



Denny's
4530 W. New Haven
Melbourne, Florida 32904



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Price: \$1,284,193

Investment Summary

CAP Rate: 7.75%
Lessee: Continental Foods Inc. of Florida (30 Units)
Building Size: 4,675 square feet
Land Area: 39,203 square feet
NOI: \$99,525
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 8.06%
10% every 5 thereafter including options

Investment Highlights

Experienced Operator 52 Units (30 Units in this entity)
2nd Largest Denny's Franchisee
Franchisee Also Operates 74 Burger King Locations
Denny's Franchisee of the year 2006 & 2007
New Haven Frontage
Just East of I-95
2010 Sales \$1,140,534

Actual Site Photo



Excellent Street Signage

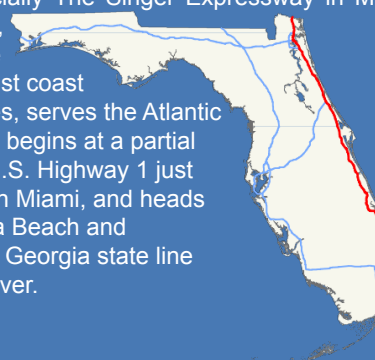


Area Information:

Denny's is located Northeast of Interstate 95 and West New Haven in Melbourne, Florida. This site is in close proximity to 3 hotels; Hampton Inn, EconoLodge and Holiday Inn Express. The property lies just west of a 16 screen movie theatre and Sam's Club

Road Information:

Interstate 95 (officially The Singer Expressway in Miami-Dade County), the main Interstate Highway on the east coast of the United States, serves the Atlantic coast of Florida. It begins at a partial interchange with U.S. Highway 1 just south of downtown Miami, and heads north past Daytona Beach and Jacksonville to the Georgia state line at the St. Marys River.



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