

*** EXTREMELY HIGH VOLUME STORE ***



ACTUAL SITE

TACO BELL
826 BROADWAY STREET
QUINCY, ILLINOIS 62301

OFFERING
MEMORANDUM

Represented by:
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COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY

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In Association with Illinois Licensed Broker:
Travis R. Tarrant | Tarrant & Harman Real Estate and Auction | Illinois License #471016673



INVESTMENT OVERVIEW

NAME	TACO BELL
LOCATION	826 Broadway Street Quincy, Illinois 62301
MAJOR CROSS STREETS	SWC of Broadway St & 8 th St
TENANT	KBP INVESTMENTS, LLC dba. KBP FOODS
PURCHASE PRICE	\$3,027,000
CAP RATE	5.65%
ANNUAL RENT	\$171,000
GROSS LEASEABLE AREA	2,621 SF
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2014
LOT SIZE	±0.71 Acre
LEASE EXPIRATION	September 30, 2039
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: Nearby retailers include Family Dollar, Dollar General, County Market, Walgreens, O'Reilly Auto Parts, Boost Mobile, Quincy has major retailers such as Walmart Supercenter, Kohl's, Lowe's Home Improvement, The Home Depot, Menards, Ashley Homestore, Dick's Sporting Goods, Farm & Home Supply, Sam's Club, Hobby Lobby, Big Lots, Slumberland Furniture, Hy-Vee, ALDI, JOANN Fabrics, Staples, Old Navy, T.J. Maxx, Maurices, Five Below, Petco, Save-A-Lot, Dollar Tree, Hibbett Sports, Harbor Freight Tools, Goodwill, CATO, CVS Pharmacy, Advance Auto Parts, AutoZone, AMC Theatres

HIGHER EDUCATION: 1 mile from Quincy University (a private Roman Catholic liberal arts university offering 40 undergraduate, 9 pre-professional & 3 graduate programs with total enrollment of 1,100)

HEALTH CARE: Less than half a mile from Blessing Hospital (a 307-bed acute-care hospital)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations every 5 Years

TENANT: KBP Investments, LLC dba. KBP Foods is a 720+ Unit Operator that Encompasses All Restaurant Locations in 23 States and will Generate Sales in Excess of \$800 Million in 2019

SEASONED LOCATION: Extremely High Sales Volume Location (Well Above National Average), Successfully Open & Operating Since 2014 with an Attractive 8.01% Rent to Sales Ratio!

TRAFFIC COUNTS: Great Drive-by Visibility on Main East/West Thoroughfare in Quincy where Traffic Counts Exceed 21,510 CPD!

2019 DEMOGRAPHICS (5-MI): Total Population: 48,170 | Average Household Income: \$68,371



FINANCIAL ANALYSIS

SUMMARY

TENANT	KBP Investments, LLC dba. KBP Foods	LOT SIZE	±0.71 Acre
PURCHASE PRICE	\$3,027,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	5.65%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,621 SF		
YEAR BUILT	2014		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
KBP Investments, LLC dba. KBP Foods	2,621	Years 1-5: 09/24/19 to 09/30/24	Current	\$171,000	5.65%
		Years 6-10: 10/01/24 to 09/30/29	7%	\$182,970	6.04%
		Years 11-15: 10/01/29 to 09/30/34	7%	\$195,778	6.47%
		Years 16-20: 10/01/34 to 09/30/39	7%	\$209,482	6.92%
RENEWAL OPTIONS		1 st Option: 10/01/39 to 09/30/44	7%	\$224,146	
		2 nd Option: 10/01/44 to 09/30/49	7%	\$239,836	

