



**CIA**  
commercial  
investment  
advisors



# INVESTMENT OVERVIEW

IHOP  
DENHAM SPRINGS, LOUISIANA

NAME	IHOP
LOCATION	2260 Home Depot Drive Denham Springs, Louisiana 70726
MAJOR CROSS STREETS	On Home Depot Dr, North of I-12
TENANT	DS 3159, LLC
GUARANTOR	(6-Unit Franchisee Entity)
PURCHASE PRICE	\$3,462,000
CAP RATE	6.50%
ANNUAL RENT	\$225,000
GROSS LEASEABLE AREA	4,961 SF
RENTAL ESCALATIONS	8% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT   REMODELED	2007   2017
LOT SIZE	±1.499 Acres
LEASE EXPIRATION	August 31, 2034
OPTIONS	Three 5-Year Renewal Options

## POINTS OF INTEREST

**RETAIL | SHOPPING:** Nearby retailers include The Home Depot, Walmart Supercenter, Bass Pro Shops, Sam's Club, Ashley HomeStore, Dollar General, Tractor Supply Co., Rent-A-Center, Petco, Office Depot, Walgreens, CVS Pharmacy, Advance Auto Parts, AutoZone; The City of Denham Springs has national retailers such as Academy Sports + Outdoors, Bed Bath & Beyond, T.J. Maxx, Ross Dress for Less, Belk, Maurices, Cato, Michaels, Old Navy, PetSmart, Shoe Carnival, ULTA Beauty, etc.

**HIGHER EDUCATION:** 15 miles from Louisiana State University Baton Rouge (a public research university offering over 235 academic fields of study with total enrollment of 25,363); 17 miles from Southern University and A&M College Baton Rouge (a public university offering six degree-granting colleges with total enrollment of 6,361)

**HEALTH CARE:** 4.5 miles from Ochsner Medical Center (the only fully integrated multi-specialty group practice in Baton Rouge to include a hospital facility with 150 beds)

## INVESTMENT HIGHLIGHTS

### LEASE

Brand New 15-Year Absolute NNN Lease with Attractive 8% Rental Escalations Every 5 Years

### TENANT

Experienced Operators with 13 Locations in Texas and Louisiana (6 of These Locations Back the Performance of This Lease)

### SEASONED LOCATION | RECENT REMODEL

Successfully Open & Operating Since 2007 – Fully Remodeled in 2017 (Spent \$504,000), Showing Tenant's Commitment to This Location!

### TRAFFIC COUNTS

Large ±1.499-Acre Lot Across the Street from The Home Depot, North of I-12 (80,656 CPD)

### 2019 DEMOGRAPHICS

Total Population: 84,197 | Avg Household Income: \$85,349 | **Population Growth 2010-2019 (1-MI): 21.72%**



# FINANCIAL ANALYSIS

## SUMMARY

TENANT	DS 3159, LLC	LOT SIZE	±1.499 Acres
GUARANTOR	(6-Unit Franchisee Entity)	EXPENSE REIMBURSEMENT	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
PURCHASE PRICE	\$3,462,000	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
CAP RATE	6.50%		
GROSS LEASABLE AREA	4,961 SF		
YEAR BUILT   REMODELED	2007   2017		

## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
DS 3159, LLC	4,961	Years 1 to 5: <b>09/01/19</b> to 08/31/24	Current	\$225,000	6.50%
		Years 6 to 10: 09/01/24 to 08/31/29	8%	\$243,000	7.02%
		Years 11 to 15: 09/01/29 to <b>08/31/34</b>	8%	\$262,440	7.58%
		<b>7.03% AVG ANNUAL RETURN</b>			
RENEWAL OPTIONS		1 <sup>st</sup> Option: 09/01/34 to 08/31/39	8%	\$283,435	
		2 <sup>nd</sup> Option: 09/01/39 to 08/31/44	8%	\$306,110	
		3 <sup>rd</sup> Option: 09/01/44 to 08/31/49	8%	\$330,599	



