



OFFERING MEMORANDUM



38681 TANGER DR | NORTH BRANCH, MN



EXCLUSIVELY LISTED BY

Chuck Evans

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Property Overview



Property Name

Denny's



Address

38681 Tanger Dr,
North Branch, MN



Year Built

1999



Square Footage

± 3,699 SF



Lot Size

± 42,253 SF (0.97 AC)

Financial Analysis

*Total Annual Sales:	\$1,223,982.36
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COG:	\$269,005.20	21.98%
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**Managed Cash Flow:	\$117,033.00
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*= Trailing 12 months ending 12/27/2017

**Cash flow is a net income projection based on 12/29/2016-12/27/2017 months sales and expenses as states on Seller's P&Ls. Adjustments are made to reflect brand norms for the region and/or expected increases/decreases in costs. Analysis is for proforma purposes only, Buyer should complete his own due diligence review.

Ask your agent for summary of adjustments.

Franchise Information

Franchisee Agreement Expiration:	25-Aug-19
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Royalty:	\$42,110.51	3.44%
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Advertising:	\$35,555.33	2.90%
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* Denny's Inc. has over 1,700 quality full service Denny's restaurants across the United States. 1.4 million dollars network with at least \$500K liquid. Restaurant experience required. Good credit history required.

Surrounding Tenants



Tenant Overview

The Offering

PROPERTY NAME	
Denny's	
Property Address	38681 Tanger Dr., North Branch, MN 55056
SITE DESCRIPTION	
Number of Stories	One
Year Built	1999
GLA	±3,699 SF
Lot Size	0.97 AC
Landscaping	Professional
Topography	Generally Level

Tenant Overview

» Company Name	» Year Founded	» Headquarters
Denny's	1988	Spartanburg, South Carolina
» Ownership	» Industry	» Website
Public	Casual Dining	www.dennys.com

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.

\$35.98 M

Net Income

±8,500

Employees

±1,710

Locations

Area Overview

North Branch, MN

Located in Chicago County, North Branch is a welcoming family-friendly area an hour outside of Minneapolis. It is named after being the north branch of the Sunrise River.

Known for being a community friendly area, their new developments are focused on becoming more aggressive in the business sector. More and more industrial and commercial businesses have been moving in the area and developing the business environment. The North Branch residents are known for having a highly skilled labor force. They also have over 200 acres of industrial land along I-35 ready to be developed.

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Projection	2,812	10,726	13,020
2018 Estimate	2,781	10,423	12,677
Growth 2018-2023	1.11%	2.91%	2.71%
Households	1 Mile	3 Mile	5 Mile
2023 Projection	1,066	3,928	4,763
2018 Estimate	1,045	3,797	4,612
Growth 2018-2023	2.01%	3.45%	3.27%
Income	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$81,409	\$84,800	\$86,080



An aerial photograph of the Minneapolis skyline. A massive, dark glass skyscraper (Aon Center) dominates the left side of the frame, reflecting the sky and surrounding buildings. Below it and to the right, a dense cluster of other high-rise buildings in various architectural styles fills the rest of the image. The sky is filled with white and grey clouds. A semi-transparent red box is overlaid on the right side of the image, containing text.

MINNEAPOLIS, MN

Minneapolis, MN is the larger of the Twin Cities, part of the 16th largest metropolitan area in the United States. The twin cities metropolitan area is made up of Minnesota and St Paul. Minneapolis has a surplus of water outlets with 13 lakes, wetlands, the Mississippi River, creeks and waterfalls can all be found in Minneapolis.

ECONOMY

Minneapolis has America's 10th highest concentration of Fortune 500 companies. Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial and Thrivent Financial are all headquartered in Minneapolis. As of 2015, the city's largest employers downtown are Target, Wells Fargo, HCMC, Hennepin County, Ameriprise, U.S. Bancorp, Xcel Energy, City of Minneapolis, RBC Wealth Management, the Star Tribune, Capella Education Company, Thrivent, CenturyLink, ABM Industries, and the Federal Reserve Bank of Minneapolis. Because of its location, being central to Chicago and Seattle, Minneapolis is categorized as a global city with strengths in business, medicine, sports, manufacturing, culture, education, and research.



ARTS SCENE

Minneapolis has a strong music and arts presence. The city is home to both the award-winning Guthrie Theater and the historic First Avenue nightclub. This city is known for starting the careers of icons such as Bob Dylan and Prince. The city is second only to New York City in terms of live theater per capita and is the third-largest theater market in the U.S., after New York City and Chicago.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Denny's** located at **38681 Tanger Dr, North Branch, MN 55056**. 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.

Denny's

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