



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

TACO BELL
3843 AIRPORT BLVD | MOBILE, AL 36608

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Property Name

Taco Bell



List Price

\$2,384,000



Cap Rate

7.50%



Square Footage

± 2,808



Year Built

2011

REPRESENTATIVE PHOTO



LISTED BY

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Kyle Matthews

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INVESTMENT HIGHLIGHTS:



Passive Income – Absolute NNN Lease with zero landlord responsibilities. Tenant pays for insurance, utilities, taxes, CAM, and maintains all facets of the site.



Strong Traffic Counts – More than 62,700 vehicles per day drive by this property



Long-Term Cashflow - Current tenant still has +11.50 years remaining on the base term of their lease



Nearby Commercial Tenants – Include Starbucks, Arby's, IHOP, Popeye's Louisiana Chicken, Outback Steakhouse, Zoe's Kitchen, Burger King, Panda Express, and more.



Industry Leading National Tenant – Taco Bell is the nation's #1 Mexican Quick Service Restaurant (QSR) concept.



Hedge Against Future Inflation - Annual rental increases provide contractually increasing cash flow

FINANCIAL OVERVIEW

FINANCIAL HIGHLIGHTS



LIST PRICE

\$2,384,000



CAP RATE

7.50%



TERM REMAINING

±11.50 Years

EXECUTIVE SUMMARY

Property Name	Taco Bell
Gross Leasable Area	± 2,808 SF
Year Built	2011
Lot Size	±42,689 SF
APN	R022807261000006.001

LEASE SUMMARY

Tenant Trade Name	Taco Bell
Tenant	Southeast QSR LLC
Type of Ownership	Fee Simple
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	12/28/11
Lease Expiration Date	8/31/30
Term Remaining	±11.50 Years
Increases	1% Annually
Options	4, 5 Year
ROFR	Yes

ANNUALIZED OPERATING DATA

Term	Rent	Rent PSF	Cap Rate
12/29/2018 - 12/28/2019	\$178,800.00	\$63.68	7.50%
12/29/2019 - 12/28/2020	\$180,588.00	\$64.31	7.58%
12/29/2020 - 12/28/2021	\$182,393.88	\$64.96	7.65%
12/29/2021 - 12/28/2022	\$184,217.82	\$65.60	7.73%
12/29/2022 - 12/28/2023	\$186,060.00	\$66.26	7.80%
12/29/2023 - 12/28/2024	\$187,920.60	\$66.92	7.88%
12/29/2024 - 12/28/2025	\$189,799.80	\$67.59	7.96%
12/29/2025 - 12/28/2026	\$191,697.80	\$68.27	8.04%
12/29/2026 - 12/28/2027	\$193,614.78	\$68.95	8.12%
12/29/2027 - 12/28/2028	\$195,550.93	\$69.64	8.20%
12/29/2028 - 12/28/2029	\$197,506.44	\$70.34	8.28%
12/29/2029 - 8/31/2030	\$199,481.50	\$71.04	8.37%



TACO BELL

Operating as a subsidiary of Yum! Brands, Inc., Taco Bell Corp. owns, operates, and franchises a chain of Mexican-inspired quick service restaurants in the United States. The company's restaurants offer made to order and customizable tacos, burritos, quesadillas, gorditas, nachos, chalupas, beverages, desserts and sides, and other specialty items. As the leading Mexican-inspired quick service restaurant brand, Taco Bell and its more than 350 franchise organizations proudly serve over 42 million customers each week through nearly 7,000 restaurants across the nation, as well as through its mobile, desktop and delivery ordering services. Overseas, Taco Bell has over 250 restaurants, with plans to add 2,000 more restaurants internationally within the next decade. In 2016, Taco Bell was named as one of Fast Company's Top 10 Most Innovative Companies in the World. Taco Bell plans to have 8,000 restaurants by the year 2023, which is anticipated to add an estimated 100,000 jobs nationwide.



PARENT COMPANY TRADE NAME

YUM! BRANDS, INC. (NYSE: YUM)



CREDIT RATING (S&P)