# TENANT OVERVIEW



For over 60 years, **IHOP** (a subsidiary of Dine Brands Global (NYSE: DIN), has been a leader, innovator and expert in all things breakfast, any time of day. The chain offers 65 different signature, fresh, made-to-order breakfast options, a wide selection of popular lunch and dinner items as well as meals under 600 calories. IHOP restaurants offer guests an affordable, everyday dining experience with warm and friendly service. **As of September 30, 2018, there are 1,805 IHOP restaurants around the world, including restaurants in all 50 states and the District of Columbia, Puerto Rico and Guam as well as Canada, Mexico, Guatemala, Panama, Lebanon, the Kingdom of Saudi Arabia, Kuwait, the United Arab Emirates, Bahrain, Qatar, Thailand, and India.**

IHOP is headquartered in Glendale, California

<https://www.ihop.com/en>

## TENANT

**Two experienced operators with 13 locations in Texas and Louisiana (6 of these locations back the performance of this lease).**

The 2 operating partners are recipients of in excess of 25 awards presented by IHOP Corp. Including: breaking the \$2 Million Annual Sales; breaking \$2.5 Million Annual Sales; Best Operations in the region; Best Operations in the district; Best Quality Assessment Awards; Best Service awards; and their most prized award is the National Operations Assessment award won by IHOP #1471 in Bossier City receiving the first place award and IHOP # 4470 in Alexandria winning 2nd place the same year.

## PARENT COMPANY



TYPE	PUBLIC
TRADED AS	NYSE: DIN
INDUSTRY	RESTAURANTS – CASUAL DINING
MARKET CAP	\$1.59 BILLION (AS OF 23-JUL-2019)
# OF LOCATIONS	3,700 LOCATIONS IN 18 COUNTRIES

<https://www.dinebrands.com/en>

**Dine Brands Global (NYSE: DIN)** is one of the world's largest full-service dining companies and franchisor of Applebee's Grill + Bar and IHOP, two of America's most iconic and enduring brands. With **approximately 3,700 locations in 18 countries**, DINE empowers, supports and grows the world's most-loved restaurant brands because they believe community happens when people eat together.

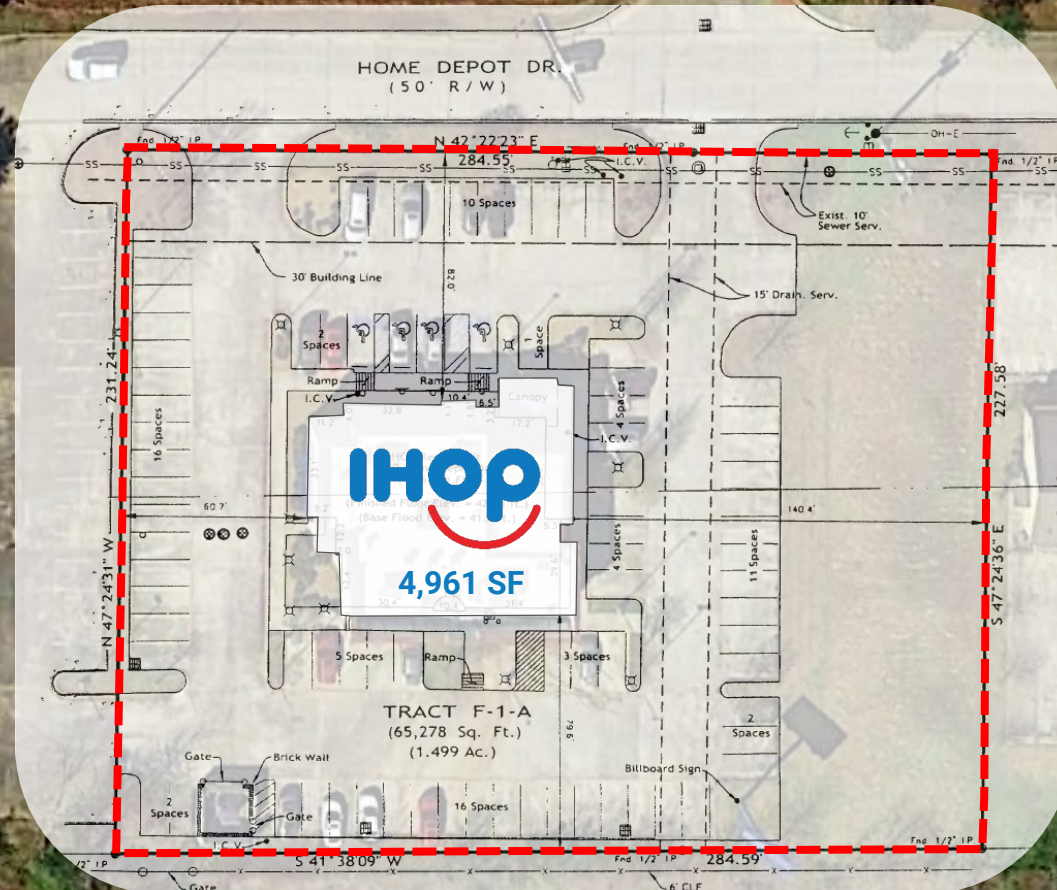
A 100% franchised organization, they collaborate with some of the best franchisees across three strategic pillars—People, Brands, and Growth—to remain a franchisor of choice within their industry.

