

SINGLE TENANT  
NET LEASE  
OPPORTUNITY



CLARION | PA

HORVATH & TREMBLAY



**ETHAN COLE**  
PA BROKER OF RECORD  
LICENSE #: RMR003168

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## DISCLAIMER

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Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, triple-net leased Taco Bell investment property located at 83 Perkins Road in Clarion, Pennsylvania. The Taco Bell is located on an outparcel at the entrance to a Walmart Supercenter along a retail trade area just off Interstate-80 in Western Pennsylvania.

- **LONG LEASE TERM:** Constructed for Taco Bell in 2014, the lease has over 15 years of term remaining plus one, 5-year renewal option and one, 4.5-year option.
- **ANNUAL RENT INCREASES:** The lease calls for rent increases of 1.5% annually, providing a steady increase in income and an attractive hedge against inflation.
- **STRONG GUARANTOR/OPERATOR:** The Lease is guaranteed by Charter Foods North LLC. Founded in 1998, Charter Foods is a leading Yum! Brands operator with over 200 locations throughout the South and Northeast.
- **ATTRACTIVE RETAIL LOCATION:** The Taco Bell is ideally located at the entrance to a Walmart Supercenter just off Interstate-80 in Western Pennsylvania.
- **RETAIL TRADE AREA:** Additional retailers, hospitality and attractions drawing people to the trade area include Aldi, JC Penny, Peebles, Tractor Supply Co, Goodwill, AutoZone, Applebee's, Pizza Hut, Perkins Restaurant, McDonald's, Burger King, Subway, Arby's and the AMC Clarion 7 Movie Theater.
- **LARGE HOSPITALITY PRESENCE:** The trade area is also well-represented by many national hotel chains serving the nearby Clarion Hospital, Clarion University (total enrollment, 5,000 students) and travelers on Interstate 80 including Clarion Hotel, Motel 6, Holiday Inn, Radisson, Ramada, Quality Inn and Hampton Inn.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Taco Bell lease is fully net and requires zero management responsibilities, making it an attractive investment for the passive real estate investor.



PROPERTY TYPE:	Single Tenant, Net Lease
TYPE OF OWNERSHIP:	Fee Simple
YEAR BUILT:	2014
BUILDING AREA:	2,310 SF
LOT SIZE:	1.02 Acres
DRIVE-THRU:	Yes
LESSEE:	Charter Foods North LLC (200+ Unit Franchisee)
TRADE NAME/DBA:	Taco Bell
LEASE TYPE:	Triple Net
ROOF & STRUCTURE:	Tenant Responsibility
RENT COMMENCEMENT DATE:	08/01/2014
LEASE EXPIRATION DATE	07/31/2034
LEASE TERM REMAINING:	15+ Years
CURRENT ANNUAL RENT:	\$93,165
RENT INCREASES:	1.5% Increase Annually
RENEWAL OPTIONS:	(1) 5-Year Option & (1) 54-Month Option

83 PERKINS ROAD | CLARION, PA 16214

 **LIST PRICE: \$1,774,564**

 **CAP RATE: 5.25%**

 **NOI: \$93,165**



## TENANT OVERVIEW



### TACO BELL

Locations:	7,000+
Headquarters:	Irvine, CA
Parent Company:	Yum Brands (NYSE: YUM)
System Sales 2018:	\$49.0 Billion
Operating Profit 2018:	\$2.30 Billion
Market Cap at 5/08/2019:	\$30.8 Billion

### FRANCHISEE

Locations:	200+
Headquarters:	Morristown, TN
Company Profile:	Private
Est. Annual Revenue:	\$200 Million +
Owner and President:	Robert Jenkins (Guarantor)



## ABOUT THE TENANT

Yum! Brands has over 48,000 restaurants in more than 140 countries. Their restaurant brands – KFC, Pizza Hut and Taco bell – are global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, their system opens over 8 new restaurants per day, making Yum a leader in global retail development.

Taco Bell is an American chain of fast food restaurants 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% of which are owned and operated by independent franchisees. Taco Bell plans to have 8,000 restaurants by the year 2023, which they anticipate will add an estimated 100,000 jobs nationwide. Currently, Taco Bell is operated by more than 350 franchise organizations proudly serving over 42 million customers each week.

### CHARTER FOODS

Charter Foods, Inc. is a privately held company and one of the fastest growing YUM Brands franchisees in the country. Founded in 1998 and based in Morristown, Tennessee, the company owns and operates restaurants under the brands Taco Bell, Long John Silvers, Kentucky Fried Chicken and A&W stores. The company operates over 200 locations throughout the South and Northeast regions of the United States. According to Restaurant Finance Monitor, Charter Foods has annual revenues in excess of \$200 million.



