



Denny's | NNN Investment
 3543 Jim Wright Freeway
 Lake Worth, TX 76106
 Store # 7833



Price: \$1,608,503

Investment Summary

CAP Rate:	7.15%
Lessee:	Continental Foods Inc. (19 Units)
Building Size:	4,224 square feet
Land Area:	34,879 square feet
Number of Seats:	178
NOI:	\$115,008
Lease Expiration:	20 Years from COE
Lease Options:	4 Five Year Options
Increases:	10% every 5 years including options
Lease Type:	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
- Freeway Exit Location
- Nearby Major Regional Shopping Centers
- 2010 Sales: \$1,250,032
- 2011 Sales: \$1,293,181



Area Information:

This Denny's site is located on the East side of the Jim Wright Freeway and Azle Avenue in Lake Worth, Texas. Across the freeway from the Denny's are major retailers including Marshalls, Bed Bath and Beyond, and Kohls. Caddy corner to the restaurant are The Home Depot, Wal-mart, Albertsons and Target. Directly adjacent to the West is a Shell fuel station, and directly to the East is a Holiday Inn Express.

About the Freeway: Interstate 820 (abbreviated I-820) is a loop of Interstate 20 in Fort Worth, Texas of approximately 35 miles around the city

and some of its suburbs. Exit numbers begin at its intersection with I-20 in southwest Fort Worth, and continue in a clockwise direction around the city until it ends at its intersection with I-20 in southeast Fort Worth. The northwest segment of the loop is officially designated as the Jim Wright Freeway after former United States House Speaker Jim Wright. However, the name is not commonly used, the colloquial reference by the general public is 820.



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