

DENNY'S

10445 ATLANTIC BLVD | JACKSONVILLE, FL 32225



OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Newly renovated site – shows commitment to location
- Attractive 10% rental increases – strong hedge against inflation
- Located directly off of Interstate 295 which is the main artery into Jacksonville
- Denny's is located on a main retail corridor in close proximity to Regency Square Mall, AMC Regency 24 and Regency Park Shopping Center
- Sitting less than a mile away is Brookview Elementary School
- Operated by a Seasoned Franchisee – Stable Financials
- Over 200,000 residents in a 5-mile radius





FINANCIAL OVERVIEW

DENNY'S

10445 Atlantic Blvd

Jacksonville, FL 32225

List Price \$2,730,921

CAP Rate..... 7.01%

Gross Leasable Area 5,390 SF

Lot Size 1.19 Acres (51,836 SF)

Year Built..... 1994



Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current - 12/31/2022	\$15,953.14	\$191,437.62	\$35.52	7.01%
1/1/2023 - 12/21/2027	\$17,548.45	\$210,581.38	\$39.07	7.71%
Option 1	\$19,303.29	\$231,639.52	\$42.98	8.48%
Option 2	\$21,233.62	\$254,803.47	\$47.27	9.33%
Option 3	\$23,356.98	\$280,283.82	\$52.00	10.26%
Option 4	\$25,692.68	\$308,312.20	\$57.20	11.29%

Tenant Summary

Tenant Trade Name	Proficient Management, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	12/22/2007
Lease Expiration Date	12/21/2027
Term Remaining on Lease	± 9.9 Years
Increases	10% Every 5 Years
Options	Four, 5-Year

TENANT OVERVIEW



COMPANY NAME

Denny's Corporation (NASDAQ: DENN)



OWNERSHIP

Public



REVENUE

\$491.29 M



NET INCOME

\$35.98 M



NO. OF LOCATIONS

± 1,710



NO. OF EMPLOYEES

± 8,500



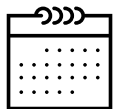
HEADQUARTERED

Spartanburg, SC



WEBSITE

www.dennys.com



YEAR FOUNDED

1988



TENANT OVERVIEW

Denny's is one of the leading full-service, family-style restaurant chains in the US, with more than 1,710 of its signature eateries located across the country. Typically open 24 hours a day, the chain is best known for its menu of breakfast items, including eggs, pancakes, and combination plates carrying such names as All-American Slam, Lumberjack Slam, and the aforementioned Grand Slam Breakfast. Denny's also serves standard American fare (burgers, sandwiches, steak) for lunch and dinner. The company owns and operates about 165 of its restaurants, while the rest are franchised or operate under licensing agreements.

STRATEGY

Like many other chain restaurants, Denny's markets itself as a family-friendly dining establishment featuring good value and quality food items. It relies heavily on discounted price offers and limited-time menu offerings to help drive traffic to its restaurants. Denny's has thrived by stressing value through effective marketing and national advertising campaigns. Franchisees contribute a percentage of their gross revenue to support the national media push to drive traffic to Denny's locations and many make contributions to local marketing co-operatives.

OPERATIONS

The company utilizes franchising as a means to expand and oversee its wide-ranging chain of locations without the cost of owning and operating each of them. Local operators pay royalties or licensing fees in order to use the Denny's brand and other intellectual property.

GEOGRAPHIC REACH

Denny's has 1,710 eateries, including 1,599 restaurants in the US and 111 restaurants in Canada, Chile, Costa Rica, the island of Curaçao, the Dominican Republic, El Salvador, Guam, Honduras, Mexico, Puerto Rico, New Zealand, and the UAE.

THE OFFERING

Property Name		Denny's
Property Address		10445 Atlantic Blvd Jacksonville, FL 32225
Site Description		
Number of Stories		One
Year Built		1994
Gross Leasable Area (GLA)		± 5,390 SF
Lot Size		± 1.19 Acres (51,836 SF)
Type of Ownership		Fee Simple
Parking		± 68 Surface Spaces
Parking Ratio		12.62 : 1,000 SF
Landscaping		Professional
Topography		Generally Level

PARCEL MAP



SURROUNDING TENANTS



AREA OVERVIEW



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile	HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	10,467	90,100	226,740	2023 Projection	4,414	34,714	89,649
2018 Estimate	9,651	83,560	212,561	2018 Estimate	4,035	32,165	83,736
2010 Census	8,376	73,482	191,501	Growth 2010 - 2018	15.22%	13.71%	11.00%
2000 Census	7,607	61,042	167,772	Growth 2018 - 2023	8.46%	7.83%	6.67%
				INCOME	1 Mile	3 Mile	5 Mile
				2018 Est. Average Household Income	\$54,314.01	\$67,178.62	\$76,067.14

JACKSONVILLE, FL

Jacksonville is a large commercial and financial center with the most “northern” feel among large cities in Florida. Modern skyscrapers line a well-defined downtown and waterfront area, and the city spreads in all directions and especially south and west from there. Jacksonville is the most populous city in Florida and the largest city by area in the contiguous United States. Jacksonville has an estimated population of 870,000. Jacksonville is in the First Coast region of northeast Florida and is centered on the banks of the St. Johns River, about 25 miles south of the Georgia State line. The Jacksonville Beaches communities are along the adjacent Atlantic coast.

ECONOMY

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Harbor improvements since the late 19th century have made Jacksonville a major military and civilian deep-water port. Its riverine location facilitates two United States Navy bases and the Port of Jacksonville, Florida's third largest seaport. The two US Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay form the third largest military presence in the United States. The economy is diverse, with an assortment of banking and financial institutions, a bustling port, and large corporations like BellSouth and CSX. As with much of Florida, tourism is also important to the Jacksonville area, particularly tourism related to golf.

TOP EMPLOYERS

Employer	Employees
Naval Air Station Jacksonville	21,900
Duval County Public Schools	14,480
Naval Station Mayport	12,670
City of Jacksonville	8,820
Baptist Health	8,270
Bank of America Merrill Lynch	6,400
Blue Cross and Blue Shield of Florida	6,000
Citi	5,000
Mayo Clinic	4,970
United Parcel Service	4,100

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Denny's** located at **10445 Atlantic Blvd Jacksonville, FL 32225** (**"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.

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