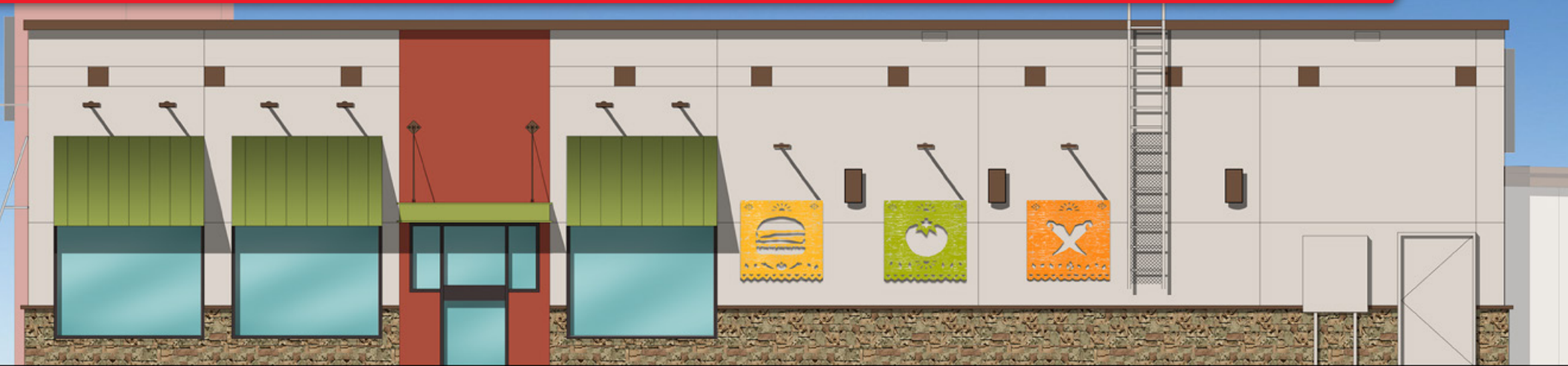


CONFIDENTIAL OFFERING MEMORANDUM

NEW DEL TACO - NNN LEASED INVESTMENT

568 North 2nd Street East, Rexburg, Idaho 83440



PACIFIC
COMMERCIAL REALTY ADVISORS

Newly Constructed Del Taco
2,200 SF on 0.58 Acres
Price: \$1,636,363.64
Cap Rate: 5.5%
NOI: \$90,000

DEL TACO - REXBURG

EXCLUSIVE REPRESENTATION

Cushman & Wakefield Pacific has been engaged as the exclusive marketing team to the Seller in connection with Seller's solicitation of offers for the purchase of the building and land known as Del Taco - Rexburg, 568 North 2nd Street East, located in the City of Rexburg, County of Madison, State of Idaho (the "Property"). Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

NO REPRESENTATION OR WARRANTY

The information contained in this Offering is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Cushman & Wakefield Pacific. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Cushman & Wakefield Pacific from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, Cushman & Wakefield Pacific, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site.

OFFERING

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent communication from Cushman & Wakefield Pacific or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



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INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

OFFERING SUMMARY

Cushman & Wakefield Pacific has been retained as the exclusive agent in the sale of a 2,200 square foot newly remodeled Del Taco Restaurant located at 568 N. 2nd Street East, Rexburg, Idaho 83440. The property has a scheduled completion set for September of this year (2018). The franchisee (3 Brother's Restaurants, LLC) currently has 19 Del Taco restaurants throughout Idaho.

The subject property is located on 0.58 acres in the rapidly growing Rexburg, Idaho area. Just blocks from the BYU - Idaho campus (19,399 students) and Madsion Memorial Hospital on a main thoroughfare through town.

- The location on North 2nd Street East includes excellent visibility and easy access to and from the site. Current traffic counts exceed 16,000 Cars Per Day (CPD) and is surrounded by a 3 mile population of 33,523 (2018)
- Access to the property is simplified by its close proximity to Highway 20 on/off ramp 333 & 337
- Surrounding business and retailers include:
 - Basic American Foods
 - Dollar Tree
 - Cal Ranch
 - Albertsons
 - Big 5 Sporting Goods
 - AutoZone
 - Madison Memorial Hospital - 69 bed full-service medical care facility
- The building is quality construction and will require very little maintenance
- Landlord responsibilities: Landlord shall keep and maintain in good order, condition and repair the structural elements of the exterior walls and bearing walls, structural members, floor slabs, and foundation

