

Subject Property

TACO BELL | MACCLENNY, FL

Offering Memorandum

119-Unit
Operator

Brand New, 20-Year, NNN Sale Leaseback



Brand New, 20-Year,
Sale Leaseback
(NNN)



Part of a Six Unit
Taco Bell Portfolio or
Available Separately



Part of the Jacksonville
Metro Area



Parent Company Owns
and Operates 119
Restaurants in 4 States

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

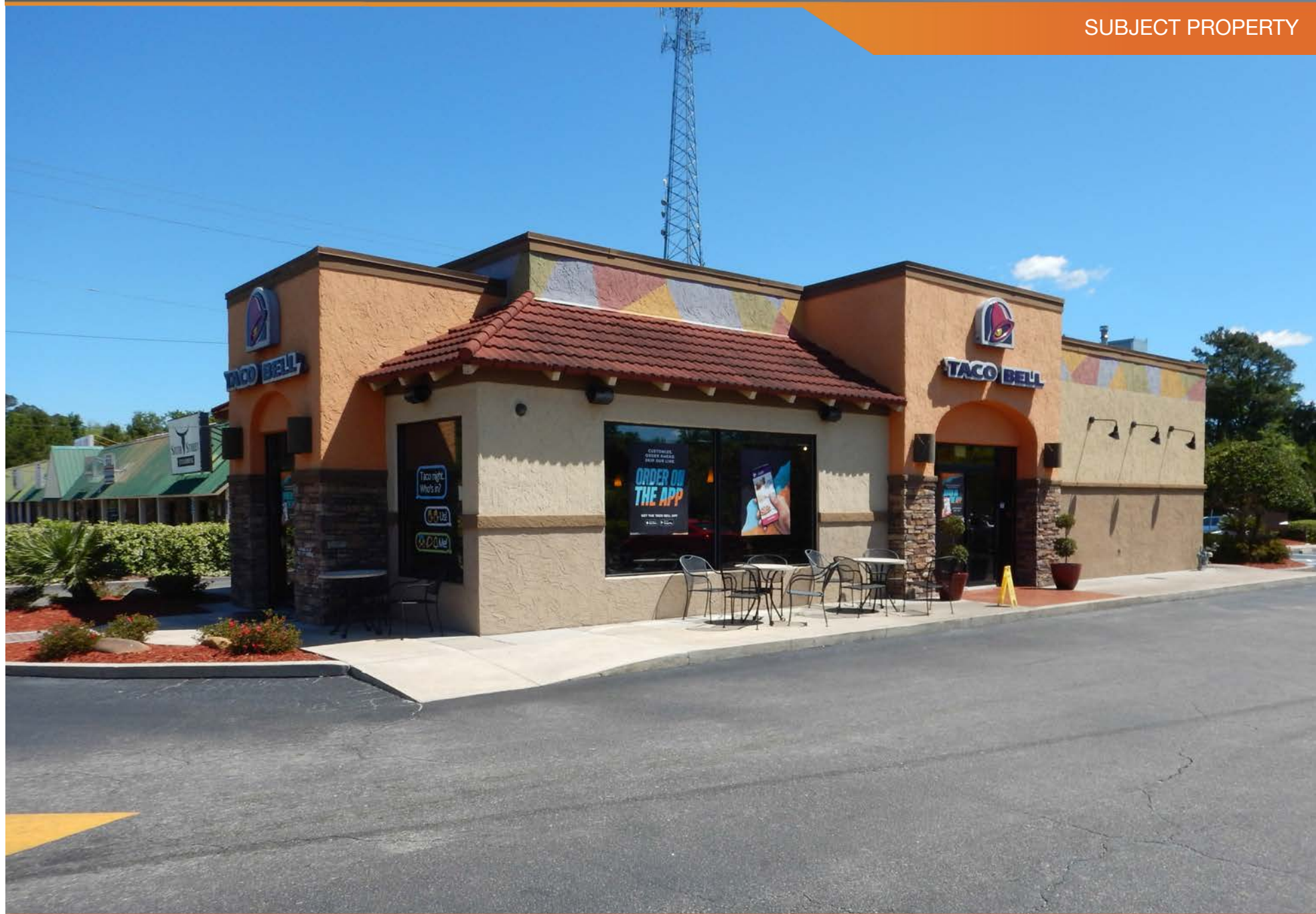
By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Six Properties - Asolute Triple Net (NNN) Sale Leasebacks

