



**676 New Loudon Rd
Latham, NY 12110**

\$1,050,000 | 5.5% CAP



Representative Photo

- 📍 125 Newtown Rd,
Suite 300 Plainview, NY 1180
- 📞 (516) 864.8000
- 🌐 www.SilberProperties.com





TABLE OF CONTENT

03 INVESTMENT HIGHLIGHTS

04 PROPERTY PHOTOS

05 PROPERTY AERIALS

06 TRADE AND LOCATOR MAP

07 AREA OVERVIEW/ DEMOGRAPHICS

08 TENANT PROFILE

09 CONTACT

FINANCIAL INFORMATION

 EXPIRATION DATE	Lease Expiration	October 2036
 ANNUAL RENT	ANNUAL RENT	\$57,500 Nov 2016–Oct 2021
		\$62,100 Nov 2021– Oct 2026
		\$67,068 Nov 2026– Oct 2031
		\$72,433 Nov 2031– Oct 2036
 Lease Type	Lease Type	NNN
 Options	Options	2/5 Year Options
 Option Increases	Option Increases	8% every 5 years
 Building Size	Building Size	2,292 Sq Ft
 Lot Size	Lot Size	1.10 Acres
 Guarantor	Guarantor	Hospitality Syracuse Inc.
 PRICE	PRICE	\$1,050,000 5.5% CAP

