



5700 W Kellogg Drive
Wichita, KS 67209
OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Exclusively Listed By

Chuck Evans

Senior Associate

chuck.evans@matthews.com
DIR: (310) 919-5841
MOB: (925) 323-2263
LIC #01963473 (CA)

Keegan Mulcahy

Associate

keegan.mulcahy@matthews.com
DIR: (310) 955-1782
MOB: (415) 847-5588
LIC #02067187 (CA)

Kyle Matthews

Broker of Record

LIC #77576 (KS)





Investment Highlights

- Long Operating History - Denny's has operated in this location since 1973
- Two (2) Five (5) Year Options
- Hedge Against Inflation - 5% Rental increases in options
- Below market rent
- Experienced Operator - Strong history of success
- Strong retail corridor with national tenants such as Walmart, Best Buy, Burlington, Boot Barn, Texas Roadhouse, Golden Corral, Cracker Barrel and many more.
- Across the street from Dwight D. Eisenhower International Airport, which has approximately 1,600,000 passengers per year.



Financial Overview



FINANCIAL OVERVIEW



LIST PRICE

\$805,714



CAP RATE

7.00%



TERM REMAINING

±4.75 Years

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current	\$4,700.00	\$56,400	\$16.07	7.00%
Option 1	\$4,935.00	\$59,220	\$16.87	7.35%
Option 2	\$5,181.75	\$62,181	\$17.72	7.72%

EXECUTIVE SUMMARY

Property Name	Denny's
Address	5700 W Kellogg Drive Wichita, KS 67209
Year Built	1973
APN	138-27-0-14-04-002.00
GLA	±3,510
Lot Size	±0.90 Acres

TENANT SUMMARY

Tenant Trade Name	Denny's
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Roof & Structure	Tenant Responsible
Original Lease Term	10 Years
Rent Commencement Date	6/28/2013
Lease Expiration Date	6/27/2023
Term Remaining	±4.75 Years
Increases	5% Every 5 Years
Options	Two, 5-Year Options

Tenant Overview



Parent Company Trade Name

Denny's Corporation



Headquartered

Spartanburg, South Carolina



No. of Locations

±1,700



Year Founded

1953

DENNY'S

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

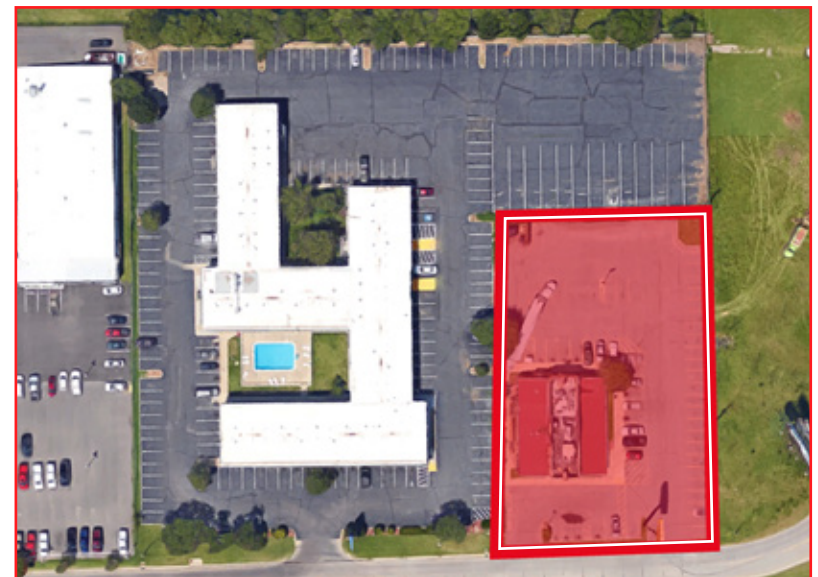
Like many other chain restaurants, Denny's markets itself as a family-friendly dining establishment featuring good value and quality food items. It relies heavily on discounted price offers and limited-time menu offerings to help drive traffic to its restaurants. Denny's has thrived by stressing value 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.