The parent company/tenant on the leases operates 119 Taco Bells and KFCs in North Carolina, South Carolina, Florida, and Virginia, which include these six units available separately or as a portfolio. **Contact Listing agent for additional information.**

Store Type	Address	City	State	Rent	Cape Rate	Price
Taco Bell	2411 West US Hwy 90	Lake City	FL	\$177,387	5.00%	\$3,547,740
Taco Bell	280 Southwest Main Blvd	Lake City	FL	\$144,791	5.25%	\$2,757,925
Taco Bell	6804 US Highway 129	Live Oak	FL	\$146,155	5.25%	\$2,783,900
Taco Bell	1215 South Sixth Street	Macclenny	FL	\$143,640	5.25%	\$2,736,000
Taco Bell	2025 North Young Blvd	Chiefland	FL	\$125,871	5.25%	\$2,397,500
Taco Bell	808 South Walnut Street	Starke	FL	\$123,841	5.25%	\$2,358,875
Total:						\$16,581,940

SUBJECT PROPERTY





Overview

1215 South 6th Street, Macclenny, Florida 32063

Price:	\$2,736,000
Cap Rate:	5.25%
Rentable Square Feet:	1,916
Annual Rent:	\$143,640
Price PSF:	\$1,427.97
Land Area:	0.95 Acres
Year Built:	1994

Lease Summary

Tenant:	Taco Bell
Website:	www.TacoBell.com
Lease Guarantor:	Luihn VantEdge Partners, LLC
Lease Type:	NNN
Lease Term:	20 Years
Option Periods:	4, 5-Year Options
Rental Increases:	10% Every 5 Years
Roof & Structure:	Tenant
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years from COE

Investment Highlights

- Brand New, 20-Year Triple Net Sale-Leaseback, Commencing Upon Close of Escrow
- Four, Five-Year Option Periods
- 10 Percent Rental Increases Every Five Years in Base Term and option Periods
- Strong Franchisee; Luihn VantEdge Partners, LLC Owns and Operates 119 Restaurants Throughout NC, SC, FL and VA
- Surrounding National Retailers Include Tractor Supply Company, Hibbett Sports, Goody's, Winn Dixie, Dollar General, Advance Auto Parts, Wendy's, McDonald's and Many More
- Part of the Jacksonville Metro Area

Base Term	Annual	Rent PSF	Cap Rate
Lease Years 1-5:	\$143,640	\$74.97	5.25%
Lease Years 6-10:	\$158,004	\$82.47	5.78%
Lease Years 11-15:	\$173,804	\$90.72	6.35%
Lease Years 16-20:	\$191,185	\$99.79	6.99%

Option Periods	Annual	Rent PSF	Cap Rate
Option 1, Years 21-25:	\$210,303	\$109.77	7.69%
Option 2, Years 26-30:	\$231,334	\$120.74	8.46%
Option 3, Years 31-35:	\$254,467	\$132.82	9.30%
Option 4, Years 36-40:	\$279,914	\$146.10	10.23%



Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the nation's leading Mexican-inspired quick service restaurant brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos and burritos, among other delicious choices, and is the first Quick Service Restaurant to offer American Vegetarian Association (AVA)-certified menu items.

Taco Bell and its more than 350 franchise organizations proudly serve more than 2 billion customers each year at 7,072 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees. By 2022, the brand plans to operate 9,000 restaurants globally. Taco Bell and franchise partners in Brazil and Spain have signed on to open more than 400 restaurants in the next decade.

