The site is in an elevated position as shown in the picture above. Arlington lies between Dallas and Fort Worth and is a major hub for Sporting Events, Amusement Parks, and Conventions.



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