INVESTMENT HIGHLIGHTS

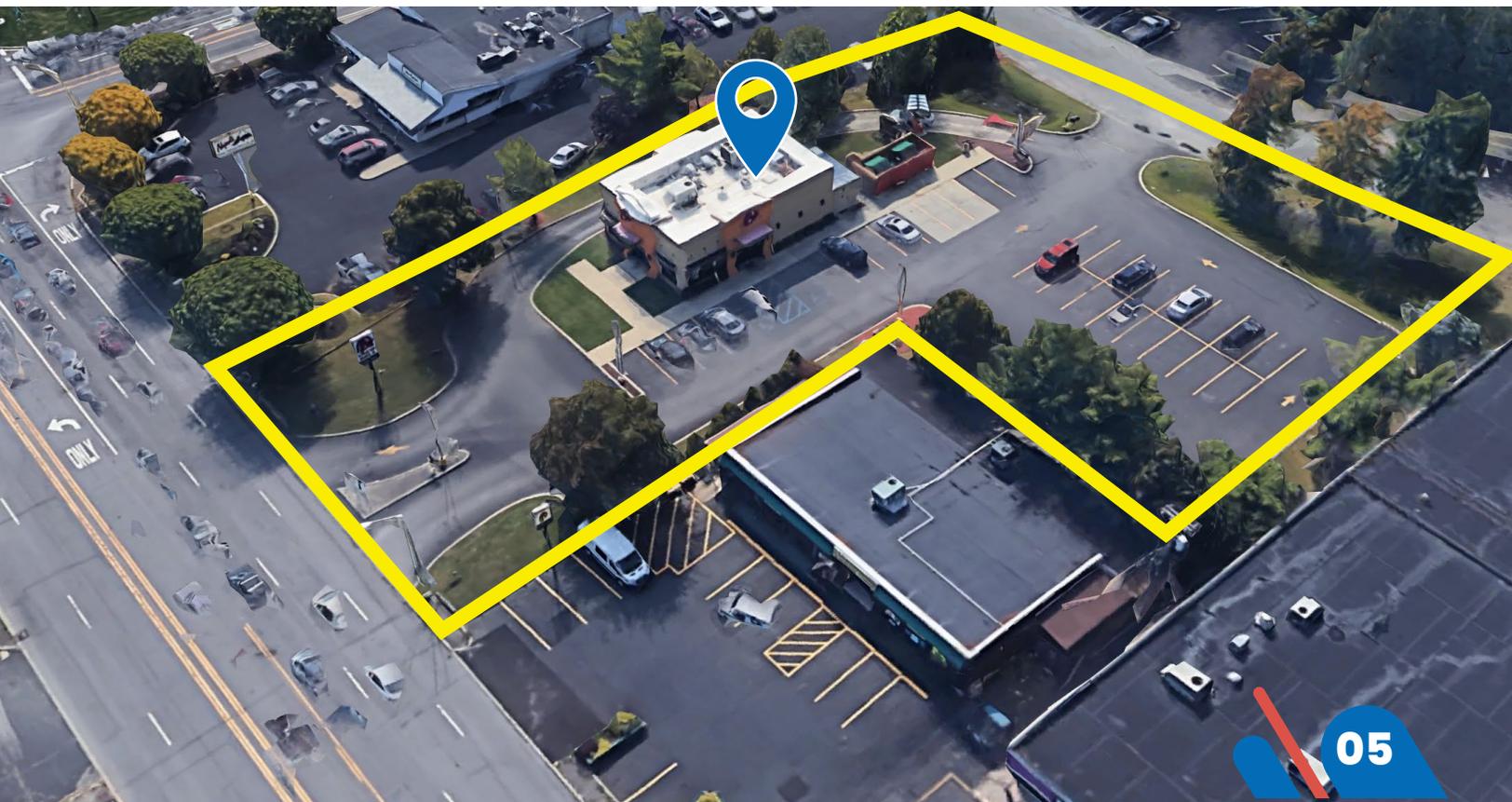
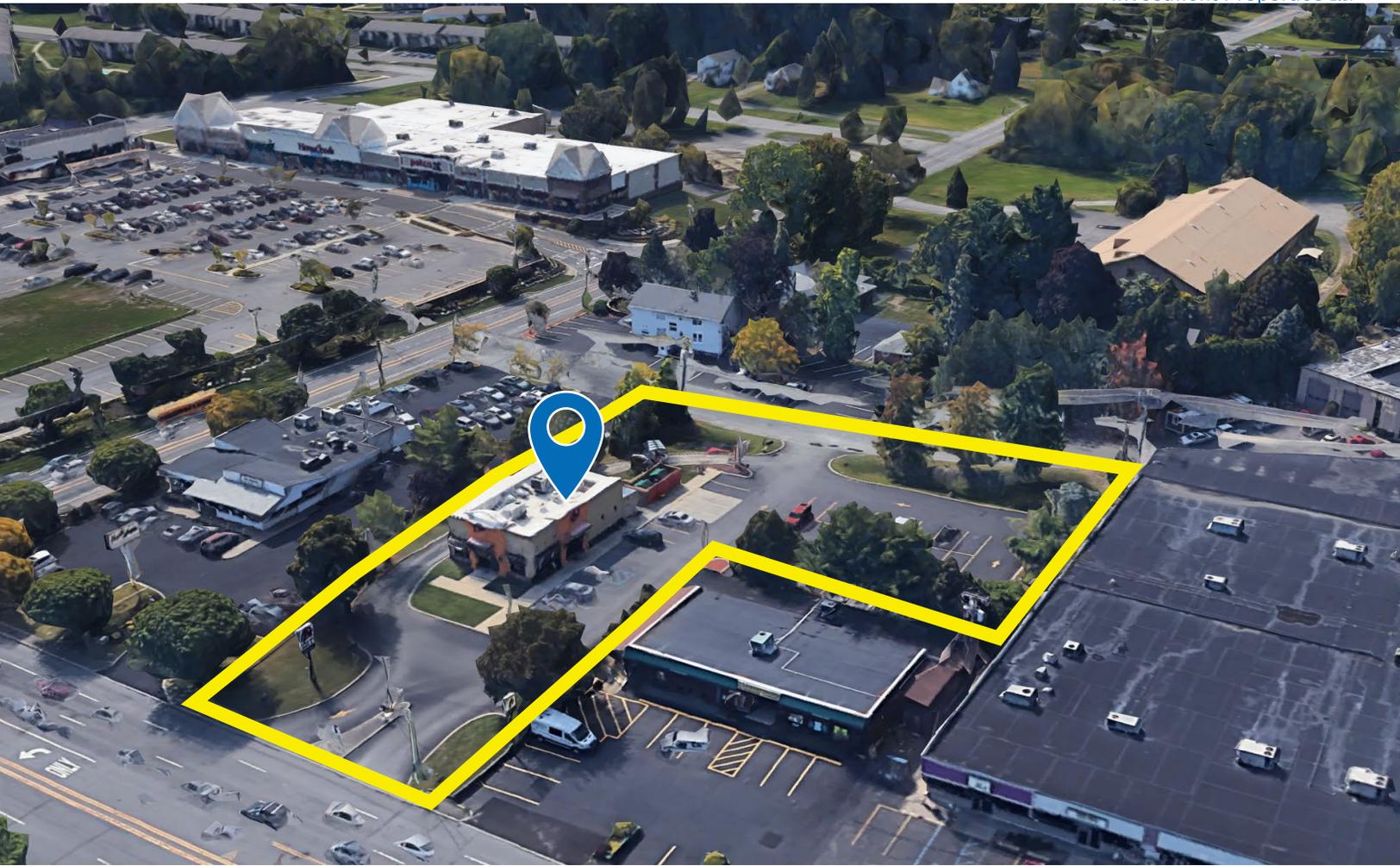
- 18 YEARS OF TERM REMAINING
- TRUE NNN PROPERTY
- DRIVE THRU
- BUILDING IS SCHEDULED TO BE REMODELED

