



742 HIGHWAY 53 SOUTHEAST
CALHOUN, GA

Strong Retail Corridor | High Performing Unit | Future Upside



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NET LEASE GROUP



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Executive Summary

IHOP

742 Highway 53 Southeast | Calhoun | GA

Offering Price

\$1,794,900

Net Operating Income

Inquire w/ Broker

Gross Leaseable Area

+/- 5,036 SF

Lot Size

0.70 Acres

Year Built/Remodeled

1988

Guarantor

Franchisee



Lease Summary

Lease Type	Absolute NNN	Original Lease Term	10 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	5 Years
Lease Commencement	12/1/2017	Renewal Options	None
Lease Expiration	11/30/2027	Rent Increases	Inquire w/ Broker

Investment Highlights



Absolute NNN IHOP w/ No Landlord Responsibilities

Absolute NNN IHOP Located Just Off the Prime, Highly Trafficked Signalized Intersection of Highway 53 and I-75 with Visibility from the Interstate and Traffic Counts Exceeding 45,000 Vehicles Per Day (VPD)



Secure Real Estate w/ Future Upside

Investors Have the Rare Opportunity to Acquire an IHOP with Attractive Percentage Rent Increases and No Remaining Tenant Options Providing Upside when Renegotiating or Repositioning the Subject Property



Nationally Recognized Tenant

IHOP Corp. is a Dine Brands Global Company and Multinational Breakfast Chain with Over 1,800 (2019) Locations in the Americas, Middle East and Asia



Located in a True Retail Corridor w/ High Activity

Subject Property is Situated in a Retail Corridor with Robust Activity Anchored by Home Depot, Aldi, Tractor Supply, Chick-fil-A, McDonald's, Popeyes, Starbucks, Ruby Tuesday, Arby's, and Panda Express Among Many Others



Location Advantage Point

This IHOP is Strategically Positioned Less Than One Hour Driving Distance from Atlanta, GA and Chattanooga TN, with Direct Access to I-75, which Connects both Cities



Sound Demographics

Situated in a Dense Area with Over 34,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$66,000 and Projected Growth Exceeding 3 Percent within a 1-Mile Radius Between 2021 and 2026

Parcel Map



Retail Map

IHOP

Subject Property

McDonald's

Holiday Inn

Ruby Tuesday

ALDI

DUNKIN' DONUTS
AMERICA RUNS ON DUNKIN'

