



906 TURNER STREET
MARYVILLE, TN

OFFERING MEMORANDUM



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LISTED BY

Calvin Short

SVP & Senior Director

calvin.short@matthews.com
DIR (949) 432-4506
MOB (310) 567-3525
LIC # 01927216 (CA)

Chad Kurz

SVP & National Director

LIC # 01911198 (CA)

Aron Cline

SVP & Senior Director

LIC # 01904371 (CA)

Josh Bishop

VP & Director

LIC # 688810 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LIC # 263667 (TN)

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- \pm 10 years remaining on a corporately guaranteed lease with IHOP Leasing, LLC
- IHOP recently exercised an early option, showing great commitment to the location
- Tenant only has one remaining 5-year option which gives an investor flexibility come lease renewal
- Absolute triple-net investment with zero landlord responsibilities
- Oversized 0.95-acre parcel and \pm 5,000 square foot building that sits outparcel to Home Depot
- The offering has frontage and visibility to I-129 which sees over 65,000 vehicles per day at the crossroad with Lamar Alexander Parkway
- IHOP is ideally situated within walking distance from a good mix of national retailers, including Target, Walmart, Kroger, Hobby Lobby, Payless, Home Goods, JC Penney, Belk, PetSmart and Dick's to name a few
- Dine Brands is one of the largest full-service dining companies in the world and IHOP has been an American staple for nearly 60 years
- Maryville saw population growth in the 1-3 and 5-mile of nearly 9% over the past 8 years and is located just 17 miles south of Knoxville and 4 miles south of McGhee Tyson Airport

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA

Lease Commence	Lease End	Monthly Rent	Annual Rent	Cap Rate
12/18/18	12/17/23	\$12,333.33	\$148,000.00	5.85%
12/18/23	12/27/28	\$13,083.33	\$157,000.00	6.21%
Option 1		\$13,868.33	\$166,420.00	6.58%

FINANCIAL HIGHLIGHTS



LIST PRICE

\$2,529,914



CAP RATE

5.85%



NOI

\$148,000



TENANT SUMMARY

Lease Commencement Date	12/18/2018
Rent Commencement	12/18/2018
Lease Expiration	12/17/2028
Options	One, Five (5) Year Option
Increases	± 6%
Right of First Refusal	Yes

TENANT SUMMARY

Tenant Trade Name	IHOP
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN

EXECUTIVE SUMMARY

Property Address	906 Turner Street Maryville, TN
Gross Leasable Area	± 5,000 SF
Year Built	1997 / R 2008



TENANT OVERVIEW

TENANT OVERVIEW

IHOP

Since 1958, IHOP® has been the place where people connect over breakfast, enjoy study breaks, grab a bite before or after sporting events and so much more. The IHOP family restaurant chain continues to serve their world-famous pancakes and a wide variety of breakfast, lunch and dinner items that are loved by people of all ages. The casual dining restaurant offers pancakes, omelets, French toasts and waffles, crepes, burgers, sandwiches, soups, salads, hash brown stacks, desserts and beverages. International House of Pancakes, LLC also provides a line of syrups through retail stores, mass merchandisers and grocery outlets in the United States. Offering an affordable, everyday dining experience with warm and friendly service, IHOP restaurants are franchised and operated by Glendale, California-based International House of Pancakes, LLC, a wholly-owned subsidiary of DineEquity, Inc., and its affiliates. DineEquity, Inc. is one of the largest full-service restaurant companies in the world with more than 400 franchisee partners.

STRATEGY

As the leader in Family Dining, IHOP's 99%-franchised system delivers strong free cash flow results that have been the hallmark of the brand's financial performance for more than half a century. IHOP relies primarily on discounted value pricing and limited-time offers, such as its Free Pancake Giveaway, to drive traffic to its restaurants. The company operates in four segments: franchise operations, company restaurant operations, rental operations, and financing operations. With mostly franchised locations, the IHOP chain includes a dozen corporate-run locations used mostly for testing and training.