Taco Bell's same-store sales has increased four percent which was better than the overall quick-service sector. Taco Bell typically scores well in consumer surveys on its ability to innovate and give customers value.

Yum! Brands, Inc., based in Louisville, Kentucky, has over 45,000 restaurants in more than 135 countries and territories and is one of the Aon Hewitt Top Companies for Leaders in North America. Yum! Brands was named to the Dow Jones Sustainability North America Index and ranked among the top 100 Best Corporate Citizens by *Corporate Responsibility Magazine*.

**Luihn VantEdge
Partners Owns
and Operates
119 Restaurants
in NC, SC, FL
and VA**



Luihn Companies, Inc. was founded in 1966. Recently the CEO and President of Luihn Companies, Inc., Jody Luihn partnered with Paul Edgerley and Terry Matlack of VantEdge Partners to form Luihn VantEdge Partners, LLC. Luihn VantEdge Partners, LLC is a franchisee of Yum! Brands operating 119 restaurants throughout Virginia, North Carolina, South Carolina and Florida, with over 3,200 talented employees.

The strength of Luihn VantEdge Partners is its leadership. The company and its officers have been the recipients of numerous awards for their sales and contribution to the brands with which they come in contact. Officers of the company continue to be leaders, taking part in franchise advisory councils, helping to shape the future of the various company brands and act as a strong voice for franchisees everywhere. This strong voice is backed by a wealth of talent. From the beginning staff of one store to over 3,200 employees today, each employee continues to make a difference. Luihn VantEdge Partners provides its talented employees with a forum that allows advancement and in which they can express their ideas and creativity. This combination of talent, ambition, focus and innovation continues to propel Luihn VantEdge Partners forward to a success-filled future. Through the growth that success brings and the change that accompanies it, Luihn VantEdge Partners remains true to Luihn Companies' beginnings. To this day, the business that was built on family has not lost its roots.



Jody Luihn, Partner, CEO & President

Jody Luihn operated his family's business, Luihn Companies, since 1983, until the merger with VantEdge Partners. He has served on various Taco Bell and KFC boards, including FRANMAC, the KFC and Taco Bell Beverage Committee, and KFC - NCAC (National Council and Advertising Cooperative).

Jody is quite active with the KFC & Taco Bell brands in franchisee leadership roles. He has been the FRANMAC President for Taco Bell three terms as well as continuing to serve on numerous Yum! Brands committees. Jody is consistently recognized by Yum! Brands for his contributions to the franchise system. Jody has been a recipient of Taco Bell's highest award, the Glen Bell award, as well as a recipient of "The Think Outside The Bun" award.

Paul Edgerley, Partner

Paul Edgerley is a co-founder and managing Director of VantEdge Partners. He previously served as a Managing Director at Bain Capital from 1990 until his retirement in January 2016. Since his retirement, he continues to serve as a Senior Advisor to Bain Capital and several of Bain's portfolio companies. During his time at Bain Capital, Paul played a senior leadership role in the firm, co-leading the private equity business, overseeing the firm's expansion into Asia and serving as the head of the firm's investment committee. Paul also co-led more than 30 investments in the industrial, technology, consumer and business service industries, investing more than \$5 billion with average returns in excess of three times the money invested. During Paul's tenure, Bain Capital grew assets under management from \$150 million to \$75 billion.

Paul currently serves as a director and chairman of the board of New York Stock Exchange-listed sensor and controls manufacturer Sensata Technologies. He also serves on the Board of Directors of Hero MotoCorp, India's largest motorcycle manufacturer; hand and power tool supplier APEX Tool Group; and automotive part suppliers FTE Automotive and TI Automotive. Paul has also served on the board of directors and executive committee of the Boston Celtics since 2002. In addition, Paul serves on the boards of Bluemont Group, a Dunkin Donuts franchisee; Vitaligent, a Jamba Juice franchisee; Altitude, an aero parts roll up; and AS Roma on behalf of VantEdge.

