



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



DENNY'S SARATOGA SPRINGS

1516 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

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PREPARED BY

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CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1516 N Redwood Road, Saratoga Springs, UT 84045. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

INVESTMENT SUMMARY & HIGHLIGHTS

PRICING

PURCHASE PRICE	\$2,600,000
NET OPERATING INCOME	\$156,000
CAP RATE	6.00%

LEASE INFORMATION

TENANT TRADE NAME	Denny's
LEASE GUARANTOR	Sunrise Restaurants, LLC
LEASE TYPE	Absolute NNN
COMMENCEMENT	1/25/2016
EXPIRATION	11/30/2037
LEASE TERM	20 Years
LEASE TERM REMAINING	14.5 Years
RENTAL INCREASES	10% Every 5-Years
EXTENSION OPTIONS	Four, 5-Year Options
TENANT'S FIRST RIGHT OF REFUSAL	No
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant Responsible

PROPERTY INFORMATION

PROPERTY ADDRESS	1516 N Redwood Rd. Saratoga Springs, UT 84045
GROSS LEASABLE AREA (SF)	4,495
LAND SIZE (AC)	0.92
YEAR BUILT	2016

INVESTMENT HIGHLIGHTS:

- There are approximately 14.5 years remaining on the absolute NNN lease with ZERO landlord responsibilities.
- 10% rent increases built-in every 5 years.
- Very experienced operator.
- Sunrise Restaurants LLC is a subsidiary of WKS Restaurant Group, a multi-brand operator with over 30 years of experience.
- Located in the retail district of Saratoga Springs
- The building sits in a great location on very busy N Redwood Road.
- Visible to 24K+ vehicles/day
- Nearby retailers include Walmart, McDonalds, Autozone, Walgreens, Wendy's and many others

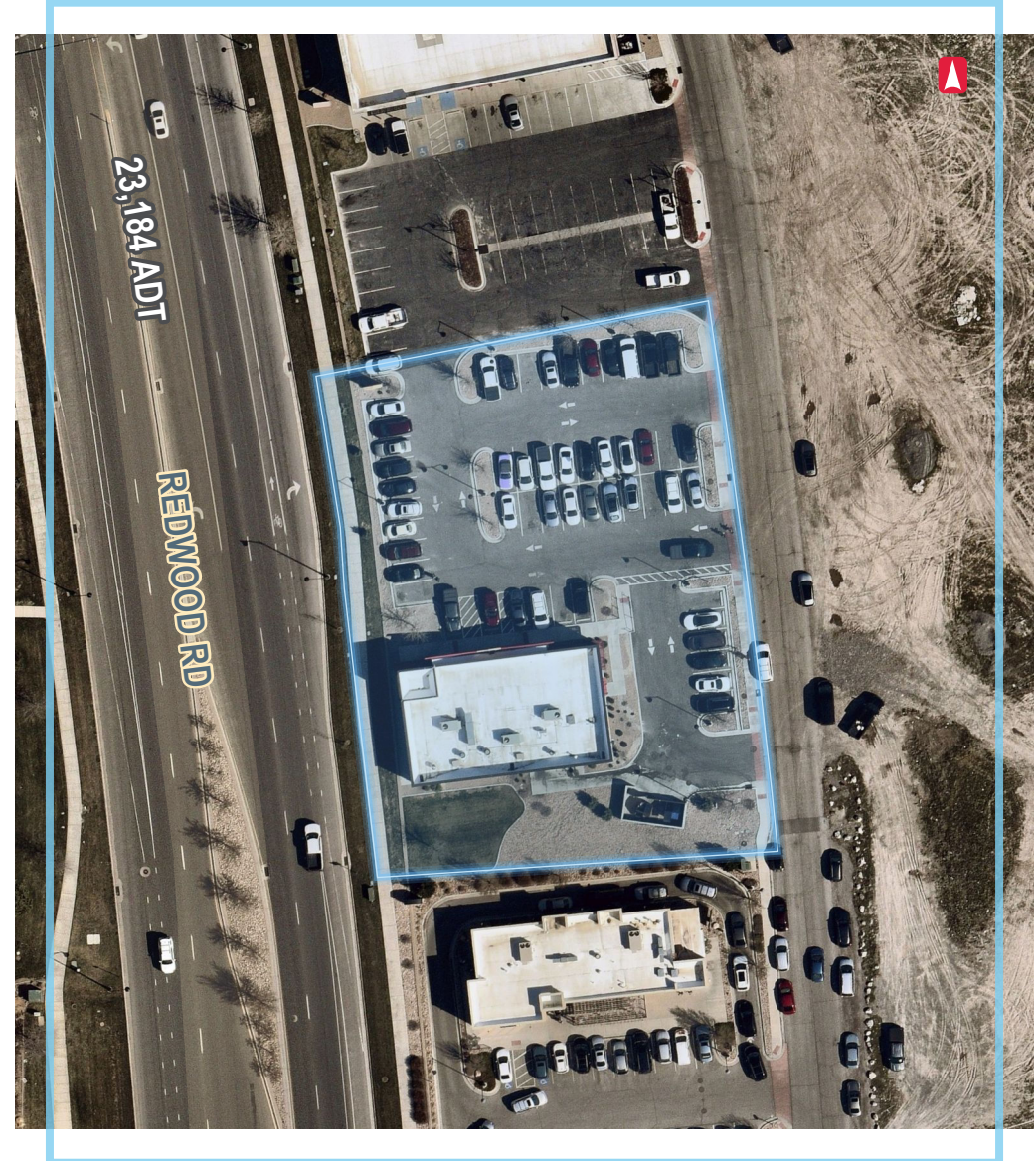
OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/SF	% INCREASE
INITIAL TERM	5/1/2023	11/30/2027	\$13,000.00	\$156,000.00	\$34.71	
INITIAL TERM	12/1/2027	11/30/2032	\$14,300.00	\$171,600.00	\$38.18	10.00%
INITIAL TERM	12/1/2032	11/30/2037	\$15,730.00	\$188,760.00	\$41.99	10.00%
OPTION 1	12/1/2037	11/30/2042	\$17,303.00	\$207,636.00	\$46.19	10.00%
OPTION 2	12/1/2042	11/30/2047	\$19,033.30	\$228,399.60	\$50.81	10.00%
OPTION 3	12/1/2047	11/30/2052	\$20,936.63	\$251,239.56	\$55.89	10.00%
OPTION 4	12/1/2052	11/30/2057	\$23,030.29	\$276,363.52	\$61.48	10.00%