HOSPITALITY SYRACUSE INC. HIGHLIGHTS

- STRONG FRANCHISEE OF YUM BRANDS
- 42 TACO BELL RESTAURANTS IN CENTRAL NEW YORK. ALL OF THE SYRACUSE, ROCHESTER, ALBANY UTICA & WATERTOWN MARKETS, INCLUDING CORTLAND AND ITHICA.
- 3 TACO BELL/ LONG JOHN SILVER'S COMBINED UNITS IN THE GREATER ALBANY, NY AREA.
- 4 TACO BELL/KFC COMBINED UNITS IN THE GREATER ALBANY, NY AREA INCLUDING VT & MA.

PROPERTY PHOTOS





Area Overview Latham is a hamlet in Albany County, New York, Route 9 in the town of Colonie, a dense suburb north of Albany. As of the 2010 census, the population was 20,736 Latham is a hamlet in Albany County, New York, United States. It is located along U.S. Route 9 in the town of Colonie, a dense suburb north of Albany. As of the 2010 census, the population was 20,736. Latham's terrain is mostly a hilly mix of deciduous and evergreen trees, with some ponds, creeks and swamps, including several protected water courses and New York State Wetlands. Streams east of Old Loudon Road and US 9 generally drain into the Hudson River; west of Old Loudon and US 9, the hamlet's watercourses drain into the Mohawk River. The hamlet itself is very narrow east-west and relatively long north-south, centered on the intersection of the Troy-Schenectady Road and Old Loudon Road. As a hamlet its boundaries are inexact though they are marked by the New York State Department of Transportation on the west and east ends on New York Route 2 and on the south end on U.S. Route 9 (US 9). On the west end the hamlet begins near the entrance to the former Latham Circle Mall; on the south end it starts near the Y-intersection of US 9 and Old Loudon Road; and on the east end the border is near the Kiwanis Park. The northern border is the Crescent Bridge crossing the Mohawk River into Halfmoon in Saratoga County. The area normally referred to as "Latham" extends well beyond the hamlet itself, as the name is also used for the post office of the 12110 ZIP Code. Many locations often considered in the northern and northeastern parts of Latham are in the Cohoes ZIP Code, while many in the eastern sections use a Watervliet ZIP Code.