FINANCIAL SUMMARY

DEL TACO - REXBURG		
SALE PRICE:	\$1,636,363.64	
CAP RATE:	5.50%	
ANNUAL RENT:	\$90,000	
SQUARE FEET	2,200	
RENT INCREASES	Annual	
ANNUAL RENT YEARS 1-5	\$90,000.00	\$40.91/SF
ANNUAL RENT YEARS 6-10	\$94,500.00	\$45.10/SF
ANNUAL RENT YEARS 11-15	\$99,225.00	\$47.36/SF
ANNUAL RENT OPTION YEAR 16-20	\$104,186.25	\$49.73/SF
ANNUAL RENT OPTION YEAR 21-25	\$109,395.56	\$49.73/SF
ANNUAL RENT OPTION YEAR 26-30	\$114,865.34	\$52.21/SF
ANNUAL RENT OPTION YEAR 31-35	\$120,608.61	\$54.82/SF
# OF RENEWAL OPTIONS & % INC:	4 - 5 Year Options	



REPRESENTATIVE PHOTO



PROPERTY SUMMARY

PROPERTY SUMMARY

Single-Tenant Restaurant - Free Standing Building

This property is in a well established retail and service related area with good synergy and great traffic flow to the surrounding areas.

The site is well designed and offers multiple curb-cuts which allow for easy accessibility.

Quality construction provides a low maintenance worry free investment and complimentary services nearby.

Amenities include N. 2nd E. / Hwy 33 frontage - 16,000 average daily traffic, building and pylon signage and a large parking area for customers and staff.

This well established business is scheduled for completion in September of this year (2018).

DEL TACO - REXBURG	
Listing Price	\$1,636,363.64
Address	568 North 2nd East Rexburg, Idaho 83440
Lot Size (SF)	0.58 Acres (25,264.8 SF)
Total Building Area	2,200 SF
Type / Use	Single-Tenant Restaurant - Free Standing Building Fast Casual Dining
Year Remolded	2018 - Construction Underway
Lease Expiration	2033



REPRESENTATIVE PHOTO



TENANT INFORMATION

ABOUT FRANCHISEE

3 Brother's Restaurants, LLC currently has 19 Del Taco restaurants throughout Idaho.

ABOUT DEL TACO - NASDAQ:TACO

Ed Hackbarth and David Jameson opened the first Del Taco in Yermo, CA in 1964. With a menu of 19¢ tacos, tostadas, fries and 24¢ cheeseburgers, Del Taco brought in \$169 in sales on its first day in business - the equivalent of 900 tacos. Things were off to a bold start.

Del Taco thrived during the 1970s. By 1977 there were 50 restaurants and by 1978 there were 100. The menu also grew, expanding to include items like the bun taco, quesadilla and ice cream sundaes.

In 1988, Del Taco greatly increased in size and geographic reach by merging with Naugles restaurant chain. Del Taco also began to stay open all night to serve the growing needs of the new 24/7 lifestyle.

In the 90s Del Taco set the stage for extreme growth by launching a series of initiatives to improve the total customer experience and grow the brand's image, including a new logo design.

