



Representative Photo

Offering Memorandum



# IHOP

SE Corner of E Mowry Dr and Homestead Blvd | Homestead (Miami), FL 33030

Brand New 15-Year Build-to-Suit | Annual Rent Increases | 34K+ VPD with Excellent Interstate Access | Absolute NNN



# Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum (“COM”) is provided by Stan Johnson Company (“SJC”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of SJC.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by SJC for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. SJC has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon SJC.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from SJC relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to SJC, all or any part of this COM or the Information; (3) upon request by SJC at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless SJC all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that SJC shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Offered Exclusively by



## Point of Contact



### Mike Sladich

Regional Director & Partner

[mbladich@stanjohnsonco.com](mailto:mbladich@stanjohnsonco.com)

P: 208.866.9208



### Maggie Holmes

Director

[mholmes@stanjohnsonco.com](mailto:mholmes@stanjohnsonco.com)



### Robert Poirier

Associate Director

[rpoirier@stanjohnsonco.com](mailto:rpoirier@stanjohnsonco.com)



### Michael Watson

Associate

[mwatson@stanjohnsonco.com](mailto:mwatson@stanjohnsonco.com)



### Austin Klee

Investment Analyst

[aklee@stanjohnsonco.com](mailto:aklee@stanjohnsonco.com)

In Association With:

### Jason Long

FL Lic. #BK3302956

---

Stan Johnson Company  
3340 Peachtree Rd NE | Suite 650  
Atlanta, GA 30326  
P: 404.823.6360  
[stanjohnsonco.com](http://stanjohnsonco.com)

# Investment Highlights

## Brand New 15-Year Build-to-Suit

The Property is scheduled to be completed in Q1 2022 as a brand new build-to-suit for IHOP and features a 15-year lease with six (6), five (5) year options.

## Miami-Dade County Location

Homestead is the second oldest city in Miami-Dade county behind Miami. Homestead is a principal city and thriving suburb in the Miami metropolitan area, the 8th largest metro in the country and home to an estimated 6.16 million people.

## Best-In-Class Franchisee

Sunshine Restaurant Partners is the largest operator of IHOP restaurants in the country and has a unique license agreement for the entire state of Florida and parts of south Georgia. SRP currently operates or sub-franchises over 150 units. The company serves more than 50,000 guests per day with their current footprint and aims to reach over 250 locations. Sunshine Restaurant Partners is a portfolio company of Argonne Capital Group, LLC. Argonne through its affiliates is the owner/franchisor of On The Border, and its franchisee portfolio consists of brands such as IHOP, Applebee's, Sonny's BBQ and Planet Fitness, along with being a John Deere dealer. Argonne's portfolio of companies employ over 22,000 people and generate annual system-wide sales of ~\$1.4 billion.

## Absolute Net Lease Investment

The tenant is operating under a highly passive absolute NNN lease with zero landlord responsibilities.

## No State Income Tax

Florida is one of the rare states with no estate, inheritance, or income taxes.

## Annual Rental Increases

The lease features annual rent increases of 1% throughout the base term and all option periods, offering a hedge against inflation.

## 34K+ VPD Visibility with Excellent Interstate Access

The Property is located on the SE quadrant of Homestead Blvd (34,650 VPD) and East Mowry Drive (7,521 VPD), adjacent and to the south of the 7-Eleven. Additionally, the Property is 1 mile from the Ronald Reagan Turnpike (41,832 VPD).

## Dense Retail Trade Area

IHOP is located in a dense retail area that includes Publix, Walmart, The Home Depot, Best Buy, Marshalls, Office Max, and CVS along with numerous other major tenants.