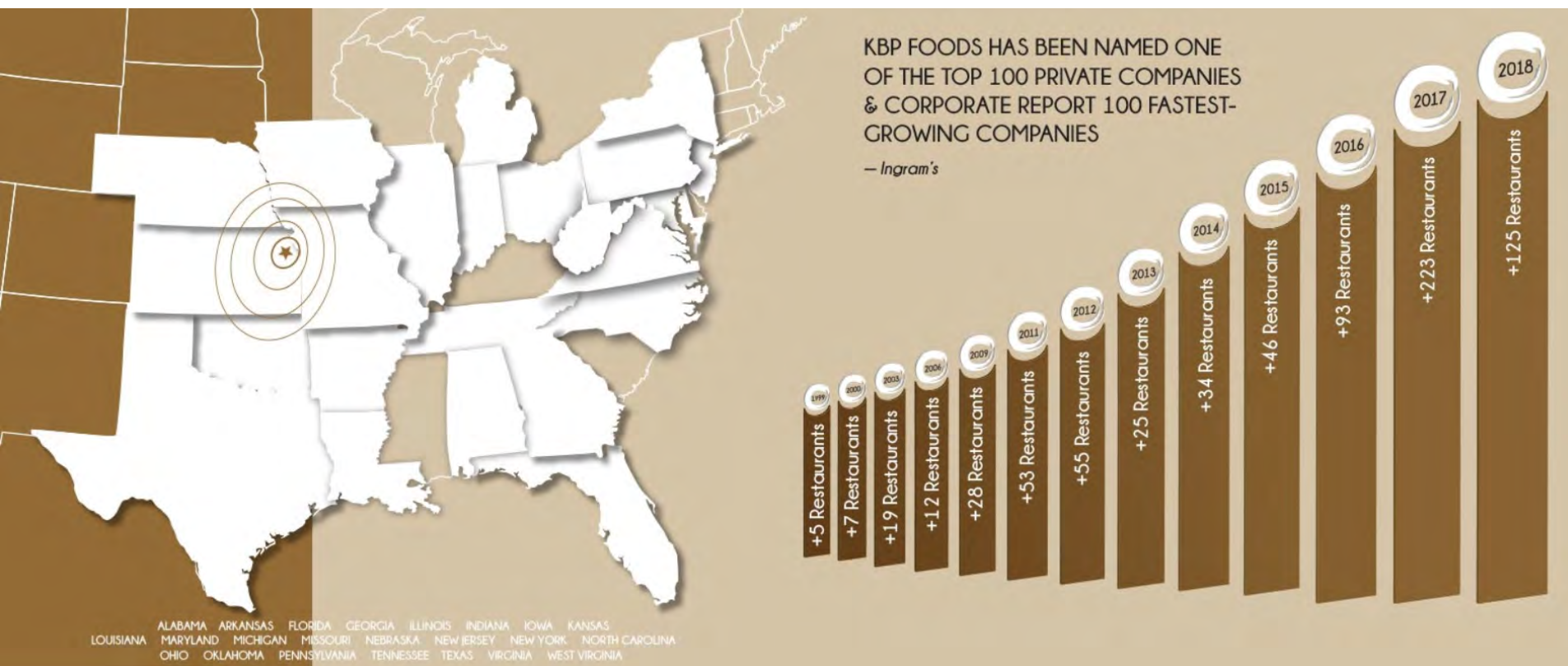
TACO BELL | QUINCY, ILLINOIS

TENANT OVERVIEW

TACO BELL
QUINCY, ILLINOIS



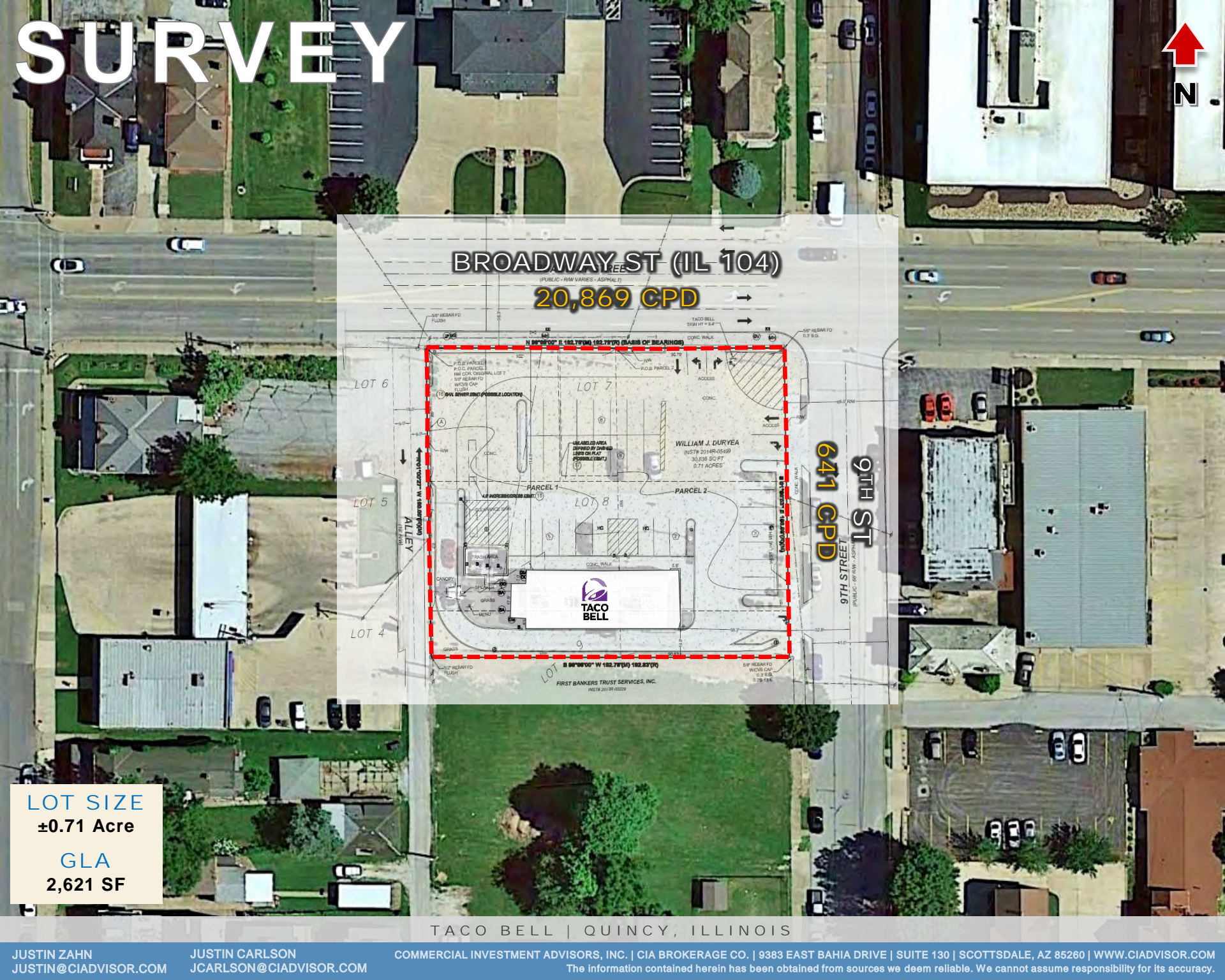
KBP Foods operates **720+ restaurants in 23 states** and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally and financially.