The company was formerly known as DineEquity, Inc. and changed its name to Dine Brands, Inc. in February 2018.

Dine Brands, Inc. was founded in 1958 and is headquartered in Glendale, California.



# SURVEY



**LOT SIZE**  
±1.499 Acres

**GLA**  
4,961 SF

IHOP | DENHAM SPRINGS, LOUISIANA



# FACING SOUTHEAST



IHOP | DENHAM SPRINGS, LOUISIANA



# FACING NORTHWEST



IHOP | DENHAM SPRINGS, LOUISIANA



# FACING SOUTH



IHOP | DENHAM SPRINGS, LOUISIANA



# AERIAL



**DOLLAR TREE**

**Advance Auto Parts**

**FIRST GUARANTY BANK**  
HOME OF PANATYCAL BANKING

**THE HOME DEPOT**

**Jefferson Financial**  
FEDERAL CREDIT UNION

**Enterprise**

**MAVIS DISCOUNT TIRE**

**Ashley**  
HOMESTORE



**Louisiana Fireworks**

**I-12 80,656 CPD**

**STRANGE AVE 38,193 CPD**

**INTERSTATE 12**

**LONGHORN STEAKHOUSE**

**DUKE'S**

**Days Inn**

**HOOTERS**

**Pilot**

**CAVENDER'S**



**CIRCLE K**

**Hertz**

**ALL STAR**  
AUTOMOTIVE GROUP

**SOUTHSIDE JUNIOR HIGH SCHOOL**  
488 STUDENTS

**RANGE AVENUE**  
MINI STORAGE

**EVOLUTION**  
PRINTING

**La Plantation**  
RETIREMENT COMMUNITY

**PETES HWY**

**Forrest Grove**  
PLANTATION

**IHOP | DENHAM SPRINGS, LOUISIANA**



# AERIAL CITY VIEW



**DENHAM SPRINGS  
HIGH SCHOOL**  
1,605 STUDENTS

**EASTSIDE  
ELEMENTARY**  
543 STUDENTS

**DENHAM SPRINGS  
FRESHMAN HIGH SCHOOL**  
687 STUDENTS

**DENHAM SPRINGS  
JUNIOR HIGH SCHOOL**  
860 STUDENTS

**NAPA** **TACO BELL**  
**AutoZone**  
**Jackson Hewitt**  
TAX SERVICE  
**SHOE DEPT.**

**SAGE SPECIALTY  
HOSPITAL**  
59 BEDS

**DOLLAR  
GENERAL**

**BREC FRENCHTOWN ROAD  
CONSERVATION AREA**

**SMOOTHIE KING**  
**The UPS Store**

**Chelly AUTO PARTS**  
**Aaron's**

**BED BATH & BEYOND** **Kirkland's** **carter's**  
**ROSS** **Academy** **verizon**  
**OLD NAVY** **PET SMART** **Michael's** **Meat**  
**belk** **CAFO** **ROUSE'S MARKETS** **SHOE CARNIVAL**  
**GNC** **ULTA** **KAY** **MOVIE TAVERN**  
**TORRID** **TJ-maxx** **FOREVER 21** **TEXAS ROADHOUSE**

