



TACO BELL
580 Church Rd W
SOUTHAVEN | MS

TABLE OF CONTENTS



AVERY BARRY

ASSOCIATE

DIRECT (949) 873-0295

MOBILE (949) 769-1821

avery.barry@matthews.com

LIC # 02036379 (CA)

WESLEY CONNOLLY

ASSOCIATE VICE PRESIDENT

DIRECT (949) 432-4512

MOBILE (310) 388-0788

wesley.connolly@matthews.com

LIC # 01962332 (CA)

BROKER OF RECORD

Phillip Carpenter
LIC #: 8906 (MS)

INVESTMENT HIGHLIGHTS

- » Extremely Rare Ground Lease Opportunity with Corporate Guarantee (NYSE: YUM) Market cap of \$33.928B.
- » This market is poised for big growth with an expected 13.98% Population growth in 1-mile radius, and a 9.17% Expected growth in a 3-mile radius over the next 5-years.
- » Below market rent in a city that is growing rapidly positions this asset perfectly for long term appreciation as dirt becomes limited.
- » Strategically positioned only a half mile from an event center that holds 8,400 people, a little over a half mile from Mississippi Community College with over 8,000 students, and along a well traveled road with over 20,000 VPD.
- » Additionally, this location is directly off I-55 which is the direct vein from the South going into Memphis, TN.



Financial Overview



Investment Summary

» OFFERING PRICE	\$1,226,470
» NOI (YEAR 1)	\$71,749
» CAP RATE (YEAR 1)	5.85%
» TOTAL BUILDING AREA	±2,598 SF
» TOTAL LAND AREA	±25,296 SF
» YEAR BUILT	2006

Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Increases	Cap Rate
11/15/2016 - 11/14/2021 - *Current	\$5,979.04	\$71,749	5%	5.85%
11/15/2021 - 11/14/2026	\$6,277.99	\$75,336	5%	6.14%
Option 1 - 11/15/2026 - 11/14/2031	\$6,591.90	\$79,103	5%	6.45%
Option 2 - 11/15/2031 - 11/14/2036	\$6,921.51	\$83,058	5%	6.77%

Tenant Summary

Tenant Trade Name	Taco Bell
Type of Ownership	Fee Simple
Lease Guarantor	Corporate; Yum! Brands
Lease Type	Ground Lease
Original Lease Term	20 Years
Rent Commencement	7/28/06
Lease Expiration Date	11/14/26
Term Remaining	±7 Years
Increases	10% Every Five Years
Options	Two (2), Five (5) Year Options