Terry Matlack, Partner

Terry Matlack is co-founder and Managing Director of VantEdge Partners. He is also a managing director of Tortoise Capital Advisors, an investment company he co-founded with partners in 2002. Tortoise Capital manages four NYSE-listed closed-end funds, open-end funds, private funds and separate accounts for institutional and individual investors primarily focused on the energy sector. Terry serves on the board of each of the closed-end funds and on the board of Tortoise Investments, a holding company affiliated with Tortoise Capital that owns several investment firms managing assets in fixed income securities, both taxable and tax exempt. The company currently has more than \$21 billion under management.

Prior to joining Tortoise Capital, he was a partner at Kansas City Equity Partners, a private equity firm based in Kansas City. He serves on the U.S. Bank Kansas City Regional Market Board and the Executive Council of Kansas State University's College of Business.

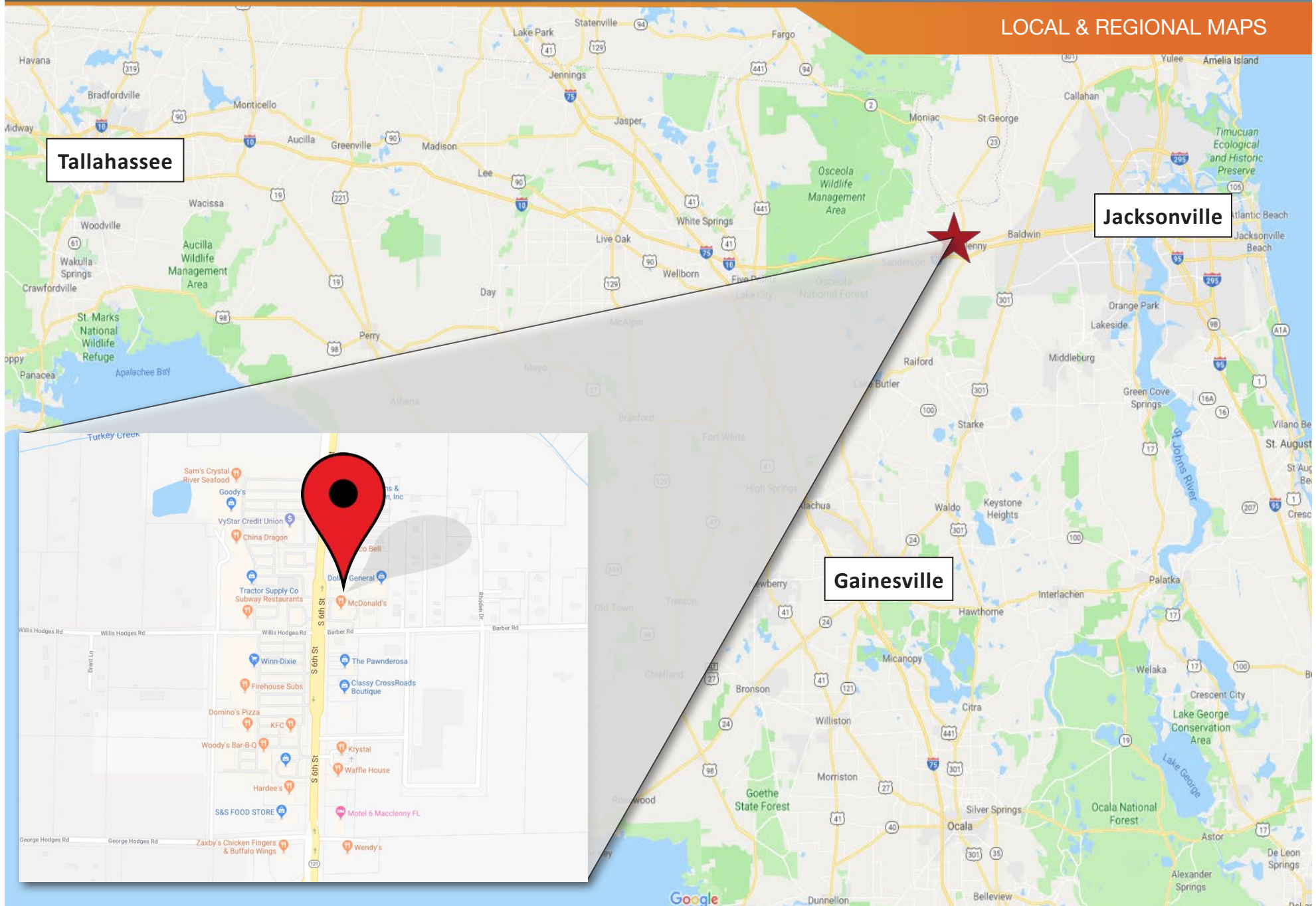


 14,000
Daily

South 6th Street



LOCAL & REGIONAL MAPS



JACKSONVILLE

OVERVIEW

