

**BUSINESS AND REAL
ESTATE SALE**



OFFERING MEMORANDUM
915 CAMPBELL STREET | BAKER CITY, OREGON



ACTUAL PHOTO



ACTUAL PHOTO

EXCLUSIVELY LISTED BY

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TIM CAMPBELL

BROKER OF RECORD

FIRM #200203119 (OR)

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INVESTMENT HIGHLIGHTS



- Rare Business/Real Estate Acquisition Opportunity – Unique offering of a single-unit QSR real estate and franchise business



- Successful Brand – Taco Time has nearly 60 years of success operating Mexican themed Quick-Service-Restaurants. There are over 300 Taco Time locations, primarily in the Pacific Northwest



- High Performing Location – The Baker City restaurant performs roughly 25% above the average store sales for Taco Time



- Strong Retail Synergy – Situated next to national retailers such as Albertsons, Safeway, McDonald's, Verizon Wireless, Bi-Mart, and Rite-Aid to name a few



- Recent Renovations – Owner remodeled the interior in 2017, walk-in freezer installed in 2018, new HVAC in 2018



- Great Access and Drive-Thru Equipped – Easily accessible from each side of the street



- Situated Along Interstate-84 – Connecting Portland, OR, Boise, ID and Seattle, WA

PRICING & FINANCIAL ANALYSIS

TACO TIME

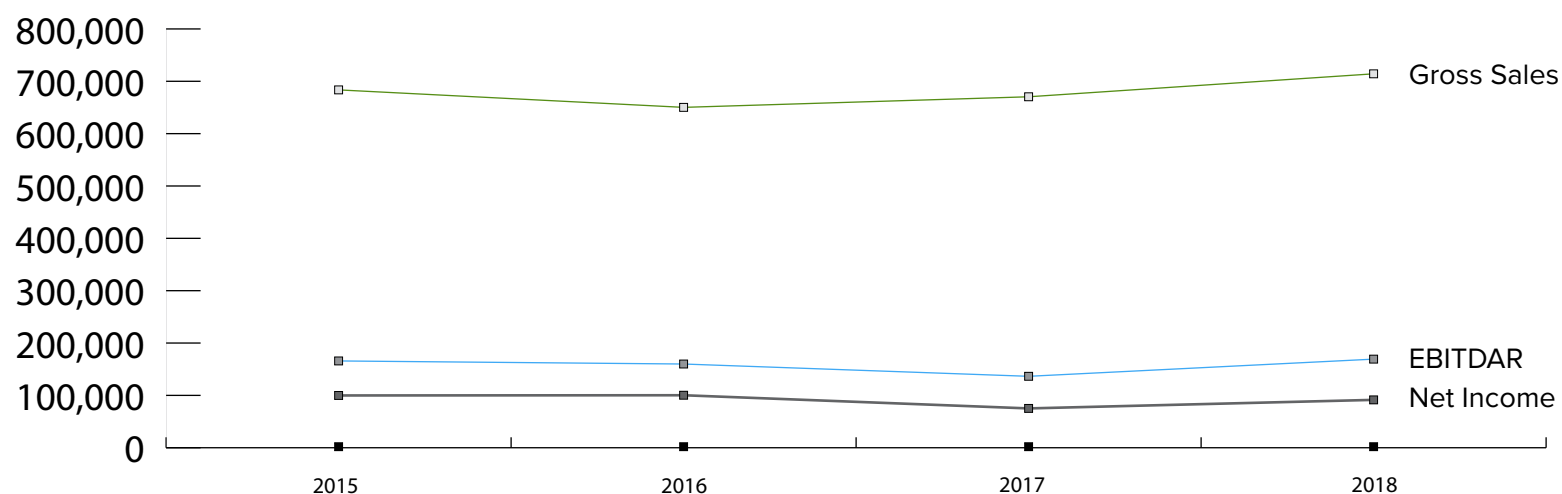
915 CAMPBELL ST | BAKER CITY, OR 97814

Price \$1,100,000
 Sales \$714,261.04
 Net Income..... \$91,429.32



FINANCIAL INFORMATION

	2015		2016		2017		2018	
GROSS SALES	\$683,569.79	100.00%	\$650,181.37	100.00%	\$670,413.52	100.00%	\$714,261.04	100.00%
EDBITDAR	\$165,793.02	24.25%	\$159,922.22	24.60%	\$136,445.69	20.35%	\$169,252.73	23.70%
NET INCOME	\$99,857.29	14.61%	\$100,272.84	15.42%	\$75,101.05	11.20%	\$91,429.32	12.80%



Matthews Retail Advisors is not qualified to provide, and have not been contracted to provide, legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients' attorney, accountant, or tax professional. Any prospective purchaser shall conduct their own due diligence, to verify the material listed in the Offering Memorandum, as well as any additional information related to the property.