DEMOGRAPHICS

KEY FACTS

8,416

Population

45.9

Median Age

2.3

Average Household Size

\$84,661

Median Household Income

BUSINESS



426

Total Businesses



5,650

Total Employees

INCOME



\$84,661

Median Household Income



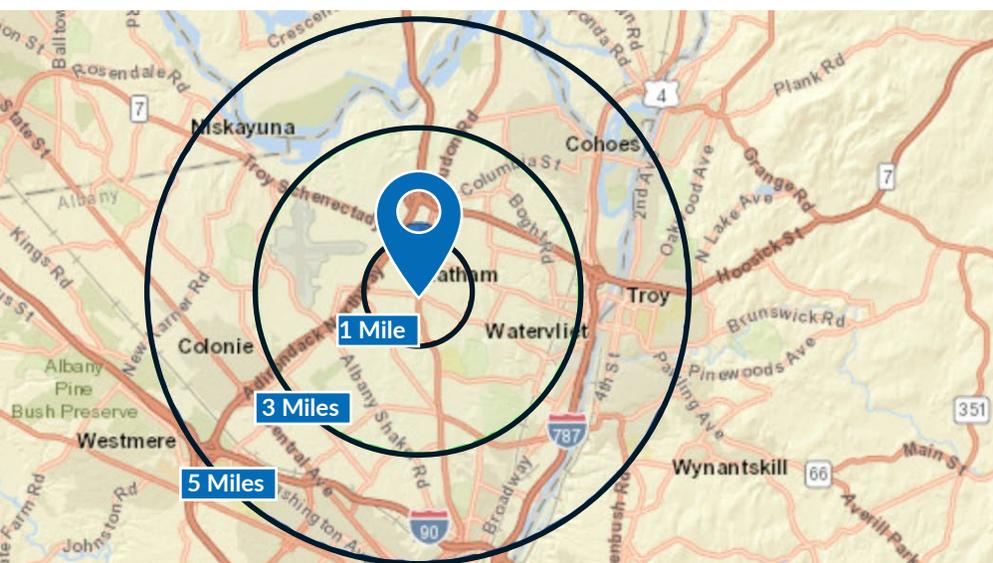
\$43,941

Per Capita Income



\$198,236

Median Net Worth



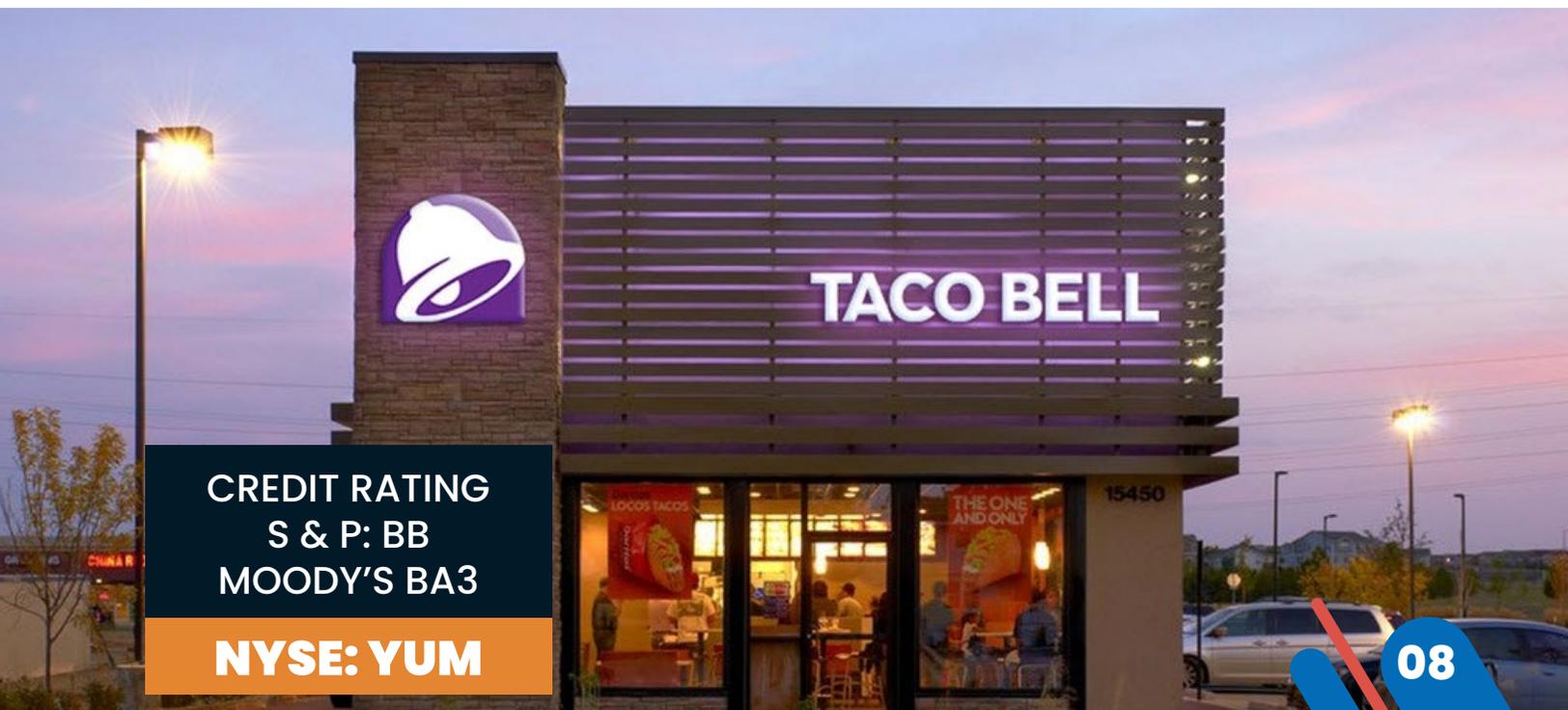
2018 Summary	1 mile	3 miles	5 miles	2023 Summary	1 mile	3 miles	5 miles
Population	8,416	49,129	177,017	Population	8,534	50,392	181,655
Households	3,558	19,297	71,086	Households	3,595	19,751	72,846
Families	2,215	11,862	39,038	Families	2,229	12,070	39,741
Average Household Size	2.32	2.38	2.29	Average Household Size	2.33	2.39	2.30
Owner Occupied Housing Units	2,252	12,397	35,208	Owner Occupied Housing Units	2,375	12,976	37,503
Renter Occupied Housing Units	1,306	6,900	35,878	Renter Occupied Housing Units	1,220	6,775	35,343
Median Age	45.9	43.3	37.5	Median Age	46.6	44.1	38.6
Median Household Income	\$84,661	\$77,402	\$55,286	Median Household Income	\$96,038	\$86,417	\$60,441
Average Household Income	\$105,477	\$105,669	\$79,391	Average Household Income	\$121,498	\$122,129	\$91,093

