



# Taco Bell / KFC

110 Collins Street :: Eaton, CO 80615

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:: CRC Commercial Real Estate Consultants  
949-458-0595  
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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Taco Bell / KFC store ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CRC Commercial Real Estate Consultants. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or CRC Commercial Real Estate Consultants, nor any of their respective directors, officers, affiliates or

warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or

any of its contents to any other entity without the prior written authorization of the Owner or CRC Commercial Real Estate Consultants. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CRC Commercial Real Estate Consultants.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum and any copies to CRC Commercial Real Estate Consultants.

01

Executive Summary

Investment Overview

Investment Highlights

Aerial Map

02

Area Overview

Eaton CO Overview

Eaton CO Developments

Location Map



CRC Commercial Real Estate Consultants has been exclusively retained to market for sale this absolute NNN retail property leased to Taco Bell / KFC.

## INVESTMENT OVERVIEW

Price	\$3,050,000
In Place NOI	\$168,000
Cap Rate	5.50%
Lease Commencement Date	February 2010
Lease Expiration	07/01/2027
Lease Term	10.5 years remain
Landlord Responsibility Rent	None. Absolute NNN
Increases of 5%:	February 17, 2020 and February 17, 2025
Lease Type	Fee Simple
Option Periods:	Four (4), 5-year periods

## CONSTRUCTION OVERVIEW

GLA	+/- 2,742 Sq ft
Land Area	+/- 0.86 AC site / 37,540 Sq ft
Occupancy	100.00%   Single Tenant
Parking ratio	30 Ssurface spaces / 10.9 per 1000
Zoning Classification	C-2
Flood plain zone	Outside of a flood hazard area

## INVESTMENT HIGHLIGHTS

- :: Population: The total population for Greely projected to increase to 285,931 by year 2018. Approximately 1.66 growth rate.
- :: Households: The household growth rate for the Greely CBSA was reported at 3.52% for 2000 to 2010, 1.33% for the 2010-2013 period and projected for 1.75% for 2013 through 2018. Total houses projected to be 101,566 by year 2018.
- :: Median Household Income: The estimated 2013 median household income for the Greely CBSA is \$57,222 and projected to increase 3.71% annually to \$68,658 by 2018.