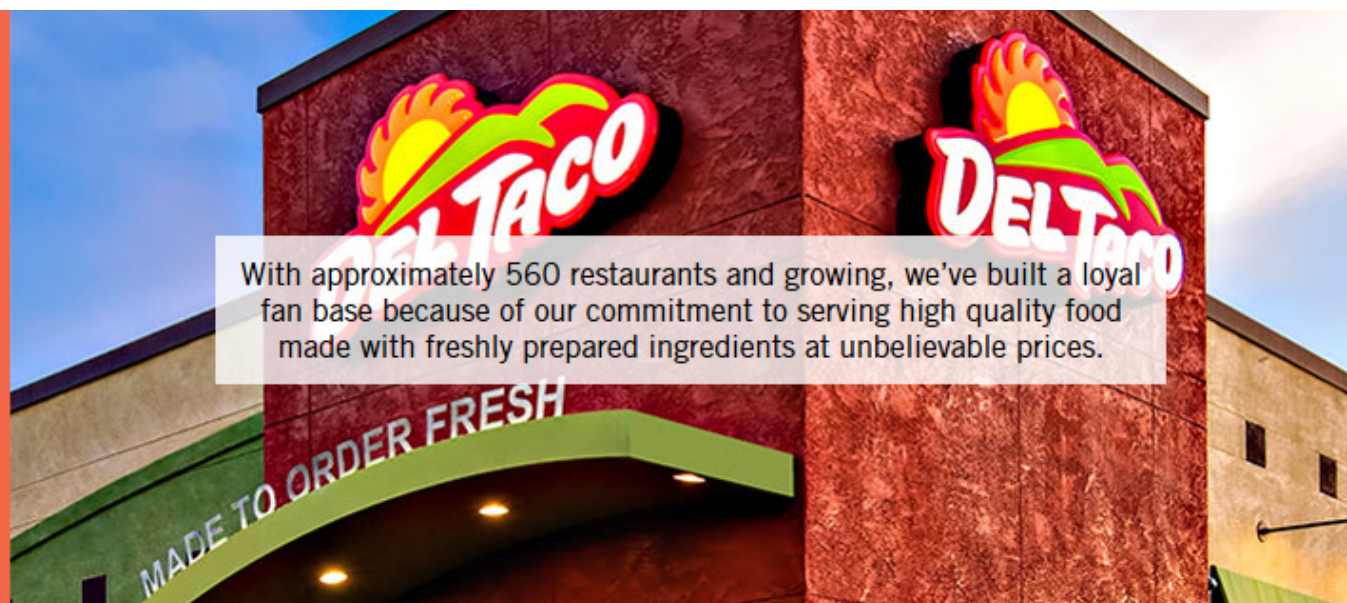
By 2006, Del Taco nearly doubled in size and opened the 500th restaurant in 2008. An exciting new dessert was also introduced to the menu that has since become a fan favorite: Caramel Cheesecake Bites. Additionally, the Del Taco Super Special Show launched, treating our fans to a humorous take on our brand.

By introducing the Buck & Under Menu, Epic Burritos, and Handcrafted Ensaladas, Del Taco has continued to demonstrate that you can still get delicious food made with fresh ingredients for a low price. That's UnFreshingBelievable! Additionally, in June 2015 with nearly 550 restaurants in 16 states, Del Taco became a public company.

STOCK QUOTE

NASDAQ:TACO	\$12.95
Change	-0.03
Volume	35,196
% Change	-0.23%

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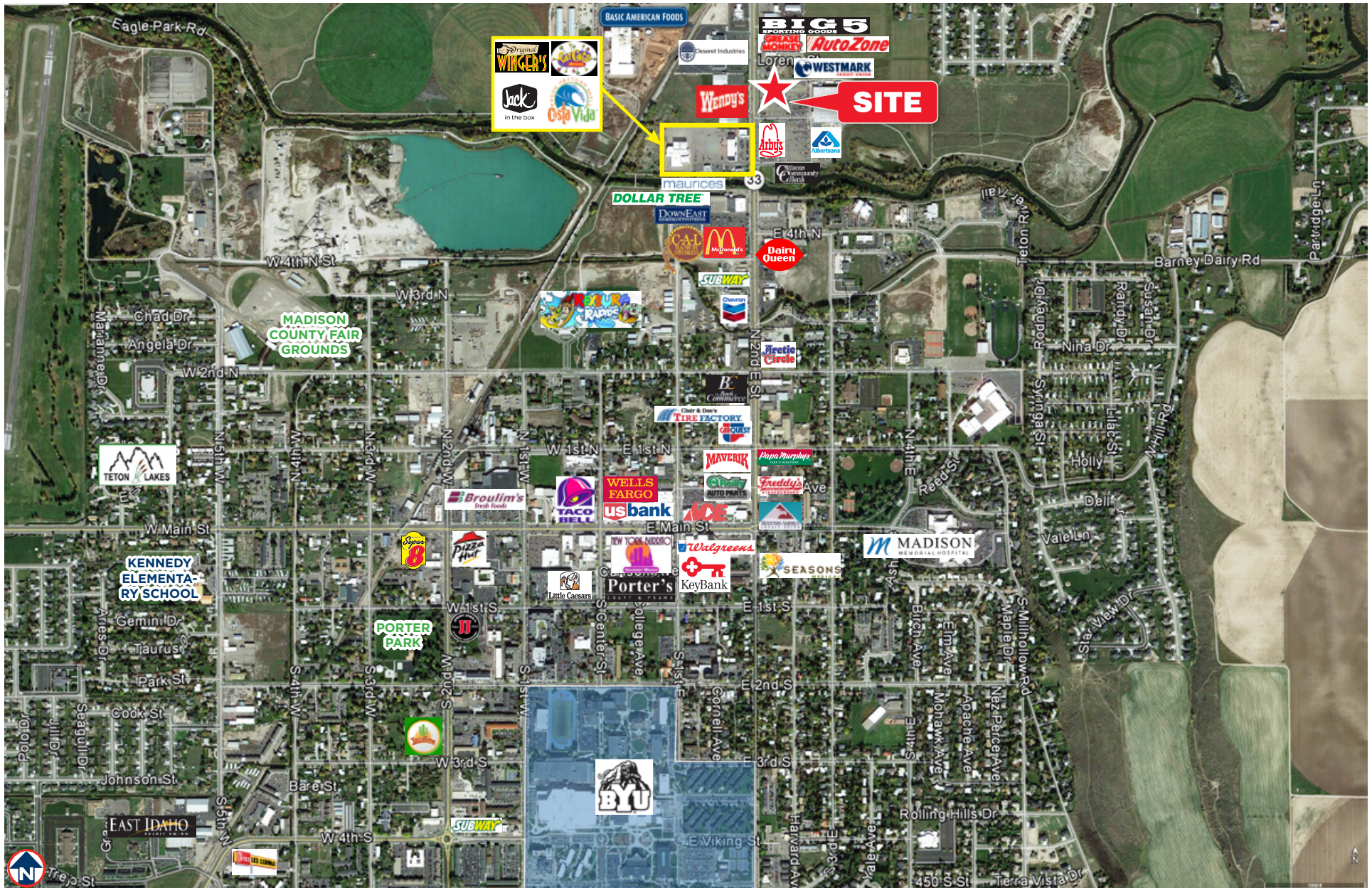