TENANT PROFILE



Taco Bell is an American chain of fast food restaurants based out of Irvine, California and a subsidiary of Yum! Brands, Inc. Taco Bell was founded by Glen Bell, an entrepreneur who first opened a hot dog stand called Bell's Drive-In in San Bernardino, California in 1948. Bell watched long lines of customers at a Mexican restaurant called the Mitla Cafe, located across the street, which became famous among residents for its hard-shelled tacos. Bell attempted to reverse-engineer the recipe, and eventually the owners allowed him to see how the tacos were made. He took what he had learned and opened a new stand under the name of Taco-Tia in late 1951 or early 1952, which sold tacos. Taco Bell is an American chain of fast food restaurants based out of Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Tex-Mex foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of "value menu" items. As of 2018, Taco Bell serves more than 2 billion customers each year at 7,000 restaurants, more than 80 percent of which are owned and operated by independent franchisees and licensees.

Taco Bell was founded by Glen Bell, who first opened a hot dog stand called Bell's Drive-In in San Bernardino, California in 1946 when he was 23 years old. In 1950, he opened Bell's Hamburgers and Hot Dogs in San Bernardino's West Side barrio. According to Gustavo Arellano, author of Taco USA: How Mexican Food Conquered America, Bell watched long lines of customers at a Mexican restaurant called the Mitla Cafe, located across the street, which attracted a dedicated customer base for its hard-shelled tacos. Bell began eating there regularly, attempting to reverse-engineer the recipe, and eventually won the confidence of the proprietors such that they allowed him to see how the tacos and other foods were prepared. In late 1951 or early 1952, he took what he had learned and opened a new stand, this time selling tacos under the name of Taco-Tia. Over the next few years, Bell owned and operated a number of restaurants in southern California including four called El Taco. Bell sold the El Tacos to his partner and built the first Taco Bell in Downey in 1962. In 1962, he sold Taco-Tia. Kermit Becky, a former Los Angeles police officer, bought the first Taco Bell franchise from Glen Bell in 1964, and located it in Torrance. The company grew rapidly, and by 1967, the 100th restaurant opened at 400 South Brookhurst in Anaheim. In 1968, its first franchise location east of the Mississippi River opened in Springfield, Ohio. In 1970, Taco Bell went public with 325 restaurants.



CREDIT RATING
S & P: BB
MOODY'S BA3

NYSE: YUM



CONTACT

Amanda Gordon

VP Investment Sales

Office: 516-864-8000 Ext. 216

Mobile: 516-732-7079

Email: Amanda@silberproperties.com