TENANT OVERVIEW



Property Name	TACO TIME
Tenant Name	Taco Time
Number of Locations	300+
Year Founded	1960
Headquarters	Eugene, OR

From humble beginnings in Eugene, Oregon back in 1960, the TacoTime Restaurant Chain has risen to dominate its position today as the quality leader in the Mexican Quick Service Restaurant franchise industry with 300+ locations in the United States and Canada.

TacoTime is a quick-service restaurant chain offering a tasty variety of freshly-prepared, home style, Mexican fare. No one takes more pride in the food they serve than we do at TacoTime.

Our ingredients and the care we take in making your food fresh make us truly a one-of-a-kind affordable taste experience. Where other fast food Mexican restaurants cut corners, we take the time to do it right. That's the deliciously real, deliciously fresh difference at TacoTime. A difference you can taste in everything we make, from our world-famous hand-rolled Crisp Burritos to our unbeatable Mexi-Fries® that we cook to order. TacoTime's products are made with the freshest, most wholesome ingredients available. Menu items offer guests a real choice, from vegetarian items to a unique Chicken BLT Burrito.

CULTURE

TacoTime was founded with a belief that fresh, real ingredients make better food. This belief has determined what we've done ever since and is evident in everything we serve you, our guest. It's our way of assuring that you get the freshest, tastiest food that we can offer. We take pride in how we do things. It may not be the easy way, but it's the right way. It really is.



THE OFFERING

Property Name	TACO TIME
Property Address	915 Campbell Street Baker City, OR 97814
Site Description	
Number of Stories	One
Year Built	1992/2014R
GLA	±1,601 SF
Lot Size	±0.46 Acres (20,000 SF)
Property Type	QSR
Landscaping	Professional
Topography	Generally Level