PARENT COMPANY TRADE NAME
INTERNATIONAL HOUSE OF PANCAKES, LLC



OWNERSHIP
PUBLIC



CREDIT RATING (S&P)
B



OF LOCATIONS
± 1,700



OF EMPLOYEES
± 40,000



HEADQUARTERED
GLENDALE, CALIFORNIA



WEBSITE
WWW.IHOP.COM



YEAR FOUNDED
1958



PROPERTY OVERVIEW

Representative Photo

THE OFFERING

TENANT SUMMARY

Property Address	906 Turner Street Maryville, TN 28170
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SITE DESCRIPTION

Number of Stories	One
Type of Ownership	Fee Simple
Year Built	1997 / R 2008
GLA	± 5,000 SF
Lot Size	± 0.95 Acres

THE PARCEL



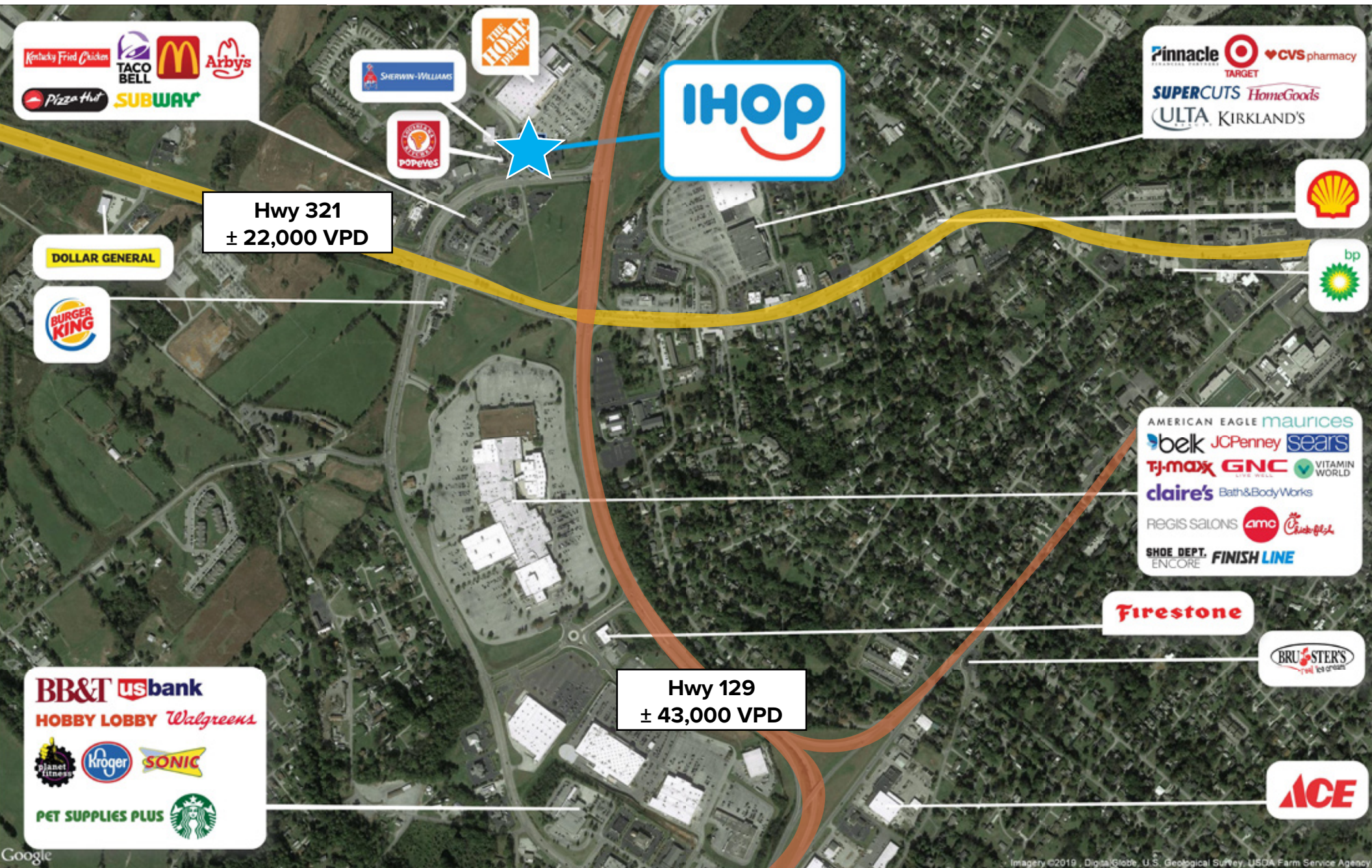
REGIONAL MAP



ihop

MCGHEE TYSON AIRPORT
8 MILES

SURROUNDING TENANTS



AREA OVERVIEW

MARYVILLE, TN

Maryville is a city and the county seat of Blount County, Tennessee, in the southeastern United States. Maryville has received a number of accolades for its quality of life. It is included in the Knoxville Metropolitan Area and a short distance from popular tourist destinations such as the Great Smoky Mountains National Park, Dollywood, Gatlinburg, and Pigeon Forge. Maryville is located in north-central Blount County in the foothills of the Great Smoky Mountains. Chilhowee Mountain, the outermost ridge of the Western Smokies, rises prominently to the south. Chilhowee's eastern flank—known locally as “The Three Sisters”—is visible from almost anywhere in the city, and dominates the southern horizon along US-321 between Maryville and Walland.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2019 Estimate	4,774	37,902	73,256
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2019 Estimate	2,213	15,962	30,636
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$57,120	\$67,041	\$71,989



KNOXVILLE, TN

Nestled in the foothills of the Great Smoky Mountains National Park, Knoxville is a progressive, friendly and rapidly growing city accessible from an international waterway that is often described as a hidden gem. Three interstates run through the city providing accessibility to Nashville, Chattanooga, and Lexington. It is the largest city in eastern Tennessee, serving as a gateway to the tourist and recreation destinations of the Great Smoky Mountains National Park.

After the arrival of the railroads in the 1850s, Knoxville grew to become a major wholesaling and manufacturing center and has continued to develop into a metropolitan hub. Existing industries expanded and new industries took root, prospered and diversified the economy. The region's employer base is a mix of large government employers, such as the Oak Ridge National Laboratory and the University of Tennessee, and many creative, innovative companies, such as Alcoa and Kimberly Clark. Regal Entertainment Group, a Fortune 1000 company, is the largest publicly traded corporation based in Knoxville. Major companies located in the Knoxville MSA includes Clayton Homes, Ruby Tuesday, DeRoyal, and Weigel's.