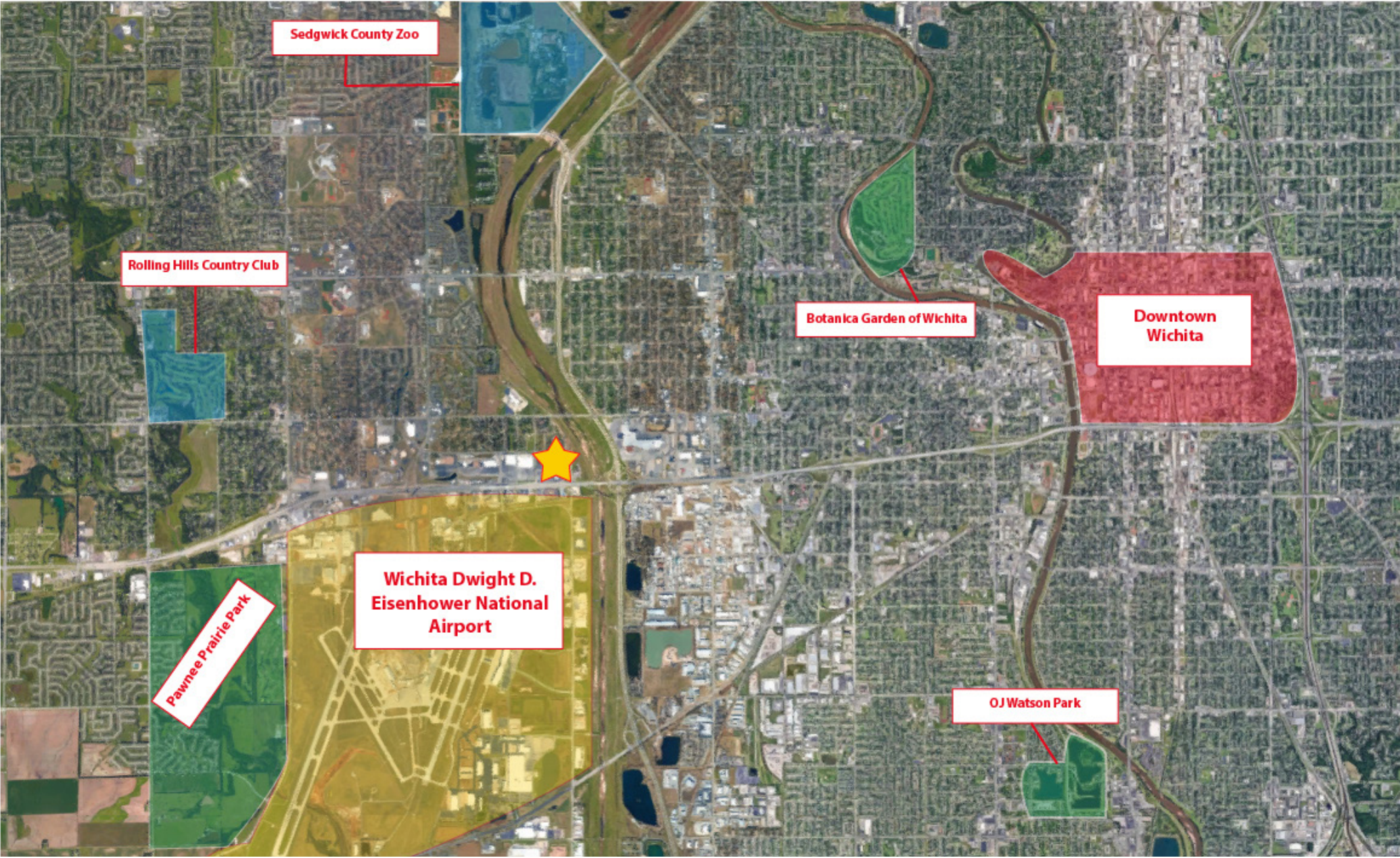
GEOGRAPHIC REACH

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.