 **Price:**  
**\$3,647,060**

 **Cap Rate:**  
**4.25%**



**Brand New 15-Year  
Build-to-Suit**



**Best-In-Class  
Franchisee**



**Annual Rent  
Increases**



**Miami-Dade  
County**

**34K+ VPD Visibility**

  
**100K 3-Mile  
Population**

**NNN**  
**Absolute Net Lease  
Investment**

  
**No State  
Income  
Taxes**

# Lease Abstract

<b>Brand</b>	IHOP
<b>Tenant</b>	Sunshine Restaurant Partners (SRP)
<b>Property Address</b>	SE Corner of E Mowry Dr and Homestead Blvd Homestead, FL 33030
<b>Ownership Type</b>	Fee Simple
<b>Building Size (SF)</b>	4,600
<b>Land Size (AC)</b>	1.05
<b>Year Built</b>	2022
<b>Construction Completion</b>	Expected Q1 2022
<b>Rent Commencement</b>	15-Year Term to Commence at Delivery
<b>Term Expiration</b>	15 Years from Rent Commencement
<b>Term Remaining</b>	15 Years
<b>Current Annual Rent</b>	\$155,000
<b>Rent Increases</b>	1% annually
<b>Renewal Options</b>	Six (6), five (5) year options
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None

# Rent Schedule

Term	Years	Annual Rent	Monthly Rent	Rent Increase
Base	1	\$155,000	\$12,917	-
	2	\$156,550	\$13,046	1%
	3	\$158,116	\$13,176	1%
	4	\$159,697	\$13,308	1%
	5	\$161,294	\$13,441	1%
	6	\$162,907	\$13,576	1%
	7	\$164,536	\$13,711	1%
	8	\$166,181	\$13,848	1%
	9	\$167,843	\$13,987	1%
	10	\$169,521	\$14,127	1%
	11	\$171,216	\$14,268	1%
	12	\$172,929	\$14,411	1%
	13	\$174,658	\$14,555	1%
	14	\$176,404	\$14,700	1%
	15	\$178,169	\$14,847	1%
<b>Option 1</b>	16-20	\$179,950	\$14,996	1%
<b>Option 2</b>	21-25	\$181,750	\$15,146	1%
<b>Option 3</b>	26-30	\$183,567	\$15,297	1%
<b>Option 4</b>	31-35	\$185,403	\$15,450	1%
<b>Option 5</b>	36-40	\$187,257	\$15,605	1%
<b>Option 6</b>	41-45	\$189,129	\$15,761	1%



Representative Photo



# Brand Overview

**IHOP (International House of Pancakes)** is a multinational family restaurant chain that specializes in breakfast foods. Operating for more than 57 years, IHOP has emerged as the leading family dining brand, with 1,769 IHOP restaurants worldwide as of December 31, 2020. These locations include stores in all 50 U.S. states, Washington D.C., three U.S. territories, and in twelve countries outside of the U.S. IHOP was founded in 1958 and is headquartered in Glendale, California.

IHOP is a wholly owned subsidiary of Dine Brands Global, Inc. (NYSE: DIN), with 99% of its restaurants run by independent franchisees. Dine Brands Global, Inc. (“Dine Brands”), through its subsidiaries and franchises, operates restaurants under the IHOP and Applebee’s brands. With more than 3,628 IHOP and Applebee’s restaurants in 17 countries, a system of approximately 370 franchisees, and approximately 3,560 team members (at franchised locations), Dine Brands is one of the largest full-service restaurant companies in the world.

## Company Growth Strategy

**1990s:** IHOP continued its successful strategy of expansion, primarily through franchising, increasing the number of restaurants from 490 to more than 800. In 1998, IHOP’s system-wide retail sales surpassed \$1 billion.



**2007:** IHOP acquired the Applebee’s chain of casual dining restaurants and formed DineEquity, Inc., the parent company of both brands.