CO. Broker of Record: Mark Goodman / Pinnacle Real Estate BRE: 040045634

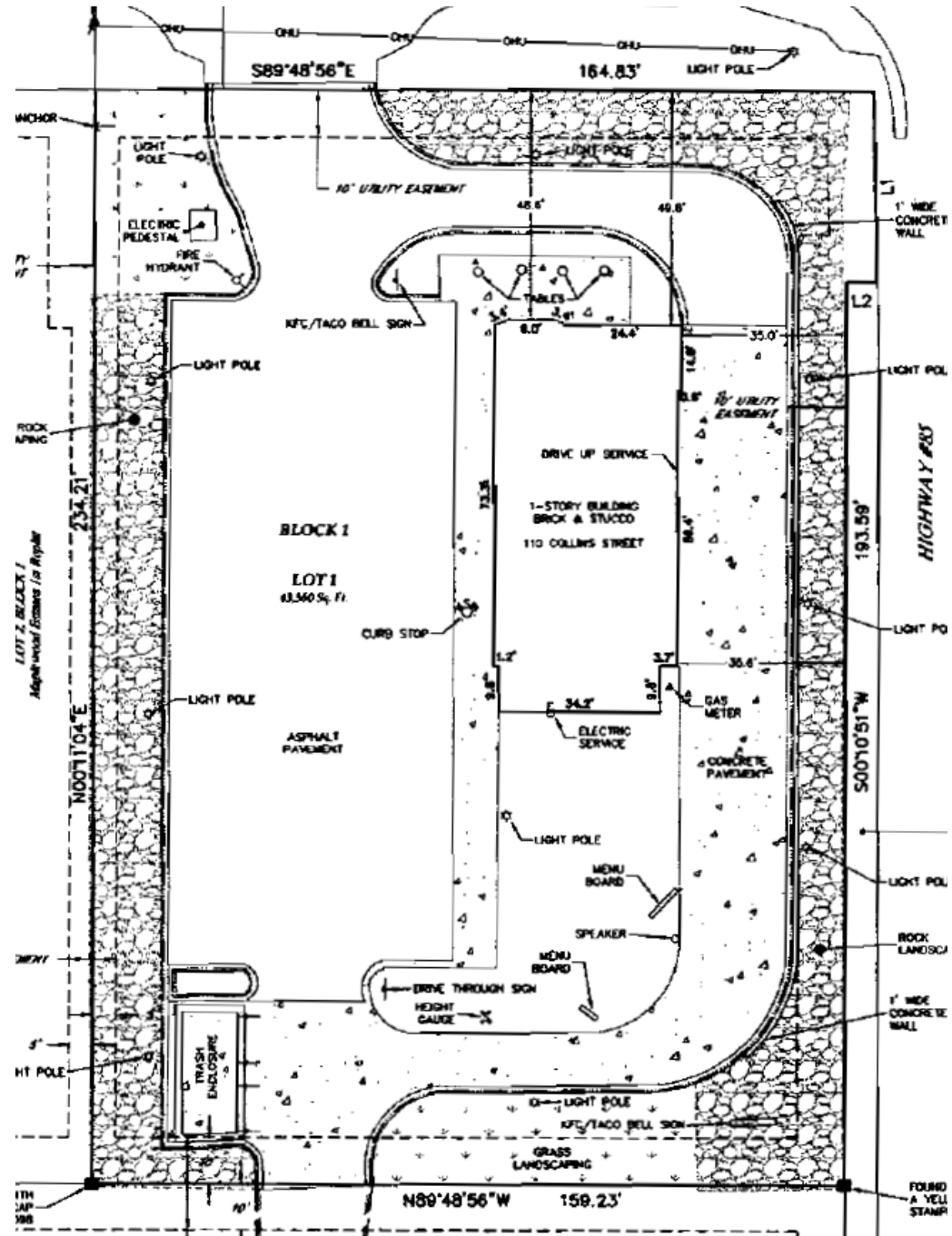
Yum Brands Inc. (NYSE: YUM) is a fortune 500 company operating in over 110 countries and is the 3rd largest fast food company with a 9% world wide market share. Yum Brands includes KFC, Taco Bell, Pizza Hut, and Wing Street. The company Yum Brands operates or franchises over 40,000 locations.

[www.yum.com](http://www.yum.com)

Tenant Information:

