



Denny's - NNN Investment
 2649 US Highway 19 North
 Clearwater, Florida 33761



Price: \$795,000

Investment Summary

CAP Rate: 8.0%
Lessee: Continental Foods Inc. of Florida (29 Units)
Building Size: 5,475 square feet
Land Area: 35,455 square feet
NOI: \$63,600
Lease Expiration: Lease Expires Dec 21, 2027
Lease Options: 4 Five Year Options
Lease Type: Absolute NNN Lease
Increases: 4% in January of 2013 - CAP Increases to 8.32%
 10% every 5 thereafter including options



Investment Highlights

Experienced Operator 52 Units (29 Units in this entity)
 2nd Largest Denny's Franchisee
 Franchisee Also Operates 74 Burger King Locations
 Denny's Franchisee of the year 2006 & 2007
 Freeway Frontage
 Just East of US 19
 Good Demographics 211,000 people within 5 miles
 2010 Sales \$1,079,364



Area Information:

Clearwater is in Pinellas County Florida, which is part of the Tampa / St Petersburg MSA or the Tampa Bay area. This Denny's is located on US Highway 19. Adjacent to the property is a Dicks Sports Goods, TJ Maxx, Office Depot and Moe's Southwest Grill, Subway, Starbucks, First Watch, HomeGoods and Tuesday Morning. Across the freeway is a Baymont Inn and Suites, Lowes Home Improvement Store, K-Mart. North of the Denny's across Countryside Blvd is the Westfield Countryside Mall. Major tenants here include JCPenney, Best Buy, Sears Auto Center, Lifestyle Family Fitness. There are also many office complexes and medical facilities within several minutes of the property.

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