**2008:** Since 2008, IHOP has been ranked “#1 in Family Dining” by Nation’s Restaurant News’ annual Top 100 issue.

**2014:** IHOP continued its growth as a truly International House of Pancakes with more than 70 non-domestic locations.

**2015:** In June 2015, IHOP launched its new logo, signifying the leading brand’s continuous evolution.

**2018:** IHOP became the largest family dining concept in the United States in terms of system-wide sales.

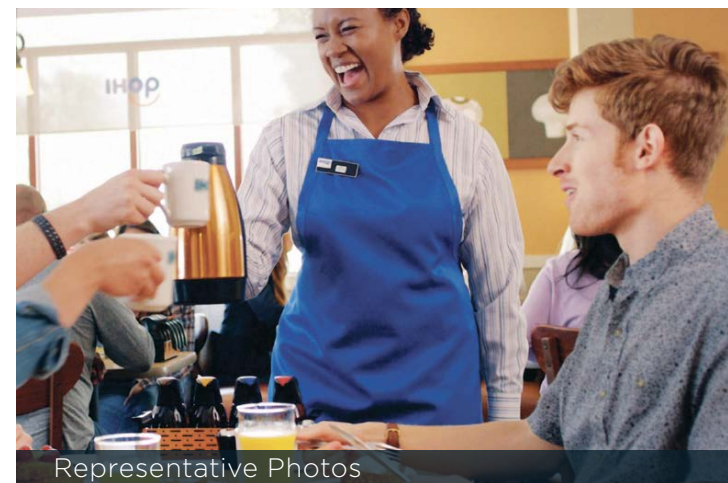
-  **3,628 Locations**
-  **Total Revenue of \$689.3 Million**
-  **Largest Family Dining Concept in the U.S**

## Brand Credit Overview

<b>Parent Company</b>	Dine Brands Global, Inc.
<b>Tenant Name</b>	IHOP
<b>Stock Ticker</b>	NYSE: DIN
<b>Year Founded</b>	1958
<b>Employees</b>	3,560
<b>No. of Locations</b>	3,628
<b>Total Revenue</b>	\$689.3 million (FY20)
<b>Net Income</b>	\$103.9 million (FY20)
<b>Total Assets</b>	\$2.07 billion (FY20)
<b>Headquarters</b>	Glendale, CA
<b>Official Website</b>	www.ihop.com

## Tenant Overview

**Sunshine Restaurant Partners** is the largest operator of IHOP restaurants in the country and has unique license agreement for the entire state of Florida and parts of south Georgia. SRP currently operates or sub-franchises over 150 units. The company serves more than 50,000 guests per day with their current footprint and aims to reach over 250 locations. Sunshine Restaurant Partners is a portfolio company of Argonne Capital Group, LLC. Argonne through its affiliates is the owner/franchisor of On The Border, and its franchisee portfolio consists of brands such as IHOP, Applebee’s, Sonny’s BBQ and Planet Fitness, along with being a John Deere dealer. Argonne’s portfolio of companies employ over 22,000 people and generate annual system-wide sales of \$1.4 billion.



Representative Photos



# Location Overview

Located 35 miles southwest of downtown Miami, **Homestead** is an established Miami suburb with a 2021 population of nearly 102,000 residents. Homestead is served by major roadways linking it to the rest of Miami Dade County including US Highway 1, Florida's Turnpike and State Road 997. Homestead is located near the southern terminus of the Homestead Extension of Florida's Turnpike and is uniquely positioned to serve the tourists visiting Florida's Keys with Key Largo located only 25 miles southeast of Homestead. Miami Dade College has a Homestead campus and Homestead's race track is the annual finale of the Monster Energy NASCAR Cup Series as well as the two minor championships of NASCAR.

**Miami** is a vibrant cultural, business, and tourism destination located at the southeastern tip of in Miami-Dade County. It is the second most populous city in the state with a population of 454,279. Miami-Dade County is the most populous county in Florida with a population of 2.72 million. Known as the "Cruise Capital of the World," Miami is home to the Port of Miami which welcomes more cruise passengers to its terminals than any port in the world - 5.6 million in 2019. Coinciding with the numerous cruise passengers, Greater Miami and the Beaches welcomed an estimated 16.5 million overnight visitors in 2018 - making Miami one of the biggest tourist destinations in the nation.

Downtown Miami is broken up into 7 individual districts, the 3 urban core neighborhoods being the Arts & Entertainment (A&E) district, the Central Business District (CBD), and Brickell - the financial district on the south side of the Miami river. Within the combined 7 districts there are approximately 6.5 million square feet of retail space. Ground-floor condominium retail and office retail are not included in the square footage calculations, though Integra Realty Resources estimates this number to be an additional approximate 2.4 million square feet. Retail rental rates in the Downtown Miami area averaged \$38 over the past 12 months.

According to a Lambert Advisory Report in conjunction with the Miami Downtown Development Authority, Miami-Dade County is projected to generate an estimated 26,400 jobs from 2014-2022, and office demand is projected to increase by an estimated 765,000 square feet per annum (4.6 million SF total). After applying historic capture rates to total office demand over that period, Brickell, CBD, and the Arts District are predicted to demand between 690,000 and 1.2 million SF of office space by 2022.