BB



OF LOCATIONS

± 6,500



OF EMPLOYEES

± 175,000



HEADQUARTERED

IRVINE, CALIFORNIA



WEBSITE

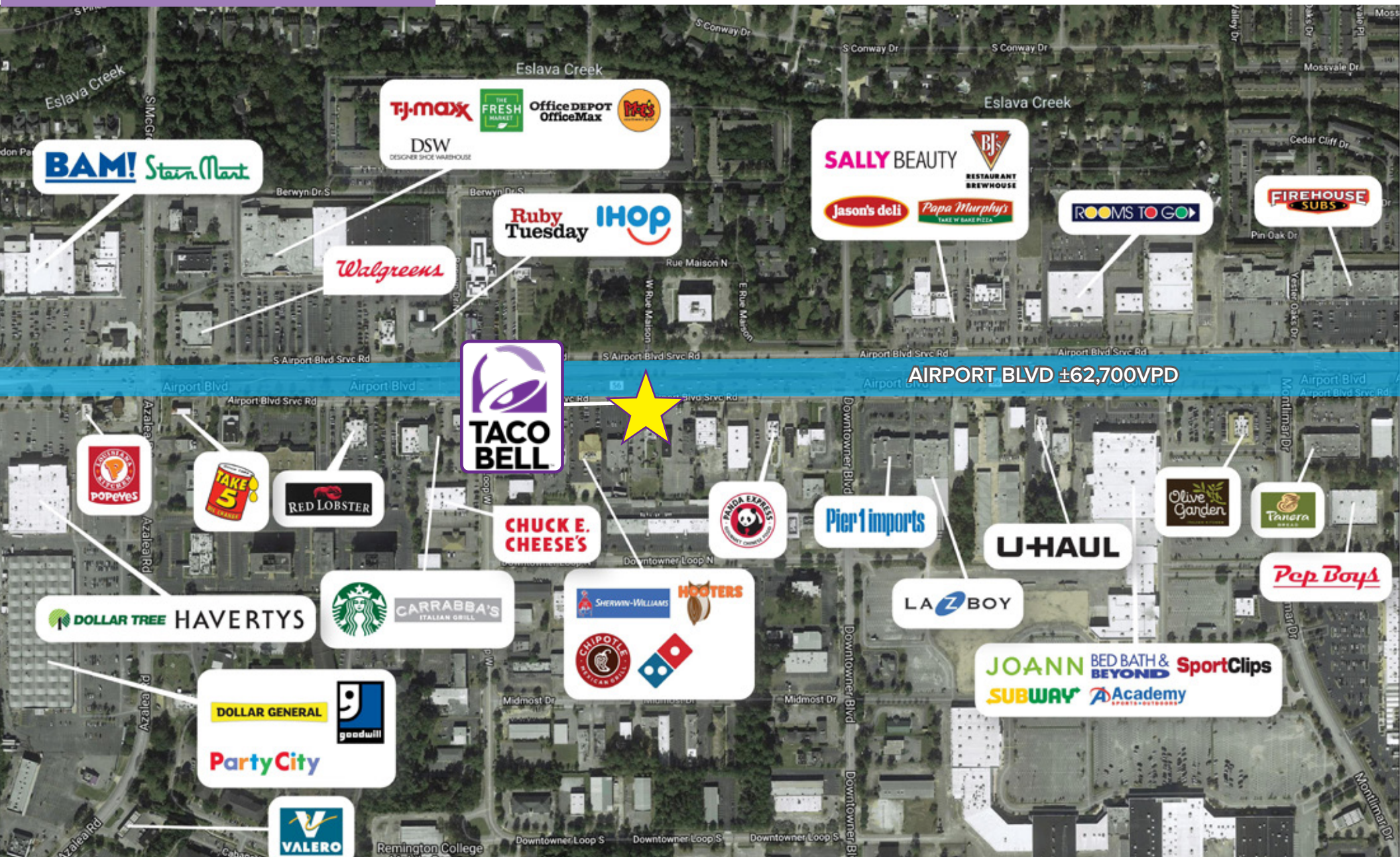
WWW.TACOBELL.COM



YEAR FOUNDED

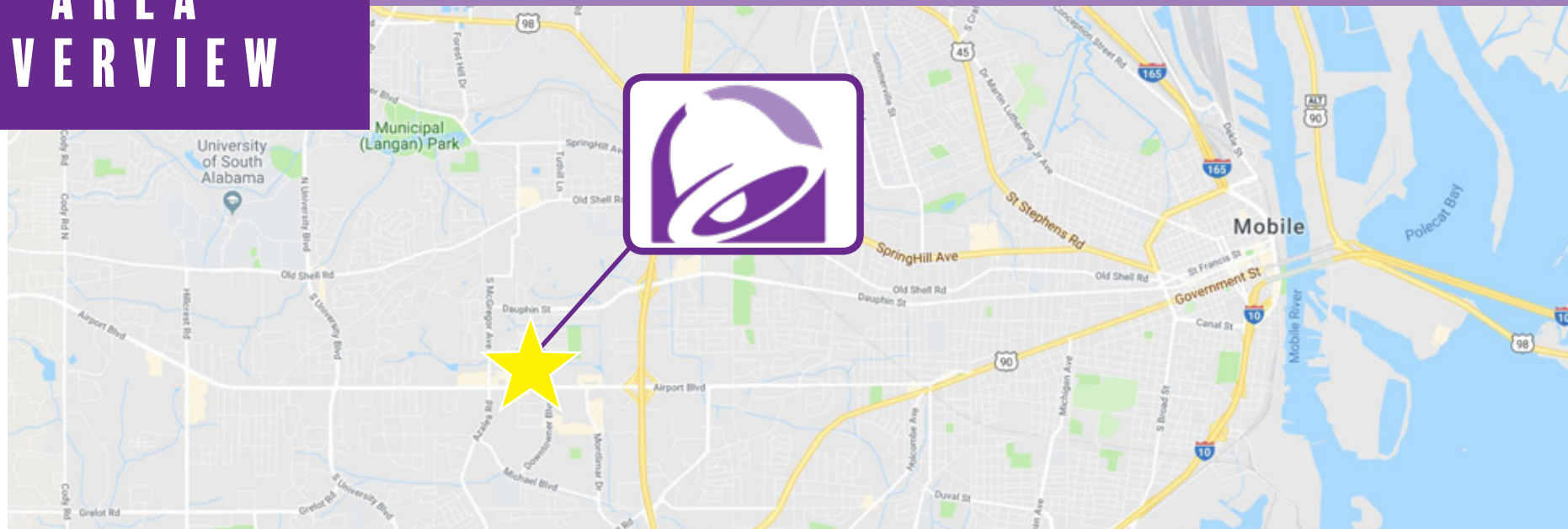
1954

SURROUNDING TENANTS





AREA OVERVIEW



MOBILE, AL

Located on the southeastern coast of Alabama at the head of the Mobile Bay, the city of Mobile is the oldest city in the state and the birthplace of the celebration of Mardi Gras in the United States. It is the third most populous city in Alabama and the county seat of Mobile County.

As the largest municipality on the Gulf Coast between New Orleans, Louisiana, and St. Petersburg, Mobile houses the twelfth busiest port in the country. The Port of Mobile has always played a key role in the economic health of the city and has enabled Mobile to become the social, economic and creative hub of the entire Gulf Coast.

Downtown and midtown Mobile are made up of Eight National Register Historic Districts. The restoration of hundreds of historic downtown buildings and homes were initiated in addition to the construction of numerous new facilities and projects.

Many large businesses are headquartered in downtown Mobile alongside quaint, locally-owned art galleries, shops, restaurants and bars. In recent years, city and county leaders have made efforts to attract new business ventures to the area. The economy continues to enjoy the healthy growth of its traditional businesses, such as shipping, port facilities, shipbuilding and repair, and the seafood industry.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2010 Census	9,947	69,090	174,915
2019 Estimate	9,974	67,417	171,518
2024 Projection	10,000	67,040	170,957
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Census	4,733	29,336	71,534
2019 Estimate	4,720	28,874	71,080
2024 Projection	4,726	28,803	71,180
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$58,911	\$69,596	\$65,815

MOBILE AEROPLEX AT BROOKLEY

