



3513 E. Race Avenue | Searcy, AR

OFFERING MEMORANDUM

LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



TABLE OF CONTENTS

4 EXECUTIVE OVERVIEW

7 FINANCIAL OVERVIEW

9 TENANT OVERVIEW

10 AREA OVERVIEW



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **List Price of \$2,849,032 yielding a 7.76% Cap Rate**
- **Original 20-Year Lease** with ± 3.70 Years Remaining on the Primary Term, and One, 10-Year Option to extend
- **Foot Traffic Data** - Top 88th Percentile in the county and #1 store within a 50-mile radius over the trailing 12 months (Placer.ai)
- **Phenomenal Location** - Walmart Supercenter Pad site with neighboring tenants including McDonald's, and Lowe's. Chick-fil-A, Dominos, Plant Fitness, Dollar Tree, & More
- **Absolute Triple-Net Lease (NNN)** – No Landlord Responsibilities
- **Excellent Visibility** - Located directly next to U.S. Hwy 167 (22,000+ VPD) and AR-36 (19,000 VPD)
- **Rental Increases** – 10% increases every 5 years provide an effective hedge against inflation
- **Two Personal Guarantees** - From long-term, system renowned veterans
- **Seasoned Experience** - With previous roles at IHOP Corporate & also Katin Corp, the most successful IHOP franchise in the '90s.
- **Golden Cakes Inc** - Currently has 10 units in operation and prides itself on having some of the best facilities in the IHOP system
- **Each Restaurant** - Owned by Golden Cakes gets a remodel every 5 years to ensure a pleasant dining atmosphere.
- **Strong Demographics** - Over 45,000 residents living within a 10-mile radius with 2022 consumer spending of over \$475,000,000
- **Searcy Arkansas** - White County's largest city and the commercial, educational, and healthcare center
- **Over 300 hotel and motel rooms within a 3-mile radius**

BIG LOTS! JCPenney
CAIO Bath & Body Works
SEPHORA
maurices
HIBBETT
SPORTS
Ashley HOMESTORE GNC
LIVE WELL

Freddy's Arby's
FROZEN CUSTARD
STEAKBURGERS

QUALITY
INN & SUITES

Best Western

Simmons Bank
MEMBER FDIC

Hampton
by HILTON

Exxon Starbucks
TACO BELL HARDEE'S
BURGER KING SUBWAY
Waffle House DOLLAR GENERAL
HARBOR FREIGHT T Mobile RAC

AR - 36 ± 19,000 VPD

LA QUINTA
INNS & SUITES

Walmart
Supercenter

SportClips AT&T
HAIRCUTS
DOLLAR TREE
McALISTER'S DELI

ihop
SUBJECT PROPERTY

Domino's
Pizza

LOWE'S

McDonald's

cricket
wireless

US - 167
± 22,000 VPD



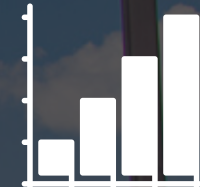
FINANCIAL OVERVIEW



\$2,849,032
LIST PRICE



\$221,212
NOI



7.76%
CAP RATE

BUILDING INFO

Address	3513 E. Race Avenue, Searcy, AR 72143
Year Built/Reno	2006
GLA of Building	±4,993 SF
Lot Size	±0.85 AC

FINANCING INQUIRES

For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 620-1939

TENANT SUMMARY

Tenant Name:	IHOP
Guarantor:	2 Personal Guarantees 10-Unit Operator
Ownership	Fee Simple
Lease Type	Absolute NNN
Original Lease Term	20 Years
Lease Commencement	4/3/2006
Initial Term Expiration	4/2/2026
Years Remaining	3.67
Rent Increases	10% every 5
Options to Renew	One, 10-Year
LL Responsibilities	None

ANNUALIZED OPERATING DATA

Term			Years	Monthly Rent	Annual Rent	Increase	Cap Rate
Base	4/3/2006	4/2/2011	1-5	\$13,850.00	\$166,200.00	-	-
	4/3/2011	4/2/2016	6-10	\$15,235.00	\$182,820.00	-	-
	4/3/2016	4/2/2021	11-15	\$16,758.50	\$201,102.00	-	-
	4/3/2021	4/2/2026	16-20	\$18,434.35	\$221,212.20	10.00%	7.76%
Option 1	4/3/2026	4/2/2031	21-25	\$20,277.79	\$243,333.42	10.00%	8.54%
	4/3/2031	4/2/2036	26-30	\$22,305.56	\$267,666.76	10.00%	9.40%
						Average	8.57%

TENANT OVERVIEW



IHOP

Since 1958, IHOP® has been the place where people connect over breakfast, enjoy study breaks, grab a bite before or after sporting events and so much more. The IHOP family restaurant chain continues to serve their world-famous pancakes and a wide variety of breakfast, lunch and dinner items that are loved by people of all ages. The casual dining restaurant offers pancakes, omelets, French toasts and waffles, crepes, burgers, sandwiches, soups, salads, hash brown stacks, desserts and beverages. International House of Pancakes, LLC also provides a line of syrups through retail stores, mass merchandisers and grocery outlets in the United States. Offering an affordable, everyday dining experience with warm and friendly service, IHOP restaurants are franchised and operated by Glendale, California-based International House of Pancakes, LLC, a wholly-owned subsidiary of DineEquity, Inc., and its affiliates. DineEquity, Inc. is one of the largest full-service restaurant companies in the world with more than 400 franchisee partners.

OWNERSHIP
PUBLIC

YEAR FOUNDED
1958

WEBSITE
WWW.IHOP.COM

HEADQUARTERS
GLENDALE, CA



AREA OVERVIEW

SEARCY, ARKANSAS

Searcy is the largest city and the county seat of White County, Arkansas, with a population of approximately 23,000. Searcy is the principal city of the Searcy, AR Micropolitan Area which encompasses all of White County. Searcy is a small city located about fifty miles northeast of Little Rock on Highway 67.

On top of the numerous public parks throughout the city, locals enjoy close access to huge nature preserves like Bald Knob Refuge and Henry Gray Hurricane Lake, providing great opportunities for hiking, camping, and hunting just east of town. The city has a small-town personality with a college-town twist that makes it such a fun place to live or visit.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 2022 POPULATION	2,614	13,458	29,389
 2022 HOUSEHOLDS	1,133	5,138	11,415
 2022 HH INCOME	\$62,994	\$48,866	\$58,343



ECONOMY

ECONOMY

The economy of Searcy employs 9,460 people. The largest industries in Searcy are Educational Services (1,785), Health Care & Social Assistance (1,733), and Retail Trade (1,153). The highest paying industries are Utilities (\$76,174), Transportation & Warehousing, & Utilities (\$58,472), and Professional, Scientific, & Technical Services (\$53,420). The most common jobs held by residents include Education Instruction, & Library Occupations, Office & Administrative Support Occupations, and Food Preparation & Serving Related Occupations. The state's top domestic production includes Mixed Freight, Meat/seafood, and Coal-n.e.c. Arkansas's most common trade partners are Texas, Mississippi, and Oklahoma.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **IHOP** located at **3513 E. Race Avenue, Searcy, AR 88240** (“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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