



- 20 Year ABSOLUTE, NNN lease w/ 18 years remaining
- 1.25% Increases every year
- Located in the heart of El Paso, TX
- 249,712 people within a 5 mile radius
- 2007 Construction
- Located near Home Depot, Super Wal-Mart & Super Target
- **EXISTING DEBT IN PLACE – 6.62%, 70% LTC, 25 Yr. AM**

Price:	\$2,631,300
Cap Rate:	7.40%
Equity Am Return:	9.22%

Investment Overview

Single Tenant, Absolute NNN IHOP located in El Paso, TX. The IHOP was built in 2007 and has been performing well. The lease is guaranteed by ACG Texas which is the second largest IHOP franchisee in the country operating over 57 locations throughout Texas. ACG Texas has been extremely profitable in the current recession and is continuing to expand, profit and take advantage of the current economic situation by building market share. This is a passive investment with the tenant responsible for all operating costs and expenses associated with the property.

2.00% FEE PAID



Rent Roll- Offering Summary

Price	\$2,631,300
NOI	\$194,780
CAP	7.40%
Rent Increases	1.25% per annum
Lease Term	20 years with 18 remaining
Lease/Rent Commencement Date	7/7/2007
Lease Expiration	7/31/2027
Options	Six (6), five (5) year options
Rent Increases in Options	1.25% per annum
Existing Financing	None



Rent Schedule

1	\$190,000	
2	\$192,375	
3	\$194,780	-- CURRENT YEAR NOI
4	\$197,214	
5	\$199,680	
6	\$202,176	
7	\$204,703	
8	\$207,262	
9	\$209,852	
10	\$212,476	
11	\$215,131	
12	\$217,821	
13	\$220,543	
14	\$223,300	
15	\$226,091	
16	\$228,918	
17	\$231,779	
18	\$234,676	
19	\$237,610	
20	\$240,580	

Aerial of the Immediate Retail Trade Area:



- The IHOP is strategically located between Montwood Dr. and N Zaragoza roads which are the two main arteries on the east side of El Paso. The IHOP has access and visibility to both of the aforementioned roads.

- Less than 400 yards to the east of the subject IHOP is a newly developed power center that is anchored by a Super Target, Best Buy, Marshalls and Ross. There is also a brand new JCPenney northeast of the IHOP.

- As shown by the aerial, there are a number of national restaurant tenants located on N Zaragoza. Some of these tenants include, McDonald's, Burger King, Wendy's, Chick-fil-A, and Sonic.



IHOP – El Paso, TX

For More Information, Please contact:

Scott Tarbet
RCG Ventures
(P) 404-816-5454
(F) 404-816-5445
2970 Peachtree Rd. Suite 805
Atlanta, GA 30305
scott@rcgventures.com

***Special Note:**

▪ RCG Ventures uses a standard LOI form for all assets sold. To submit an offer, please contact Scott Tarbet for the LOI form or any further information.

2% Fee Paid