LOCATION INFORMATION

LOCATION INFORMATION

THE SURROUNDING AREA



LOCATION INFORMATION

- LOCATED IN A GROWING AREA IN REXBURG -

In the identified area, the current year population is 37,993. In 2010, the Census count in the area was 32,953. The rate of change since 2010 was 1.74% annually. The five-year projection for the population in the area is 41,758 representing a change of 1.91% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	3,050	20,709	23,849
2010 Population	3,643	28,860	32,953
2018 Population	3,849	33,523	37,993
2023 Population	4,018	36,877	41,758
2000-2010 Annual Rate	1.79%	3.37%	3.29%
2010-2018 Annual Rate	0.67%	1.83%	1.74%
2018-2023 Annual Rate	0.86%	1.93%	1.91%
2018 Male Population	49.3%	48.5%	48.8%
2018 Female Population	50.7%	51.5%	51.2%
2018 Median Age	24.4	22.9	23.1

Households			
2000 Households	961	5,215	6,050
2010 Households	1,167	8,135	9,242
2018 Total Households	1,229	9,515	10,726
2023 Total Households	1,280	10,451	11,769
2000-2010 Annual Rate	1.96%	4.55%	4.33%
2010-2018 Annual Rate	0.63%	1.92%	1.82%
2018-2023 Annual Rate	0.82%	1.89%	1.87%
2018 Average Household Size	3.09	3.46	3.48

Average Household Income			
2018 Average Household Income	\$46,075	\$49,428	\$51,755
2023 Average Household Income	\$50,572	\$51,351	\$54,130
2018-2023 Annual Rate	1.88%	0.77%	0.90%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	463	964	1,074
Total Employees:	5,374	15,555	16,833
Total Residential Population:	3,849	33,523	37,993

- THE CITY OF REXBURG -

It is the mission of the Rexburg Department of Economic Development to enhance the quality of life in the City of Rexburg by empowering businesses.

We will achieve this by continually working to lower the barriers to entry for business at the local and state level and by further enhancing the business climate in Rexburg.