## CLARION | PA



23,500+

PEOPLE WITHIN 10 MILES



\$58,500+

AVERAGE HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2019 Estimate	8,883	12,346	23,827
2023 Projection	8,753	12,155	23,433
2010 Census	9,072	12,730	24,852
<b>BUSINESS</b>			
2019 Est. Total Business	656	836	1,167
2019 Est. Total Employees	6,344	8,299	11,063
<b>HOUSEHOLDS</b>			
2019 Estimate	3,831	5,420	10,478
2023 Projection	3,865	5,467	10,572
2010 Census	3,454	4,997	9,939
<b>INCOME</b>			
Average Household Income	\$49,888	\$53,366	\$58,548
Median Household Income	\$40,432	\$44,213	\$49,003

**OVERVIEW**

Nestled in the foothills of western Pennsylvania along I-80, Clarion is a borough in and the county seat of Clarion County. It is located 75 miles northeast of Pittsburgh and is part of the Pittsburgh Designated Market Area (DMA). Clarion is home to Clarion University of Pennsylvania is a public university and one of fourteen universities that are part of the Pennsylvania State System of Higher Education (PASSHE). The school was founded in 1867 and offers associate, bachelor's, and master's degrees, post master's certificates and doctorate degrees to approximately 5,000 undergrad and graduate students.