EXECUTIVE SUMMARY & LAND OVERVIEW

This Denny's property is located in the thriving city of Saratoga Springs, Utah. This property presents an attractive investment opportunity with a nationally recognized tenant - Denny's, a leading full-service family restaurant chain. Situated on a spacious 0.92-acre lot, this property boasts a well-maintained building spanning 4,495 square feet, strategically positioned in a high-visibility location. There are currently 14.5 years remaining on the absolute NNN Lease.

Saratoga Springs, Utah, is a rapidly growing city with a robust economy. The population has surged in recent years, reaching approximately 40,000 residents, thanks to its desirable quality of life and affordable housing options. The city has experienced significant residential development, offering a range of housing choices to accommodate the growing population. Saratoga Springs benefits from its strategic location near major employment centers like Salt Lake City and Provo, attracting commuters and fostering a strong local economy. The city also boasts a range of amenities and recreational opportunities, including access to Utah Lake, parks, trails, and community events. Overall, Saratoga Springs presents an attractive investment destination with a growing population, flourishing businesses, and abundant recreational amenities.



PROPERTY PHOTOS



TT MAP



TENANT PROFILE



ABOUT DENNY'S

Denny's is a beloved and iconic American restaurant chain known for its round-the-clock dining experience and delicious comfort food. With over 1,600 locations across the United States and internationally, Denny's has become a go-to destination for families, friends, and travelers seeking hearty meals any time of the day or night. Founded in 1953, Denny's has established itself as a household name, offering a diverse menu that includes breakfast favorites, burgers, sandwiches, salads, and classic diner-style dishes. Renowned for its friendly service, welcoming atmosphere, and affordable prices, Denny's continues to be a trusted and popular choice for satisfying meals and memorable dining experiences.