The Jacksonville metro is located in the northeastern corner of Florida just south of the Georgia border. It comprises five counties: Duval, Clay, St. Johns, Nassau and Baker, with the Atlantic Ocean providing its eastern border. Jacksonville's access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Mayport Naval Station contribute to a strong military presence in the market. The metro houses nearly 1.5 million people. With approximately 883,000 residents, Jacksonville is the largest city in the metro. No other city in the market contains more than 40,000 citizens.

METRO HIGHLIGHTS



BUSINESS ATTRACTION

A lower cost of doing business than other nearby cities and a large, skilled labor pool help draw relocating and expanding companies.



STRONG POPULATION GROWTH

In past decades, the metro's population growth has outpaced that of the nation, a trend that is projected to continue over the next five years.



DEEPWATER PORT

JAXPORT provides a \$27 billion annual economic impact to the metro. More than 9 million tons of cargo pass through the port last year.



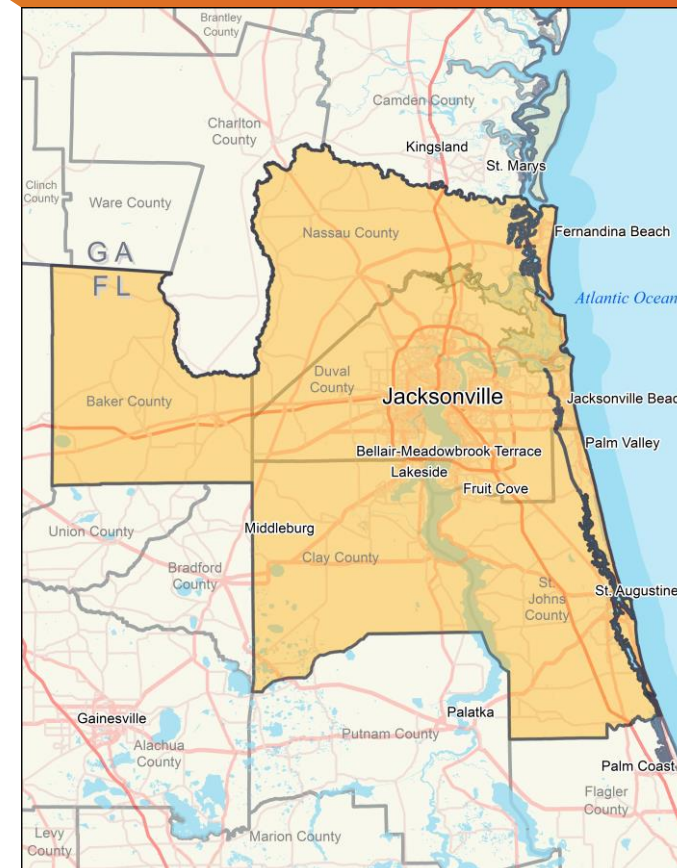
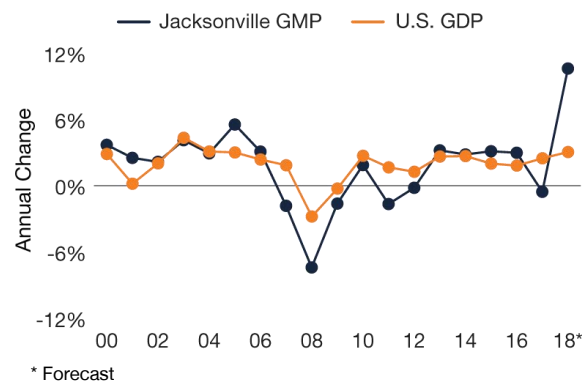
ECONOMY