Surrounding Tenants





Area Overview

Wichita, Kansas

Wichita, Kansas is a booming city where the spirit of the Old West lives on. Wichita is the largest city in the State of Kansas and the 48th-largest city in the United States. Located in south-central Kansas on the Arkansas River, Wichita is the county seat of Sedgwick County and the principal city of the Wichita metropolitan area. In 2015, the estimated population of the Wichita metropolitan area was 644,610, and that of the larger Wichita-Winfield combined statistical area was 680,398.

As an industrial hub and the largest city in the state, Wichita is a center of culture, media, and trade. It hosts several large museums, theatres, parks, and entertainment venues, notably Intrust Bank Arena. Several universities are located in the city including Wichita State University, the third largest in the state. The city's daily newspaper, The Wichita Eagle, has the highest circulation of any newspaper in Kansas, and the Wichita broadcast television market includes the western two-thirds of the state. Wichita is also home to two large shopping malls, Towne East Square and Towne West Square, as well as the Century II Performing Arts & Convention Center and Kansas's largest airport, Wichita Dwight D. Eisenhower National Airport. Downtown Wichita has undergone renewal, and the city center has new and attractive parks and a new convention center along the Arkansas River.

There is plenty to do in Wichita, including visit its many museums. Wichita offers both a feel for the early pioneer days at the Old Cowtown Museum or a more eccentric experience at the Museum of Ancient Treasures. The Indian Center Museum features works by Plains Indian artists. The Kansas Aviation Museum pays tribute to the fact that Wichita is an aircraft manufacturing center, the museum honors pioneers in the field, as well as housing model planes. Exploration Place gives kids more insights into aviation and other scientific wonders. For nature and wildlife, Wichita has both Botanica's lovely gardens and the Sedgwick County Zoo, home to over 350 species of animals. Wichita also stays up when the sun goes down: there's nightlife, culture, karaoke and cuisine for all tastes.

AREA DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2023 Projection	1,448	57,002	181,450
2018 Estimate	1,446	56,183	177,869
2010 Census	1,474	56,168	176,657
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2023 Projection	649	25,968	77,266
2018 Estimate	633	25,062	74,155
2010 Census	623	24,139	70,857
INCOME	1-Mile	3-Mile	5-Mile
Average Household Income 2018	\$48,048	\$52,677	\$62,725



Economy

The city which was once nicknamed “Cowtown” has transformed into a hub of U.S. aircraft production and became known as “The Air Capital of the World”. Beechcraft, Cessna, (both now part of Textron Aviation) and other firms including Learjet, Airbus and Spirit AeroSystems continue to operate design and manufacturing facilities in Wichita today, and the city remains a major center of the U.S. aircraft industry. Surrounded by wheat fields and oil-industry facilities, this traditional Midwestern city has a diverse agricultural and industrial economy. In part because of its invulnerable central U.S. location, World War II aircraft design and production facilities were located in the area. Wichita’s principal industrial sector is manufacturing, which accounts for 21.6 percent of employment. Aircraft manufacturing has long dominated the local economy, and plays such an important role that it has the ability to influence the economic health of the entire region; the state offers tax breaks and other incentives to aircraft manufacturers.

Healthcare is Wichita’s second-largest industry, employing approximately 28,000 people in the local area. The Kansas Spine Hospital opened in 2004, as did a critical care tower at Wesley Medical Center. In July 2010, Via Christi Health, which is the largest provider of healthcare services in Kansas, opened a hospital that will serve the northwest area of Wichita. Via Christi Hospital on St. Teresa is the system’s fifth hospital to serve the Wichita community.

CONFIDENTIALITY & DISCLAIMER STATEMENT

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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 Retail Advisors 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 Retail Advisors 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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