PARCEL MAP

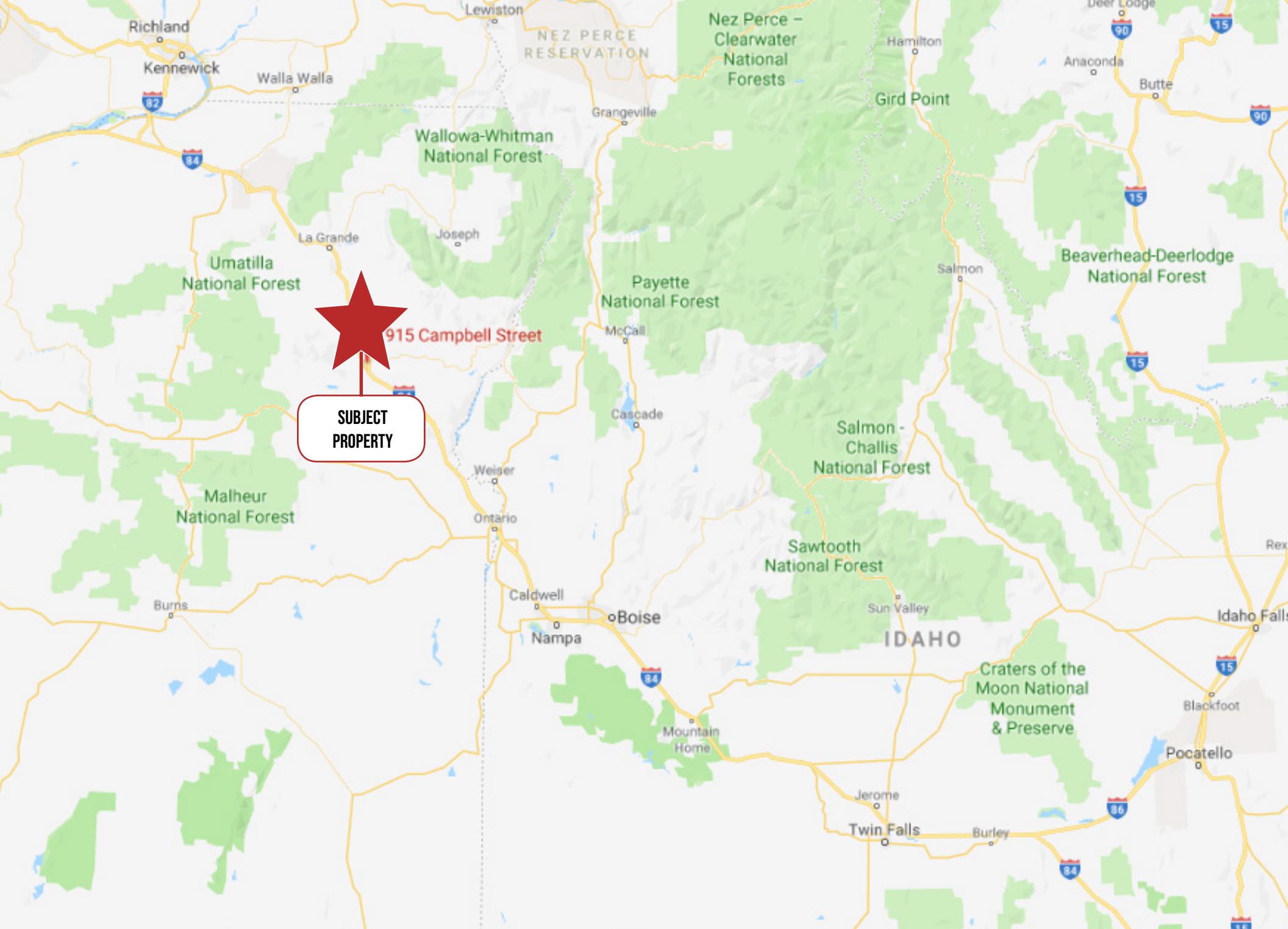












SUBJECT
PROPERTY

915 Campbell Street

BAKER CITY, OR

Baker City, located in Eastern Oregon not far from the Idaho border, has an interesting history that comes alive at many local attractions. While the Oregon Trail passed nearby, it wasn’t until the 1860s that settlement really began. It was the gold rushes of 1861 and 1874 that turned Baker City into a thriving town, with amenities for the rich and the trying-to-be rich, for cowboys and ranchers and dance hall girls. Memories of this boom time are found in the Geiser Grand Hotel, the downtown historic district, and the grand old homes. Located in a fertile river valley and surrounded by mountains and forests, Baker City offers visitors a number of ways to enjoy the views, from scenic train rides to scenic drives.

CITY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	5,197	10,126	10,390
2019 Estimate	5,265	10,311	10,582
2024 Projection	5,413	10,621	10,901
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	2,299	4,310	4,420
2019 Estimate	2,363	4,446	4,561
2024 Projection	2,442	4,600	4,720
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$59,184	\$61,683	\$61,940



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Taco Time** located at **915 Campbell Street | Baker City, OR 97814 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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