

**NET INVESTMENT PROPERTY – DENNY’S RESTAURANT
3720 N. TRACY BLVD., TRACY, CA 95304**

**SALE PRICE
\$3,050,000 (5.25 CAP)**



TENANT: VALLEY FOODS, INC. A CALIFORNIA CORP.

LEASE GUARANTEED BY AMERICA MEALS, INC. A CA CORPORATION AND RIPON RESTAURANT GROUP, A CA CORPORATION.

THE FRANCHISEE OPERATES 8 DENNY’S RESTAURANT, ROTH SOCIALHOUSE, AND OTHER RETAIL OPERATIONS.

CURRENT RENT:

6/24/23 to 12/31/28 \$160,000 / YR

1/1/29 to 12/12/37 \$176,000 / YR

LEASE EXPIRES ON 12/12/2037

TWO (2) FIVE YEAR OPTIONS TO EXTEND AT 10% PER OPTION

ABSOLUTE NNN LEASE

LAND SIZE: 26,136 SF

BUILDING SIZE: 4,625 SF

ZONING: RESTAURANT

TENANT HAS A 30 DAY RIGHT OF FIRST REFUSAL.

ORIGINAL DENNY’S LEASE WAS CORPORATE AND WAS SIGNED ON DECEMBER 21, 1982.

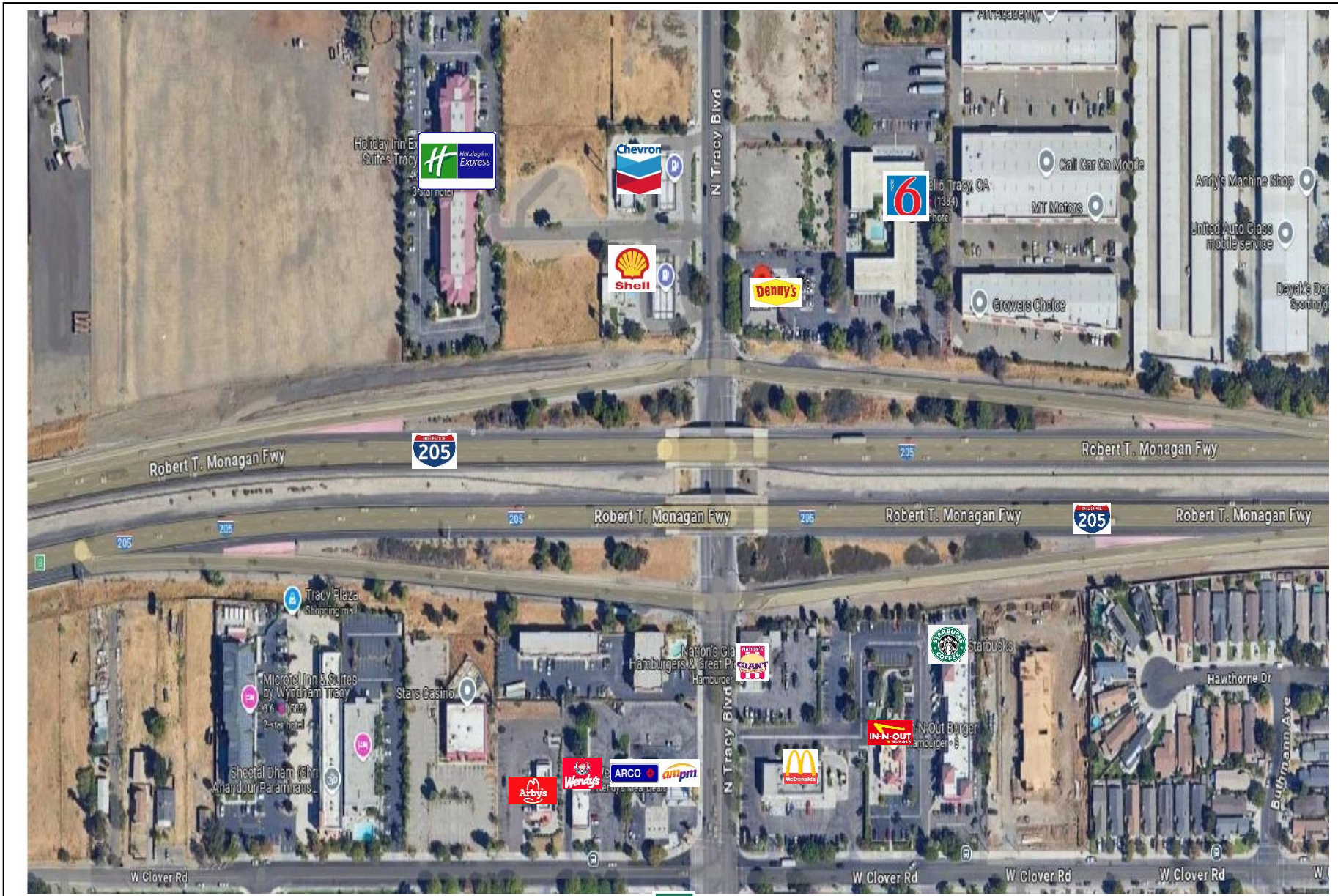


THOMAS YEE, BROKER, CA LIC.#00948639 RT YEE & ASSOCIATES, INC. CA LIC#01222976, 4850 VERENA LANE, SACRAMENTO, CA 95835 PHONE 916.922.9545 EMAIL – tyee@jps.net

The information contained herein has either been given to RT Yee & Associates, Inc. by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. We suggest you consult an attorney prior to executing any Purchase Contracts. The information should be verified by the prospective Buyer before concluding a Purchase.

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