Sunrise Restaurants LLC is a subsidiary of WKS Restaurant Group, a prominent franchisee operating a portfolio of restaurants across the United States. Known for their expertise in the restaurant industry, WKS Restaurant Group has successfully established and managed multiple franchise locations. They have a track record of partnering with well-known brands to deliver exceptional dining experiences to customers. With a focus on quality, service, and operational excellence, WKS Restaurant Group continues to expand its presence and contribute to the success of the franchised restaurant industry.

DEMOGRAPHICS

POPULATION



1 MILE
10,743
2023 EST.
POPULATION

3 MILES
54,278
2023 EST.
POPULATION

5 MILES
144,247
2023 EST.
POPULATION



1 MILE
12,949
2028 EST.
POPULATION

3 MILES
65,193
2028 EST.
POPULATION

5 MILES
166,131
2028 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME



1 MILE
2,881
2023 EST.
HOUSEHOLDS

3 MILES
14,632
2023 EST.
HOUSEHOLDS

5 MILES
37,684
2023 EST.
HOUSEHOLDS

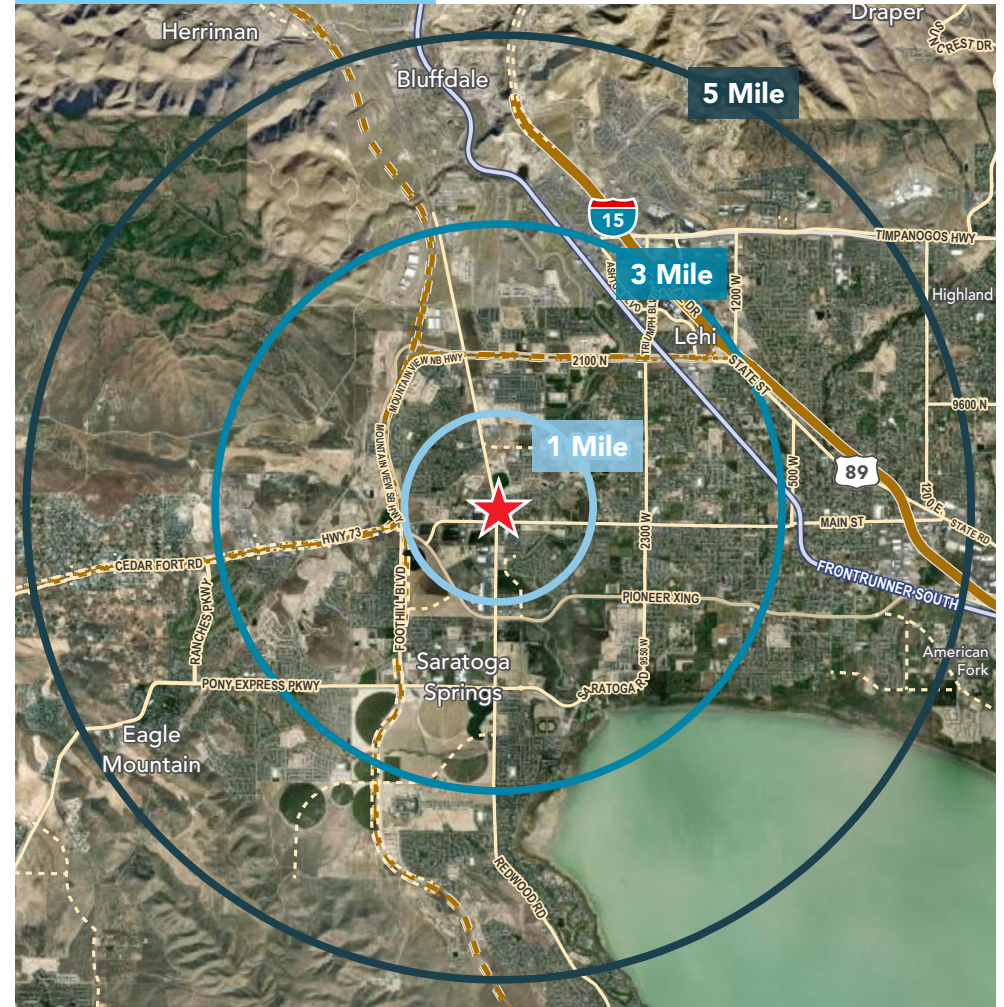


1 MILE
\$116,168
2023 EST.
INCOME

3 MILES
\$124,894
2023 EST.
INCOME

5 MILES
\$139,095
2023 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



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