Tenant Overview



Tenant Overview

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

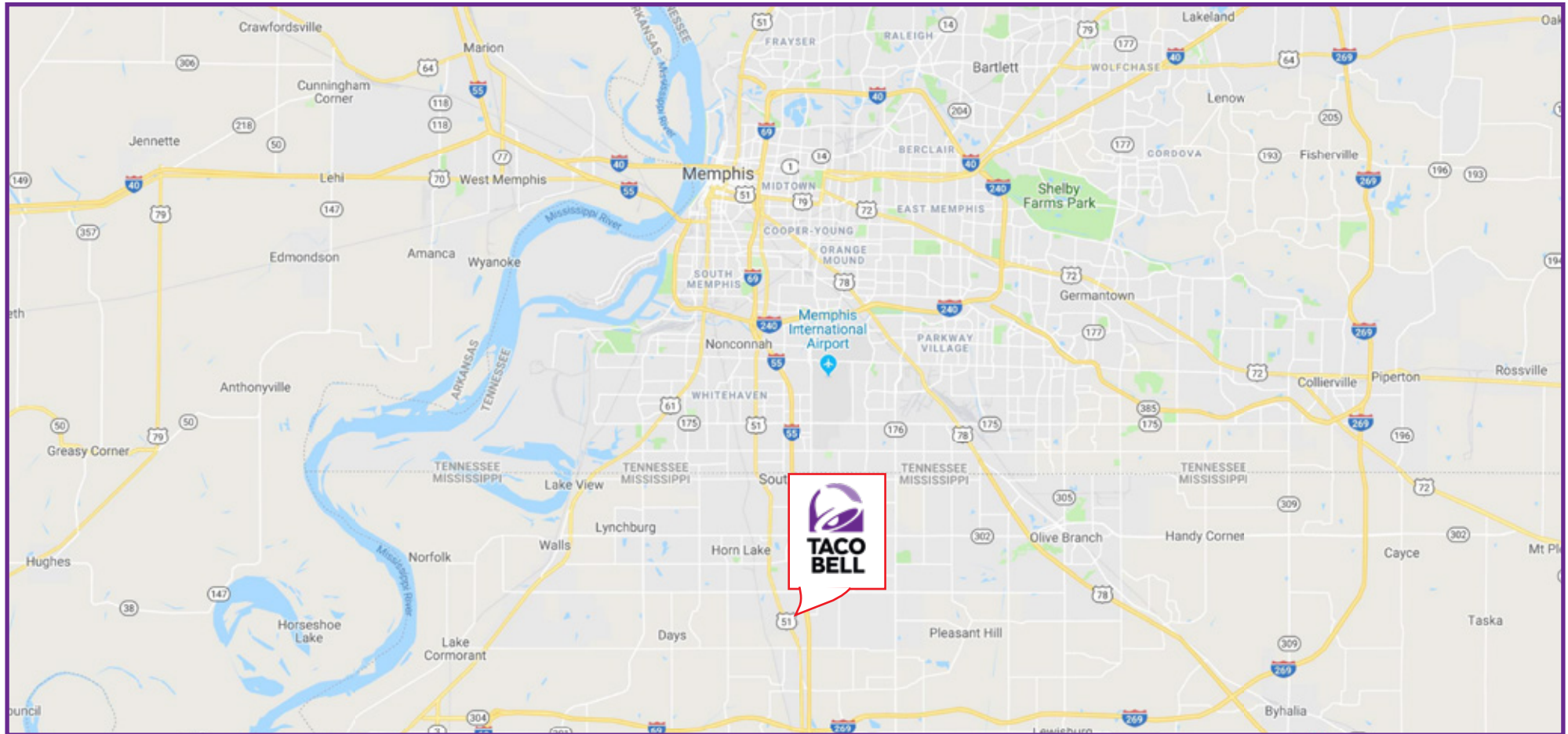


Area Overview



Demographics

POPULATION	3 - MILE	5 - MILE	7 - MILE
2024 Projection	34,476	90,542	155,066
2019 Estimate	33,184	87,262	150,180
2010 Census	30,007	79,449	139,814
HOUSEHOLDS	3 - MILE	5 - MILE	7 - MILE
2024 Projection	12,937	32,325	55,525
2019 Estimate	12,486	31,234	53,862
2010 Census	11,365	28,603	50,297
INCOME	3 - MILE	5 - MILE	7 - MILE
2019 Est. Average Household Income	\$69,670	\$73,943	\$72,291



SOUTHAVEN, MS



Southaven is a city in DeSoto County, Mississippi. It is a principal city in Greater Memphis. Southaven is the third-largest city in Mississippi and the second most populous suburb of Memphis. Southaven offers small town, Southern charm with access to a variety of entertainment, attractions, dining and lodging. Within the city, enjoy a Memphis Hustle basketball game or a local festival, relax with a day of fishing at a nearby lake or try your hand at the putting green.

MEMPHIS MSA

Memphis, Tennessee is the largest city on the Mississippi River. Located within Shelby County, Memphis is a vibrant and historic city. It is the second largest city within Tennessee, and brings in a large amount of tourist because of its famous, historical landmarks. Being only 3 miles from Memphis, Arkansas, it is only a hop, skip, and a jump from the Arkansas/Tennessee boarder.

Known as the “Birthplace of Rock and Roll,” the city holds a significant amount of history within its borders. The residents of Memphis take pride of their city, and are usually known as “Memphians.” Although this town has a variety of entertainment to offer. The sport fans of the area love to cheer on the University of Memphis Tigers. As for professional teams, many cheer on the Memphis Grizzlies. The animal lovers enjoy the Memphis Zoo. Memphis has been the zoo’s home for over 100 years and has over 3,500 animals.

Many of Memphis’s residents are blue-collard, hard workers. The most common industries within this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction and Extraction. The unemployment rate has started to decrease with the overall household income increasing since the early 2000s.



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Taco Bell** located at **580 Church Rd W, Southaven, MS 38671** ("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.



580 Church Rd W
Southaven | MS

AVERY BARRY

ASSOCIATE

DIRECT (949) 873-0295

MOBILE (949) 769-1821

avery.barry@matthews.com

LIC # 02036379 (CA)

WESLEY CONNOLLY

ASSOCIATE VICE PRESIDENT

DIRECT (949) 432-4512

MOBILE (310) 388-0788

wesley.connolly@matthews.com

LIC # 01962332 (CA)

BROKER OF RECORD

Phillip Carpenter
LIC #: 8906 (MS)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES