



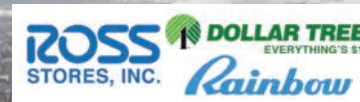
Offering Memorandum

IHOP
938 INDIANAPOLIS BOULEVARD
HAMMOND, IN 46320



Marcus & Millichap





IHOP

938 Indianapolis Boulevard
Hammond, IN 46230

FINANCIAL SUMMARY

Price	\$3,600,000
Down Payment	100% \$3,600,000
Cap Rate	5.0%
Building SF	5,000 SF
Net Cash Flow	5.0% \$180,000
Year Built	2016
Lot Size	1.15 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	RMLS HOP Indiana, LLC
Lease Guarantor	RMLS HOP, LLC (Romulus Inc.)
Roof & Structure	Tenant Responsible
Lease Commencement Date	October 2, 2017
Lease Expiration Date	December 12, 2036
Lease Term Remaining	18 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	12 Days

NOTE: In the event of an approved assignment, guarantor's obligations will be released.

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$180,000.00	5.00%
6 - 10	\$198,000.00	5.50%
11 - 15	\$217,800.00	6.05%
16 - 20	\$239,580.00	6.66%

OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$263,538.00	7.32%
Option 2	\$289,892.00	8.05%
Option 3	\$318,881.00	8.86%
Option 4	\$350,769.00	9.74%

BASE RENT	\$180,000
Net Operating Income	\$180,000
Total Return	5.0% \$180,000





IHOP® competes in the Family Dining segment of the restaurant industry, and all IHOP restaurants are owned by independent franchise operators. For 57 years, the IHOP family restaurant chain has served its world famous pancakes and a wide variety of breakfast, lunch and dinner items that are loved by people of all ages. IHOP offers its guests an affordable, everyday dining experience with warm and friendly service.

As of 2015, there were over 1,650 IHOP restaurants in all 50 states and the District of Columbia, as well as in Bahrain, Canada, Dubai (UAE), Guatemala, Kuwait, Mexico, Puerto Rico, Saudi Arabia, The Philippines and the U.S. Virgin islands. IHOP restaurants are franchised and operated by Glendale, California-based International House of Pancakes, LLC and its affiliates. International House of Pancakes, LLC is a wholly-owned subsidiary of Dine Brands Global (NYSE: DIN).

www.ihop.com

FRANCHISEE OVERVIEW: ROMULUS, INC.

Romulus is one of the largest franchisee and developers of IHOP Restaurants in the country. With the corporate headquarters in Phoenix, AZ, Romulus currently operates 107 IHOP Restaurants in 11 States (Arizona, Idaho, Pennsylvania, Oklahoma, Kansas, Texas, New Mexico, Indiana, and Ohio).

The company has been a franchisee since 1991 and has steadily grown from one restaurant to its current size with anticipated revenues exceeding \$200M and employing approximately 6,000 employees.

INVESTMENT HIGHLIGHTS

- Absolute Triple-Net (NNN) Lease with 18 Years Remaining on Lease Term
- Ten Percent Increases Every Five Years
- 165,768 Residents in Hammond Trade Area – Chicago MSA
- Guarantor is One of the Largest Franchisee and Developers of IHOP Restaurants in the U.S. – 107 Locations
- Outparcel to Walmart Supercenter
- Adjacent to I-90 Freeway – Direct Access to Chicago
- 1 Mile to Caesars Entertainment's Horseshoe Hammond Casino
- Visible to 28,300+ Cars per Day Along Indianapolis Boulevard
- 15 Minutes from Chicago State University (3,100+ Enrolled)
- Strong Daytime Population – 140,440 Employees in 5-Mile Radius

DEMOGRAPHIC REPORT

Population	1-Mile	3-Miles	5-Miles
2022 Projection	8,938	50,651	160,357
2017 Estimate	9,201	52,508	165,768
Households	1-Mile	3-Miles	5-Miles
2022 Projections	3,216	17,499	59,863
2017 Estimate	3,259	17,843	60,593
Income	1-Mile	3-Miles	5-Miles
2017 Est. Average Household Income	\$61,247	\$53,474	\$50,871
2017 Est. Median Household Income	\$48,743	\$40,175	\$36,942
2017 Est. Per Capita Income	\$21,776	\$18,235	\$18,692

LOCATION OVERVIEW

Just south of Chicago, Hammond is located in Indiana's Lake County and is one of the county's oldest and most populous cities. The city consists of six neighborhoods: Central Hammond, Hessville, North Hammond, Robertsdale, South Hammond, and Woodmar. Hammond is home to great entertainment options such as live performances, the Horseshoe Casino, and golf courses.

Nicknamed "The Windy City," the city of Chicago is located in the northeast portion of the state of Illinois, along the shorelines of Lake Michigan. Chicago is the nation's third largest city, trailing only New York and Los Angeles, with a population exceeding 2.7 million in 2017. The city is one of the world's great economic centers, with a diverse employment base, robust transportation network, and renowned tourist attractions that enhance Chicago's reputation on the global stage.

The professional, scientific, and technical services sector is a major employment generator for the city of Chicago, which contains 36 Fortune 500 companies, including Boeing, Walgreens, and McDonald's. One major reason these companies are attracted to the city is its young, talented labor force that is generated by an array of well-respected institutions, including Northwestern University and the University of Chicago.

Chicago's shoreline along Lake Michigan is home to an abundant amount of recreational space including Millennium Park, Chicago's premier green space. In 2016, Millennium Park attracted the most visitors in the Midwest, reaching about 12.9 million visitors. Just south of Millennium Park is Grant Park, another popular green space affectionately known as "Chicago's Front Yard" and includes popular attractions such as Chicago's Museum Campus, the Field Museum of Natural History, and the annual Lollapalooza Music Festival.

In addition to outdoor recreation, downtown Chicago provides a variety of other attractions and generators of economic activity. Along Michigan Avenue is Chicago's Magnificent Mile, a 13-block stretch of shops, restaurants, hotels, and entertainment options. The River North district is a stylish urban neighborhood known for its fine dining, galleries, and nightlife. Finally, the Navy Pier is one of Chicago's iconic landmarks that includes 50 acres of entertainment and recreational activities.





1 MILE

Illinois
State Line

1 MILE

Caesars Entertainment's
Horseshoe Hammond Casino

15 MILES

Downtown
Chicago

33 MILES

Chicago O'Hare
International Airport

Net Leased Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

exclusively listed

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