**Louisiana Dental Center**  
FAMILY DENTISTRY AND SPECIALTY PRACTICE

**SOUTHSIDE  
ELEMENTARY**  
504 STUDENTS

**CVS  
pharmacy**

**Walmart**

**SONIC** **gmoduli**

**DOLLAR TREE**

**Ashley  
HOMESTORE**

**Advance  
Auto Parts**

**HOME  
DEPOT**

**ihop**

**petco** **DOLLAR GENERAL** **planet fitness**  
**Office DEPOT**

**12**

**CIRCLE K** **SUBWAY** **Shell**

**DQ**  
**Grill & Chill**

**Sam's  
CLUB**

**CAVENDER'S**

**Bass Pro Shops**

**Pilot**

**SOUTHSIDE JUNIOR  
HIGH SCHOOL**  
488 STUDENTS

**DOLLAR  
GENERAL**

**LEWIS VINCENT  
ELEMENTARY**  
418 STUDENTS

**Walgreens**

**Walmart**  
Neighborhood Market

IHOP | DENHAM SPRINGS, LOUISIANA





# AERIAL METRO VIEW



**SOUTHERN UNIVERSITY**  
AND AGRICULTURAL & MECHANICAL COLLEGE  
6,361 STUDENTS

**BATON ROUGE METROPOLITAN AIRPORT**

**ExxonMobil**  
REFINERY

**batonrouge**  
COMMUNITY COLLEGE  
7,740 STUDENTS

**DOLLAR GENERAL**

*Walgreens*

**SONIC**



**DENHAM SPRINGS**

**BREC FRENCHTOWN ROAD CONSERVATION AREA**

**Walmart**

**Baton Rouge General**  
MID CITY CAMPUS  
365 BEDS

**BATON ROUGE**

**CORTANA MALL**  
A 1.4 MILLION SF SHOPPING MALL ANCHORED BY DILLARD'S, JCPENNEY & SEARS W/ 110 RETAIL SHOPS

**Baton Rouge General**  
BLUEBONNET CAMPUS  
223 BEDS

**Walmart**



**Ochsner**  
150 BEDS

**MISSISSIPPI RIVER**

**LSU**  
LOUISIANA STATE UNIVERSITY  
BATON ROUGE  
25,363 STUDENTS

**PROMISE**  
HOSPITAL BATON ROUGE  
54 BEDS



**Walmart**

**MALL OF LOUISIANA**  
A 1.6 MILLION SF SHOPPING MALL ANCHORED BY DILLARD'S, JCPENNEY, MACY'S & SEARS W/ 180 RETAIL SHOPS

**L'auvergne**  
CASINO HOTEL  
BATON ROUGE



**BREC KENDALWOOD ROAD CONSERVATION AREA**

IHOP | DENHAM SPRINGS, LOUISIANA



# LOCATION OVERVIEW




**Denham Springs** is a city in Livingston Parish, Louisiana. The city is the largest area of commercial and residential development in Livingston Parish. As of the 2010 census, Denham Springs and Walker are the only parish municipalities classified as cities. Denham Springs is located on the Illinois Central Gulf Railroad, a line which played a large role in the city's early development. The Amite River also forms a portion of the municipality's boundary, but the river is not navigable at this point. Ground-water springs which come to the surface at the base of the low-lying ridge which runs through the center of the city have figured in the city's name since at least the 1850s.

Denham Springs is within the **Livingston Parish Public School System**. The district has 2 high schools, 3 middle and 8 elementary schools. There are nine districts in the school system with 42 schools and approximately 25,500 students enrolled. The School System employs 3,475 workers.

**Louisiana State University** is a public research university in Baton Rouge. The university was founded in 1853 in what is now known as Pineville, Louisiana, under the name Louisiana State Seminary of Learning & Military Academy. The current LSU main campus was dedicated in 1926, consists of more than 250 buildings constructed in the style of Italian Renaissance architect Andrea Palladio, and occupies a 650-acre plateau on the banks of the Mississippi River. There are approximately 25,363 students enrolled and over 6,500 faculty and staff.

**Baton Rouge General** has been a part of many of the community's groundbreaking milestones in healthcare. With 588 licensed beds between two campuses (Mid City & Bluebonnet), they offer care from the neonatal intensive care unit to hospice. From their acclaimed Regional Burn Center, to our award-winning cancer program and heart services, our experienced team of professionals is here to get you healthier.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	3,973	24,438	84,197
<b>POPULATION GROWTH 2010-2019</b>	<b>21.72%</b>	1.55%	1.02%
DAYTIME POPULATION	3,449	21,874	77,925
HOUSEHOLD GROWTH 2010-2019	21.21%	1.39%	0.33%
AVERAGE HOUSEHOLD INCOME	\$65,912	\$76,041	\$85,349



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