Mobile is currently experiencing growth due to a low cost of doing business, diverse commerce base, transportation options, and quality lifestyle. Businesses and corporations are expanding to Mobile and the surrounding area bringing an increased workforce and new economic opportunities. Brookley field is thriving in economic activity with a large amount of commercial real estate development expected within the next few years. More specifically, the recent expansion of Mobile Aeroplex at Brookley is now the largest industrial and transportation complex in the region with over 75 companies and about 3,600 employees housed at the complex. Companies include FedEx, Airbus U.S. Manufacturing Facility, Signature Air Support, among others with continued growth.

Late last year, Airbus announced its largest single deal to build aircraft for Indigo Partners, whose airline portfolio includes Frontier, JetSMART, Volaris, and Wizz Air. The contract includes 430 aircraft and is valued at \$49.5 billion. Airbus was also selected by Delta Air Lines to manufacture as many as 200 jetliners, with delivery of the first 100 beginning in 2020.

Airbus and Bombardier also announced an agreement to form a partnership to build Bombardier's C Series passenger jets. This deal could result in the addition of a second aircraft assembly line at Mobile Aeroplex, creating a proposed 400 to 500 more direct jobs in the area, and would represent an investment of hundreds of millions of dollars. Reports also estimate that establishing "the necessary C Series facilities" would create 1,900 direct jobs, 1,000 indirect jobs, and 3,000 induced jobs during construction.

MOBILE'S BUSINESS ADVANTAGE

- Access to a market of 1.2 million people within 60 miles
- Extensive transportation options and high-quality infrastructure
- Strong foreign investment presence: There are more than 40 companies representing more than 20 countries
- Low cost and living and doing business
- AIDT: Mobile is a national leader in training and workforce development programs
- Alabama is a right-to-work state

TOP EMPLOYERS



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Taco Bell** located at **3843 Airport Blvd | Mobile, AL 36608** (**"Property"**). It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services. 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 Real Estate Investment Services 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 Real Estate Investment Services 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.

EXCLUSIVELY LISTED BY

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