<http://www.rexburg.org/pages/econdev>



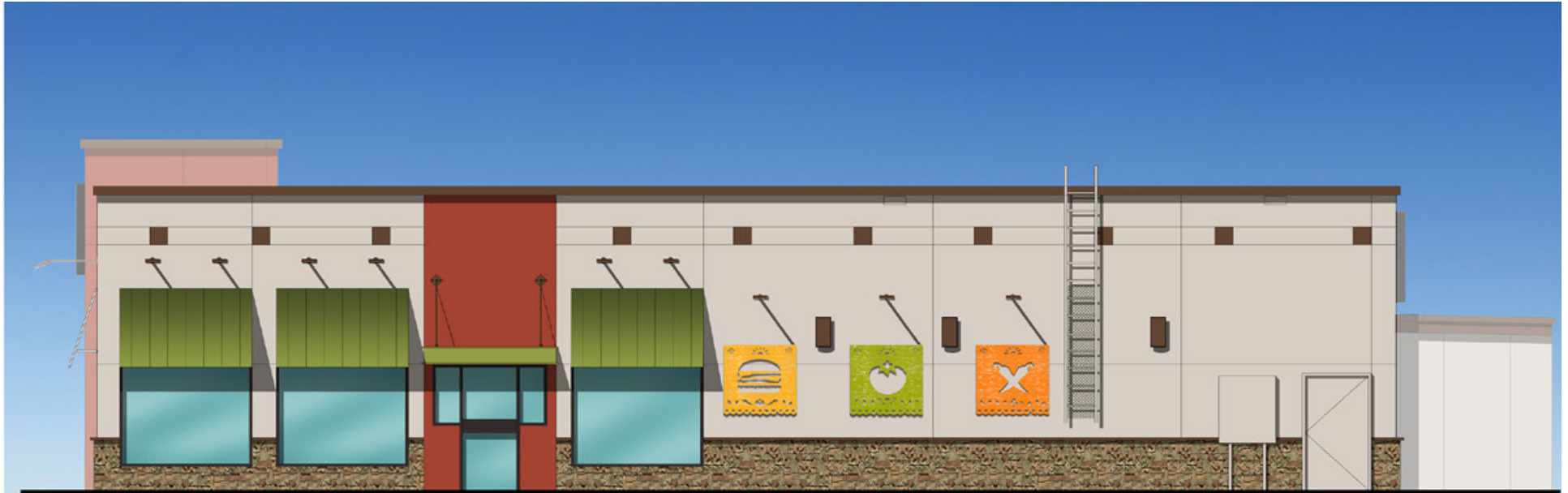
BUILDING PLANS

BUILDING ELEVATIONS

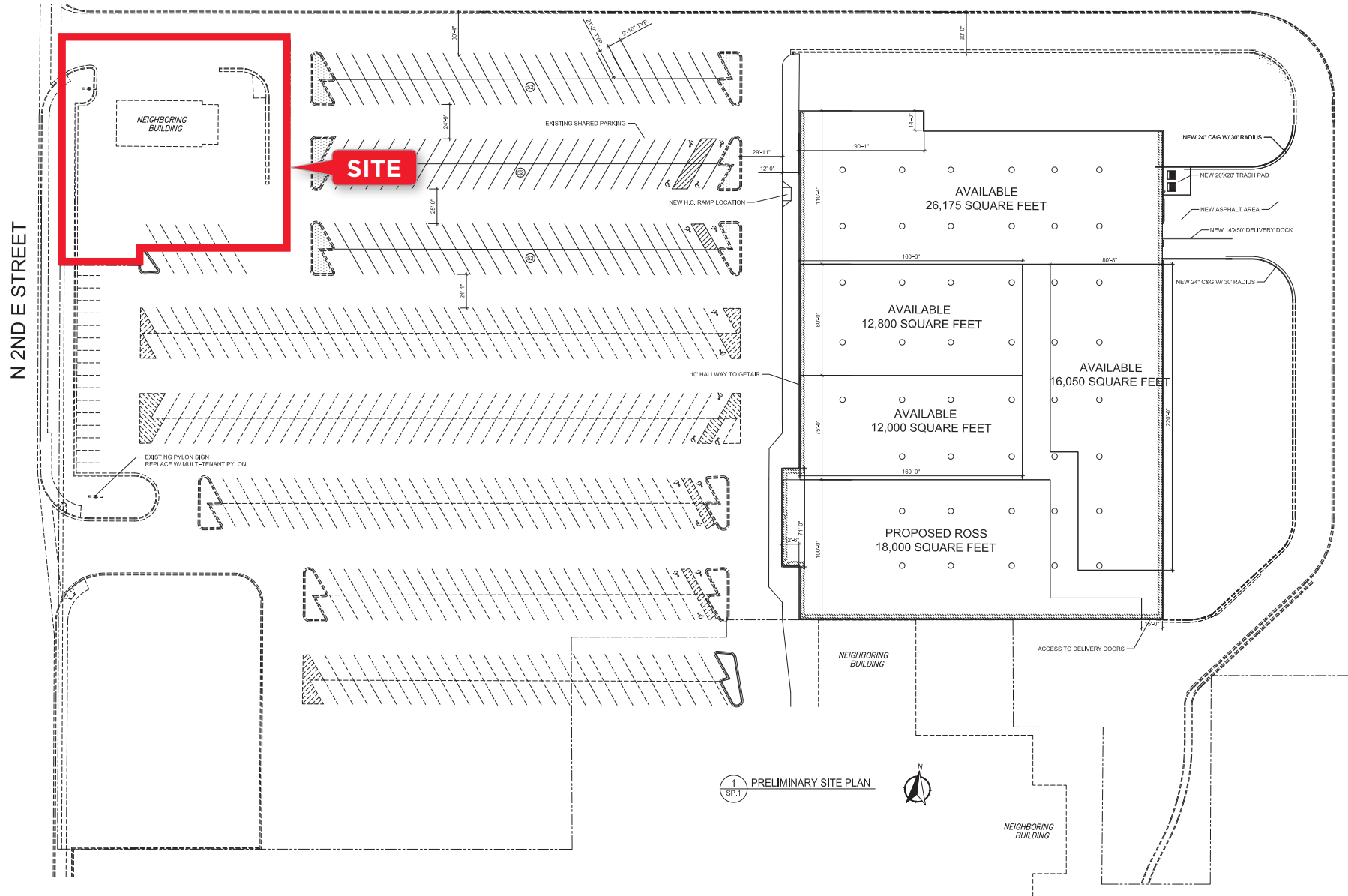


BUILDING PLANS

BUILDING ELEVATIONS



SITE PLAN





MARKET OVERVIEW

THE REXBURG AREA



ABOUT THE CITY OF REXBURG

Welcome to Rexburg, Idaho, America's Family Community. You are about to discover what we already know: Rexburg is a great place to work, live and raise a family. Rexburg is the youngest city in America; home to Brigham Young University-Idaho, Idaho's largest university; its public school system ranks among the best in the state; and in 2014 Rexburg was named the 11th Safest City in America.

From low property taxes (Rexburg has some of the lowest property tax rates in Eastern Idaho), to a highly educated workforce and low cost of living, and amazing surroundings, Rexburg is an ideal city to build, grow, or expand a business.

Whether you are looking to locate a headquarters or expand your business, we have the answers to all your questions about site selection, community demographics, area employers, and much more.

WHY DO BUSINESS IN REXBURG?

The City of Rexburg is the ideal location for new and expanding business due to the city's expanding population, unequaled young talent and location in Idaho's Upper Snake River Valley. Rexburg's city leaders understand the pressing need for business development to keep pace with its rapid growth; this growth makes Rexburg a great place for you to do business in.

Rexburg offers a young, educated, reliable workforce, Rexburg boasts some of the lowest taxes in Idaho.



REGIONAL DESCRIPTION