DISCOVERING KNOXVILLE

Knoxville retains the charm of a small southern town while providing the amenities of a big city. It is home to the main campus of the University of Tennessee, which has been classified by the Carnegie Commission as a university with “very high research activity.” The 400-acre university campus is located along the waterfront just to the southwest of the downtown area, adding a notable college-town element.

A short walk from the university campus, downtown Knoxville has emerged as a thriving hub for socializing. Downtown’s Market Square is a hotspot for happy hour, dinner and Sunday brunch, offering a number of shops and restaurants. Next to Market Square, Gay Street features the Tennessee and Bijou Theaters, both of which offer well-known musical acts, stage productions and the Knoxville Symphony. Knoxville’s rich arts community is supplemented with a number of quality museums and many festivals held throughout the year.

Outside of downtown there are a variety of nice, older neighborhoods and suburbs, offering a good family lifestyle and proximity to the heart of the city. With the added benefit that Tennessee does not collect income tax, Knoxville offers an affordable cost of living. This, combined with an abundance of recreational activities, has made the area one of the fastest growing regions for retirees as well as workers. Knoxville has been ranked as a top 10 city for college graduates for its diverse business climate and growing downtown. In addition to the University of Tennessee, seventeen other training programs and colleges provide a ready supply of trained workers.

Full of history and culture, Knoxville’s Appalachian roots are apparent in the surrounding scenery. From floating along the Tennessee River or on one of the major lake ways in the region to hiking in the Great Smoky Mountains National Park, visitors and residents can take in the area’s natural beauty.

TOP EMPLOYERS

- | | |
|---|--|
| 1 | U.S. Department of Energy - Oak Ridge Operations |
| 2 | The University of Tennessee, Knoxville |
| 3 | Covenant Health |
| 4 | Tennova Health Care |
| 5 | University of Tennessee Medical Center |
| 6 | City of Knoxville |
| 7 | County of Knox |
| 8 | Clayton Homes |
| 9 | State of Tennessee |

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **IHOP** located at **906 Turner Street, Maryville, TN 37801** (**"Property"**). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXCLUSIVELY LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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Representative Photo