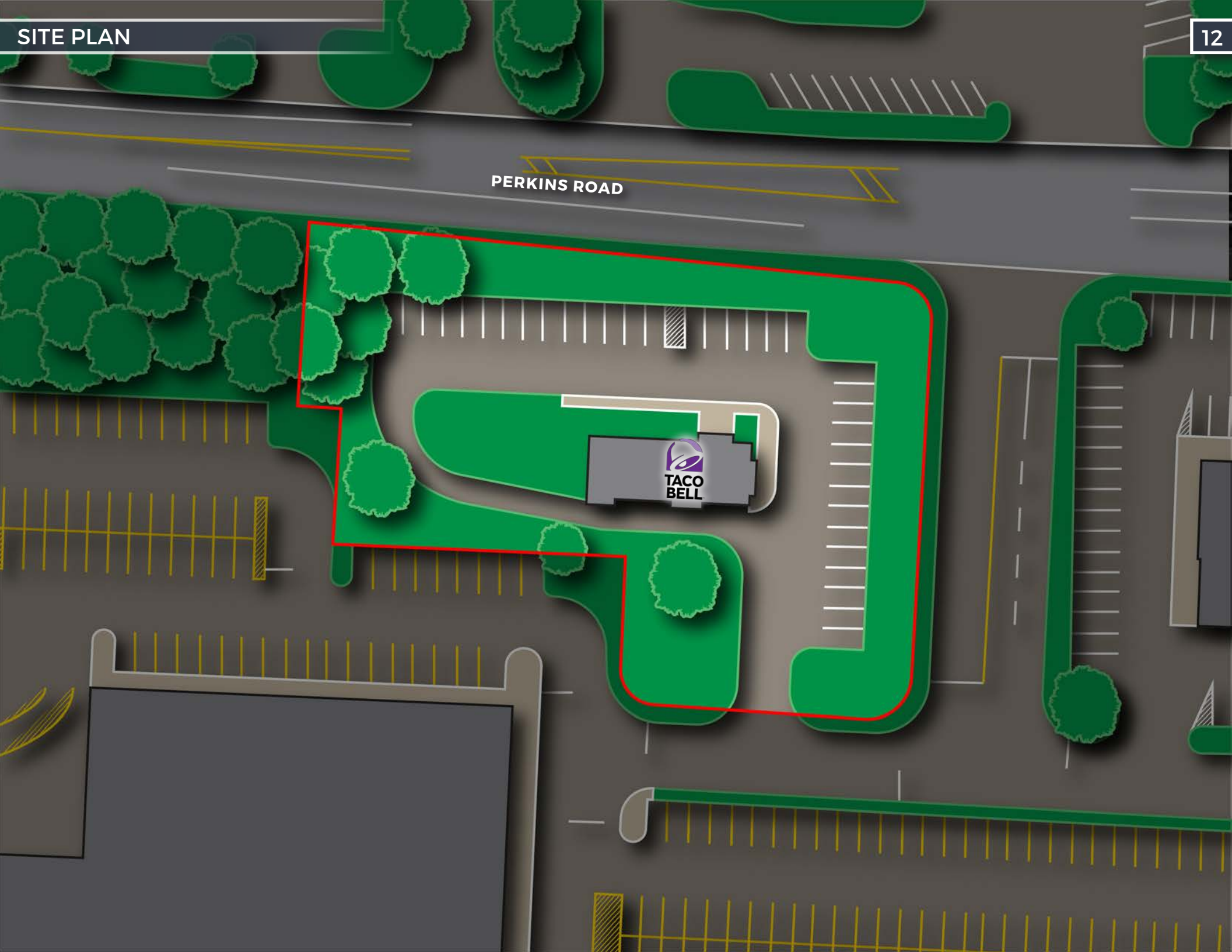


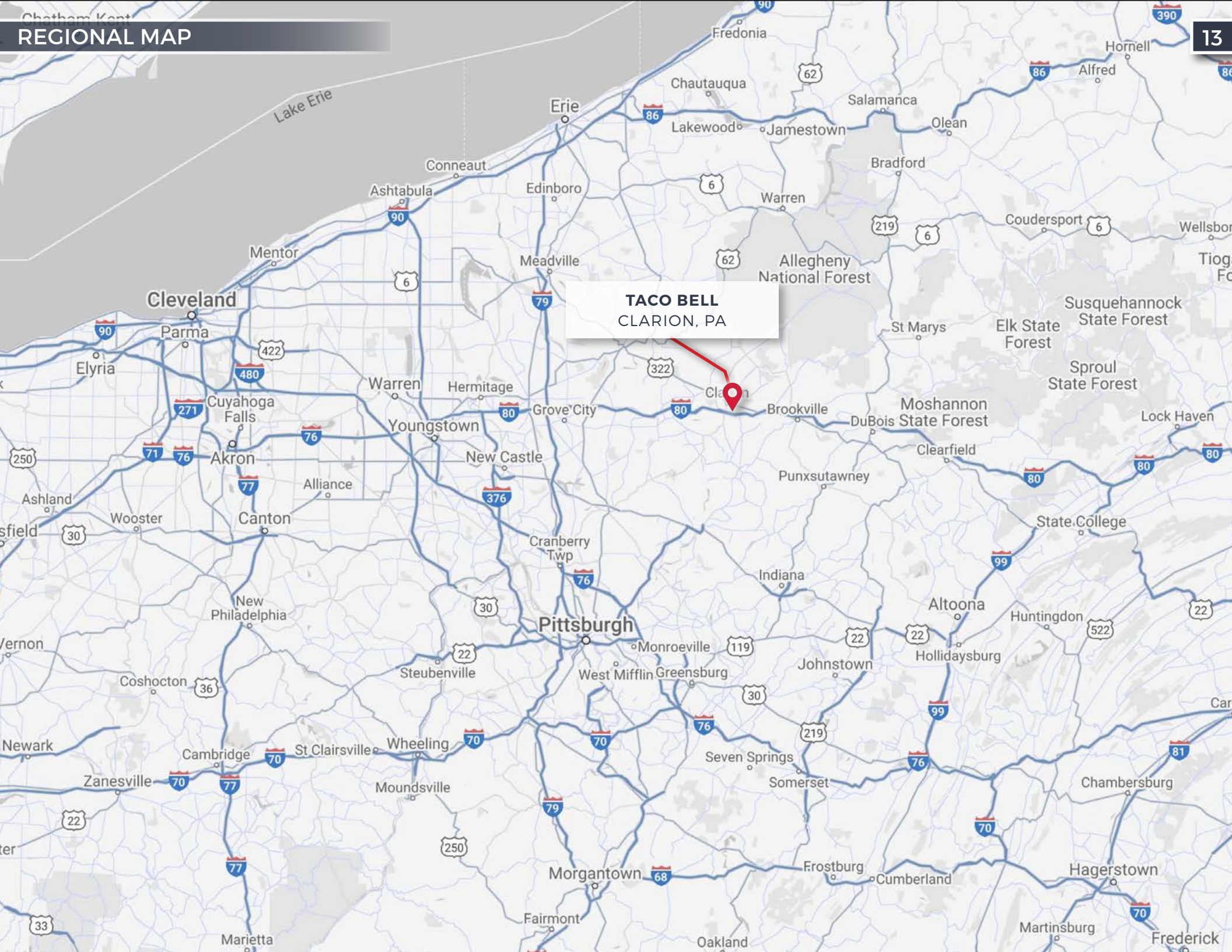












# RETAIL TEAM



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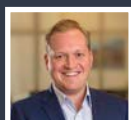
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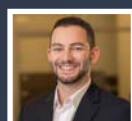
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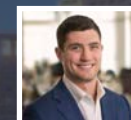
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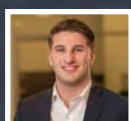
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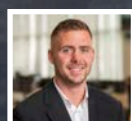
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1000+ TRANSACTIONS  
IN 36 STATES



OVER \$4 BILLION CLOSED



RANKED #1  
INDUSTRY LEADING TEAM