Rexburg's Department of Economic Development includes the populations of the following counties as part of Rexburg's Trade Area of: in Idaho; Fremont, Madison and Teton Counties; and Teton County, Wyoming. Together these counties have a population of over 200,000 individuals and reported incomes of over \$6.9 billion (Rexburg Consumer Expenditure Survey, 2011).

Rexburg businesses also benefit from the presence of BYU-Idaho. Since the school's founding more than a century ago the institution has served as an economic engine for the city and surrounding region. The University's plans to increase enrollment (making BYU-Idaho the largest institution of higher learning in the state) guarantees its continued role in supporting businesses through patronage, as well as providing a young, highly skilled workforce.

Within this region, Rexburg sits astride several major transportation arteries. U.S. Highway 20 (a four-lane divided highway) and Idaho State Highway 33 run through the city connecting Rexburg to Central Idaho and Western Wyoming as well as Southwestern Montana. A few of the locations and communities that are connected to Rexburg are Jackson Hole, Wyoming; West Yellowstone, Montana; Idaho Falls and Arco, Idaho; as well as Yellowstone and Grand Teton National Parks. For residents of these and the surrounding communities, doing business in Rexburg is more convenient than driving south.

Rexburg's location on Highways 20 and 33 guarantees that the city will remain the crossroads for communities and commuters throughout the region. Traffic patterns north of Idaho Falls also support this claim; along Interstate 15 and Highway 20 the majority of vehicles take Highway 20 towards Rexburg, rather than I-15.