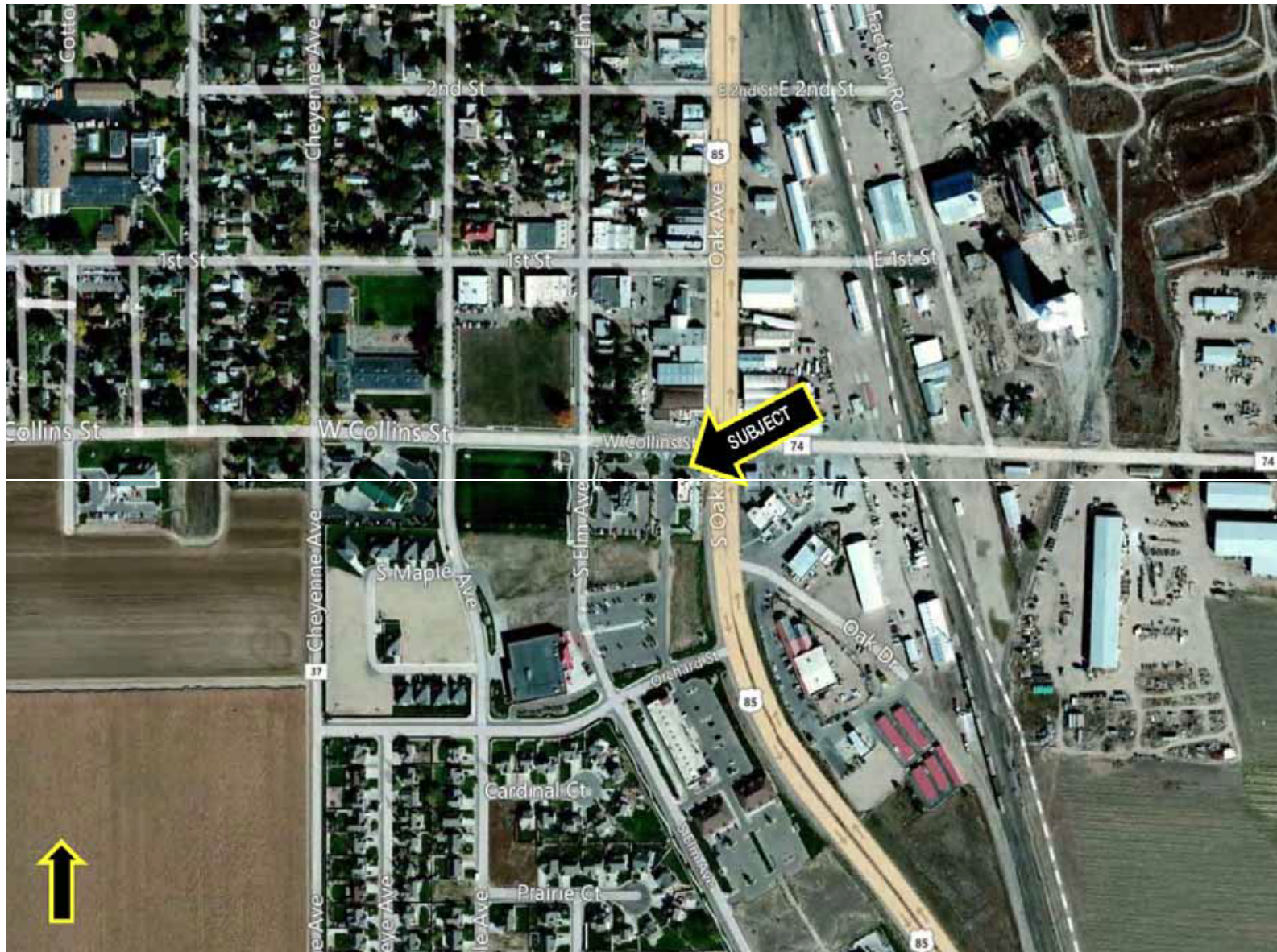
















NORTHERN COLORADO MARKET AREA MAP



**SW view across subject at east  
(left) and north (right) elevations**



**South view across outside  
patio at north elevation**



**SE view at storefronts reflecting**



**East view across parking lot at west  
elevation and main entrance**



**SW view across east elevation from  
Oak Avenue (U.S. Highway 85)**



**NE view across parking lot at west  
(left) and south (right) elevations**



**SE view from Collins Street across  
north entrance into parking lot**



**South view across drive-thru  
lane, subject at right**



**East view along Collins Street, north  
entrance into subject at right**



**North view along Oak Avenue  
(U.S. Highway 85), subject at left**

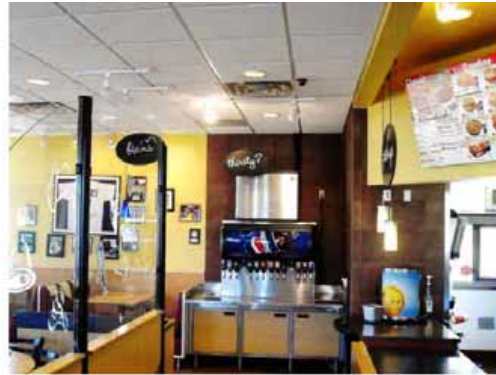


**South View along Oak Avenue  
(U.S. Highway 85), subject at right**



**NW view across Oak Avenue at highly  
visible monument sign (far left)**





**Dining Room**



**Order Counter**



**Dining Room**



**Dining Room**



**Taco Bell/KFC Ceiling Architecture**



**Taco Bell/KFC Ceiling Coffers**



**Kitchen Area**



**Open Ceiling**



**SE view of NE corner of building and distinctive Taco Bell/ KFC façade**



**Taco Bell/ KFC façade includes a custom awning over the main entrance**