- Once rooted in its military bases, a commercial port, tourism and paper mills, the Jacksonville economy has begun to diversify.
- The metro is home to three Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial and CSX.
- The city has developed a large financial services sector, led by Bank of America, Fidelity National and Citibank.
- Jacksonville has an emerging industrial base in medical products research and manufacturing.

MAJOR AREA EMPLOYERS

Jacksonville Naval Air Station
Mayo Clinic
Mayport Naval Station
Florida Blue
CSX
Baptist Health System
Citi
Wells Fargo
JP Morgan Chase
Bank of America Corp.

Economic Growth



SHARE OF 2017 TOTAL EMPLOYMENT

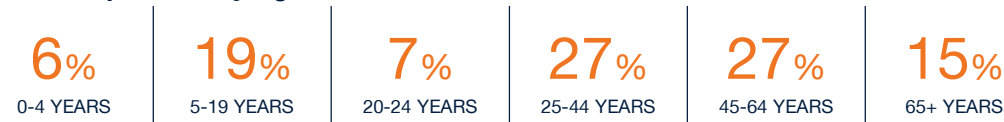




DEMOGRAPHICS

- The metro is projected to add roughly 123,900 people through 2022, resulting in the formation of nearly 56,800 households.
- A median home price below the national level has produced a homeownership rate of 65 percent, which is slightly above the national rate of 64 percent.
- Roughly 28 percent of people age 25 and older hold a bachelor's degree; among those residents, 9 percent also have earned a graduate or professional degree.

2017 Population by Age



QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville's beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to the Professional Golfers Association, the World Golf Village and the World Golf Hall of Fame. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Suns, a minor league baseball team, and the Jacksonville Jaguars of the NFL. Everbank Field hosts the TaxSlayer.com Gator Bowl and the annual matchup between Florida and Georgia. Cultural opportunities and museums abound throughout the metro.



SPORTS



EDUCATION



ARTS & ENTERTAINMENT



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	2,372	12,638	15,546
2018 Population	2,426	12,749	15,692
2023 Population	2,450	13,571	16,812
2018 Male Population	1,119	6,235	7,713
2018 Female Population	1,306	6,515	7,979
2018 Median Age	36.7	36.9	37.2

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.6%	0.5%	0.4%
Asian	0.3%	0.8%	0.9%
Black	23.6%	10.4%	9.6%
Hawaiian/Pacific Islander	0.2%	0.0%	0.0%
White	73.0%	85.2%	86.0%
Other	0.4%	0.8%	0.8%
Multi-Race	2.1%	2.3%	2.3%
Hispanic Ethnicity	3.2%	3.2%	3.1%
Not of Hispanic Ethnicity	96.8%	96.8%	96.9%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$48,133	\$55,560	\$56,652
2018 Avg Household Income	\$52,344	\$66,039	\$67,764
2023 Avg Household Income	\$59,824	\$74,535	\$76,266
2010 Med. Household Income	\$36,791	\$44,748	\$46,234
2018 Med. Household Income	\$38,235	\$53,771	\$55,385
2023 Med. Household Income	\$46,608	\$60,896	\$62,444
2010 Per Capita Income	\$17,316	\$19,143	\$19,750
2018 Per Capita Income	\$18,724	\$22,534	\$23,388
2023 Per Capita Income	\$22,008	\$25,755	\$26,657

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	818	4,213	5,233
2018 Households	831	4,213	5,236
2023 Households	868	4,565	5,713