REXBURG HEADLINES

- Among the Safest - Rexburg has been ranked among the 100 safest cities in America for 2013. Rexburg ranks number 11
- BYU-Idaho - BYU-Idaho is the largest University in Idaho, in terms of full time students. Current student population is over 15,000

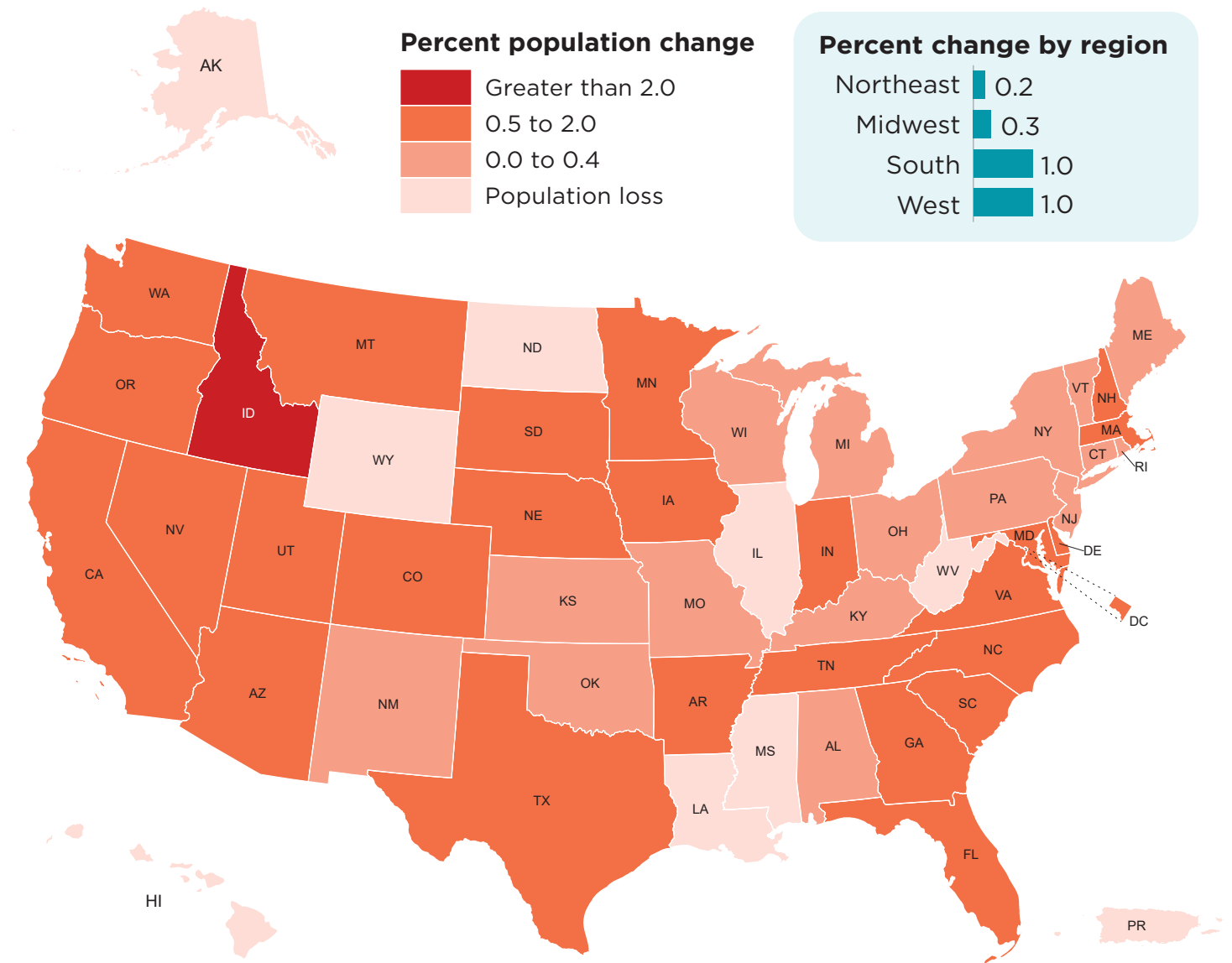


LEARN MORE HERE:

<http://www.rexburg.org/pages/home>

Idaho is Nation's Fastest-Growing State

Population Change From July 1, 2016, to July 1, 2017



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