Race Trac

Arby's

Hardee's

KFC

Krystal

POPEYES
LOUISIANA KITCHEN

Highway 53 29,400 VPD

Retail Map



IHOP

Subject Property



Little Caesars

bp



Krystal

POPEYES

LOUISIANA KITCHEN

DOLLAR
GENERAL



FAMILYSAVINGS
credit union
WHERE YOUR MONEY GROWS WITH YOU AND YOUR FAMILY

COOK OUT

COOK
OUT

Highway 53 29,400 VPD

Retail Map



73,400 VPD

6,440 VPD



Subject Property

9,460 VPD

Highway 53 29,400 VPD



Aerial Images



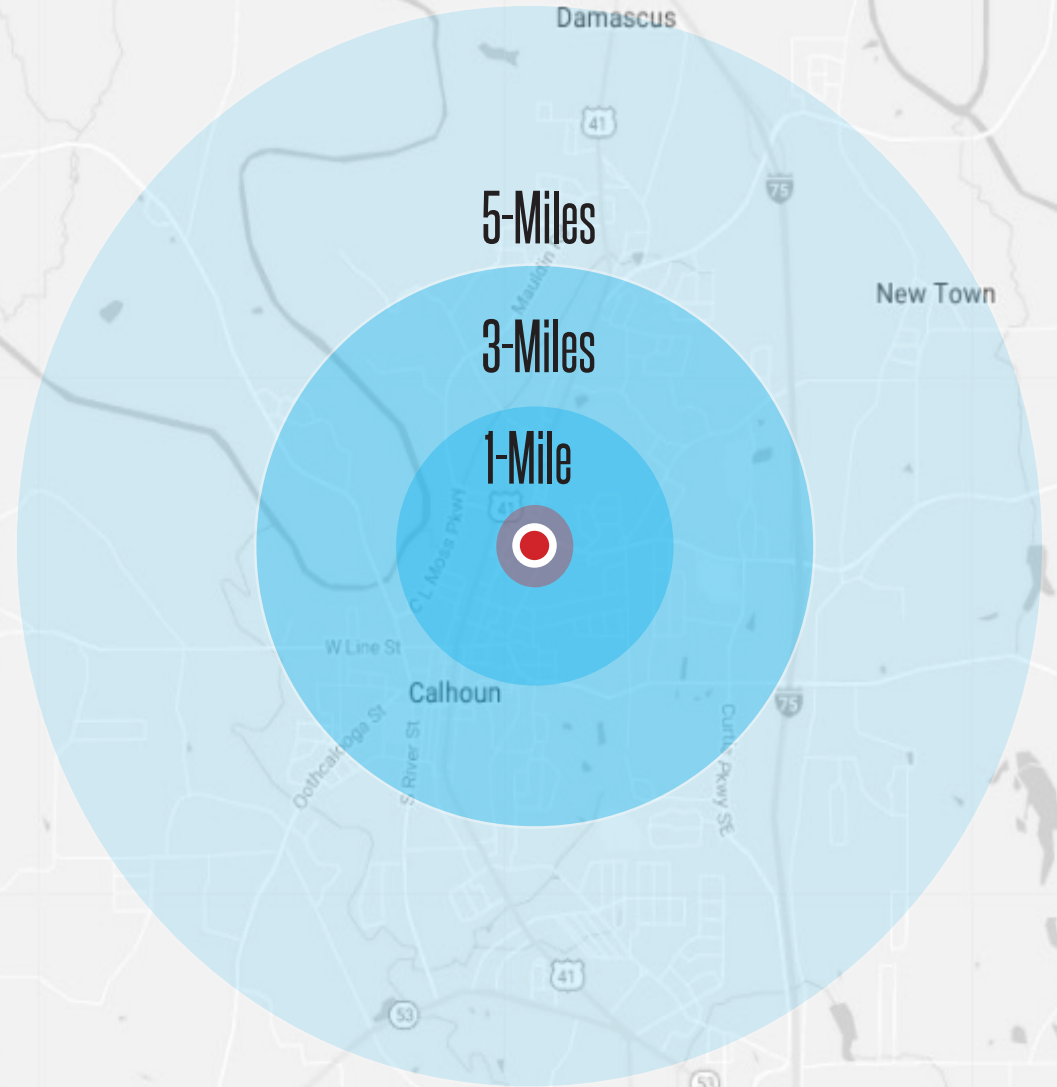
Regional Map



Demographics

Sugar Valley

	1 Mile	3 Miles	5 Miles
POPULATION			
2026 Projection	2,386	17,759	35,366
2021 Estimate	2,307	17,236	34,431
Projected Growth 2021-2026	3.42%	3.03%	2.71%
Growth 2000-2010	42.72%	31.81%	36.12%
INCOME			
Average	\$64,325	\$65,400	\$66,162
Median	\$50,502	\$51,749	\$53,604
Per Capita	\$26,070	\$23,676	\$24,153
HOUSEHOLD			
2026 Projection	970	6,447	12,842
2021 Estimate	935	6,239	12,463
Projected Growth 2021-2026	3.68%	3.33%	3.05%
Growth 2000-2010	32.37%	28.36%	30.86%



Tenant Overview



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 toast, waffles, crepes, burgers, sandwiches, soups, salads, hash brown stacks, desserts, and beverages. IHOP restaurants are franchised and operated by Glendale, CA based International House of Pancakes, a wholly-owned subsidiary of DineEquity, Inc. DineEquity, Inc. is one of the largest full-service restaurant companies in the world with more than 400 franchise partners.



Industry	Casual Dining
Locations	1,820+

Headquarters	Glen Dale, CA
No. Employees	32,000+

Year Founded	1958
Website	www.ihop.com

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742 Highway 53 Southeast | Calhoun | Georgia

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