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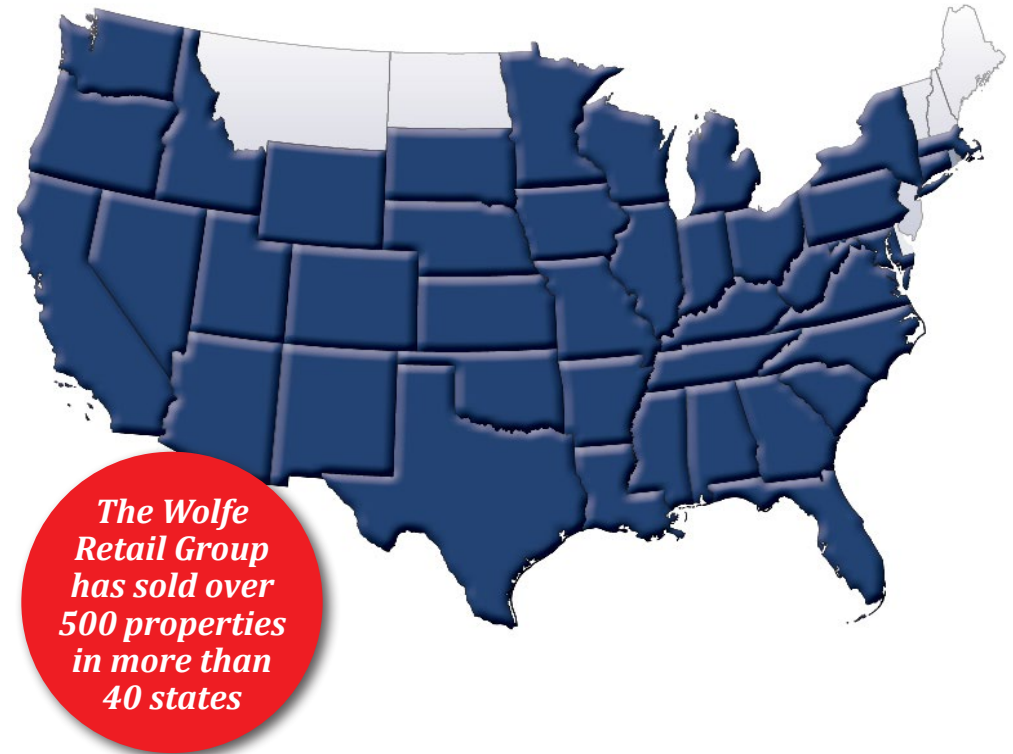
WOLFE RETAIL GROUP

The Wolfe Pack *of* Marcus & Millichap

The Wolfe Retail Group of Marcus & Millichap specializes in the sale of single-tenant properties and shopping centers and has successfully assisted clients in selling over 500 separate commercial properties with a market value exceeding \$1.45 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe Retail Group or to view all of our available listings, visit www.WolfeRetailGroup.com



About Marcus & Millichap

With nearly 2,000 investment professionals located throughout the U.S. and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed more than 9,400 transactions in 2018 with a value of approximately \$46.3 billion.

Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.

Barry M. Wolfe

Senior Managing Director Investments

License: SL 702613

Barry.Wolfe@marcusmillichap.com

(954) 245-3493

Alan Lipsky

First Vice President Investments

License: SL 3279054

Alan.Lipsky@marcusmillichap.com

(954) 245-3595

Evan Whelan

Associate

License: SL 310245

Evan.Whehan@marcusmillichap.com

(954) 245-3487

Charles "Chas" Moody

Associate

License: SL 3404499

Charles.Moody@marcusmillichap.com

(954) 245-3464

Michael Talbert

Associate

License: SL 3418448

Michael.Talbert@marcusmillichap.com

(954) 245-3439

Ashley Barrett

Transaction Coordinator

Ashley.Barrett@marcusmillichap.com

(954) 245-3416

Catie Jackson

Marketing Coordinator

Catherine.Jackson@marcusmillichap.com

(954) 245-3592

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