**#1 Fastest Growing Luxury Real Estate Market in the U.S.**



**World Renowned  
Vacation Destination  
23.3M Annual Visitors**



**#2 Fastest Growing Large  
City in the U.S.**

Miami, FL





**Firestone**  
**Checkers**  
**DOLLAR TREE**  
**BEALLS**  
**metro**  
**CITGO**  
**RAC**  
**PS**

**Homestead Middle School**  
(± 616 Students)

**Miami Dade College Homestead Campus**  
(± 3,100 Students)

**Publix**  
**PAPA JOHN'S**  
**Chevron**  
**Pet Supermarket**  
**Sedano's**  
**CVS pharmacy**  
**Orangetheory FITNESS**  
**Marshalls**  
**SALLY BEAUTY SUPPLY**  
**ups**  
**Pollo Tropical CITRUS MARINATED CHICKEN**  
**OfficeMax**  
**SUBWAY**  
**Starbucks**  
**TACO BELL**  
**GameStop**  
**CHASE**  
**PET SMART**



**E Mowry Rd**  
(± 7,521 VPD)

**Royal Palm Gardens Apartments**  
(145 Units)

**North Flagler Ave**  
(± 4,419 VPD)

**San Sherri Apartments**  
(80 Units)

**Homestead Colony**  
(312 Units)

**Laura Saunders Elementary School**  
(± 598 Students)

**Homestead Blvd**  
(± 34,650 VPD)

**Monterey Pointe Apartments**  
(336 Units)

**Homestead Base**  
(± 7 Miles NE of Subject Property)

**West Lucy St**  
(± 9,441 VPD)

**Ronald Reagan Turnpike**  
(± 41,832 VPD)

**HARBOR FREIGHT TOOLS**  
**BEST BUY**  
**BANK OF AMERICA**  
**WAFLE HOUSE**  
**Auto Zone**  
**ALDI**  
**CHASE**  
**Honda**  
**MATTRESS FIRM**  
**TEXAS GRILLZ**  
**PANDA EXPRESS GOURMET CHINESE RESTAURANT**  
**Little Caesars**

**Bravo**  
**DD**  
**Krispy Kreme**  
**EconoLodge**  
**SONNY'S BBQ 50 YEARS**  
**BAYMONT INN & SUITES**  
**AT&T**  
**Wells Fargo**




**Miami, FL**  
(± 34 Miles NE of Subject Property)




# Demographics

SE Corner of E Mowry Dr and Homestead Blvd | Homestead, FL

 Population	1 mile	3 miles	5 miles
2021 Population	20,551	101,966	148,335
2026 Population	21,076	107,926	159,064
2010-2021 Annual Growth Rate	0.42%	1.23%	1.55%
2021-2026 Annual Growth Rate	0.51%	1.14%	1.41%

 Households	1 mile	3 miles	5 miles
2021 Total Households	6,466	30,869	43,433
2026 Total Households	6,584	32,477	46,326
2010-2021 Annual Growth Rate	0.27%	1.07%	1.31%
2021-2026 Annual Growth Rate	0.36%	1.02%	1.30%

 Household Income	1 mile	3 miles	5 miles
2021 Average Household Income	\$44,397	\$63,346	\$63,388
2021-2026 Annual Growth Rate	2.66%	3.08%	2.95%

  
**101K**  
2021 3-Mile  
Population

  
**\$63K**  
2021 3-Mile  
Avg. Household Income



Source: Esri - 2021





going beyond

**Offered Exclusively by**

---

**Mike Sladich**

Regional Director & Partner  
msladich@stanjohnsonco.com  
P: 208.866.9208

**Maggie Holmes**

Director  
mholmes@stanjohnsonco.com

**Robert Poirier**

Associate Director  
rpoirier@stanjohnsonco.com

**Michael Watson**

Associate  
mwatson@stanjohnsonco.com

**Austin Klee**

Investment Analyst  
aklee@stanjohnsonco.com

In Association With:

**Jason Long**

FL Lic. #BK3302956

---

**Stan Johnson Company**

3340 Peachtree Rd NE | Suite 650  
Atlanta, GA 30326  
P: 404.823.6360  
stanjohnsonco.com



The information contained herein was obtained from sources believed reliable, however, Stan Johnson Company makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.