You can find out more about the Tenant by visiting their website: <http://www.kbp-foods.com/>



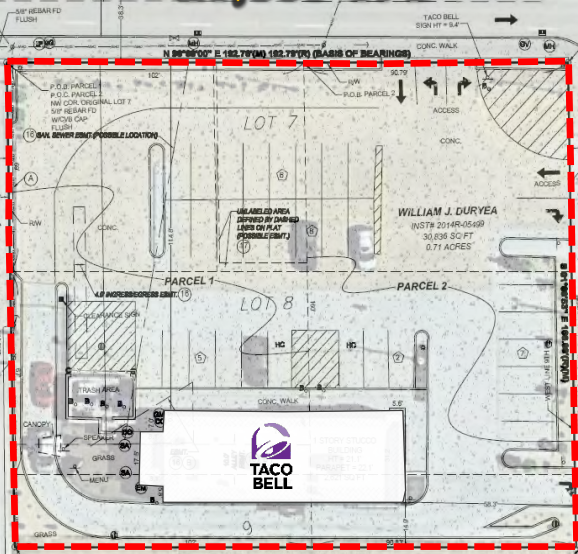


SURVEY

BROADWAY ST (IL 104)

20,869 CPD

9TH ST
641 CPD



LOT SIZE
±0.71 Acre
GLA
2,621 SF

TACO BELL | QUINCY, ILLINOIS

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

FACING NORTH



WASHINGTON
ELEMENTARY
229 STUDENTS



LAURETTA M. ENO
EARLY LEARNING
CENTER



307 BEDS



BROADWAY ST 20,869 CPD



N 9TH ST
641 CPD



TACO BELL | QUINCY, ILLINOIS

FACING EAST



 Quincy University
1,100 STUDENTS

 BLESSING Health System
307 BEDS

 Advance Physical Therapy

 
 O'Reilly AUTO PARTS

Walmart Sam's Club KOHL'S DOLLAR TREE HOBBY LOBBY Farm & Home SUPPLY slumberland FURNITURE DOLLAR GENERAL petco LOWE'S MENARDS BIGLOTS! petco Staples THE HOME DEPOT ALDI goodwill HIBBETT SPORTS CVS DICK'S SPORTING GOODS five BEL'W JOANN

 Culver's
 DUNKIN'
 Hardee's

 boost mobile

 QJHS PRIDE
QUINCY JUNIOR HIGH SCHOOL
1,390 STUDENTS

 BoS

 ABBOTT SUPPLY

SUBWAY

 Spoon Wave

BROADWAY ST
20,869 CPD

N 9TH ST 641 CPD

VERMONT ST

 TACO BELL

TACO BELL | QUINCY, ILLINOIS

FACING SOUTH



TACO BELL | QUINCY, ILLINOIS

FACING WEST



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AERIAL



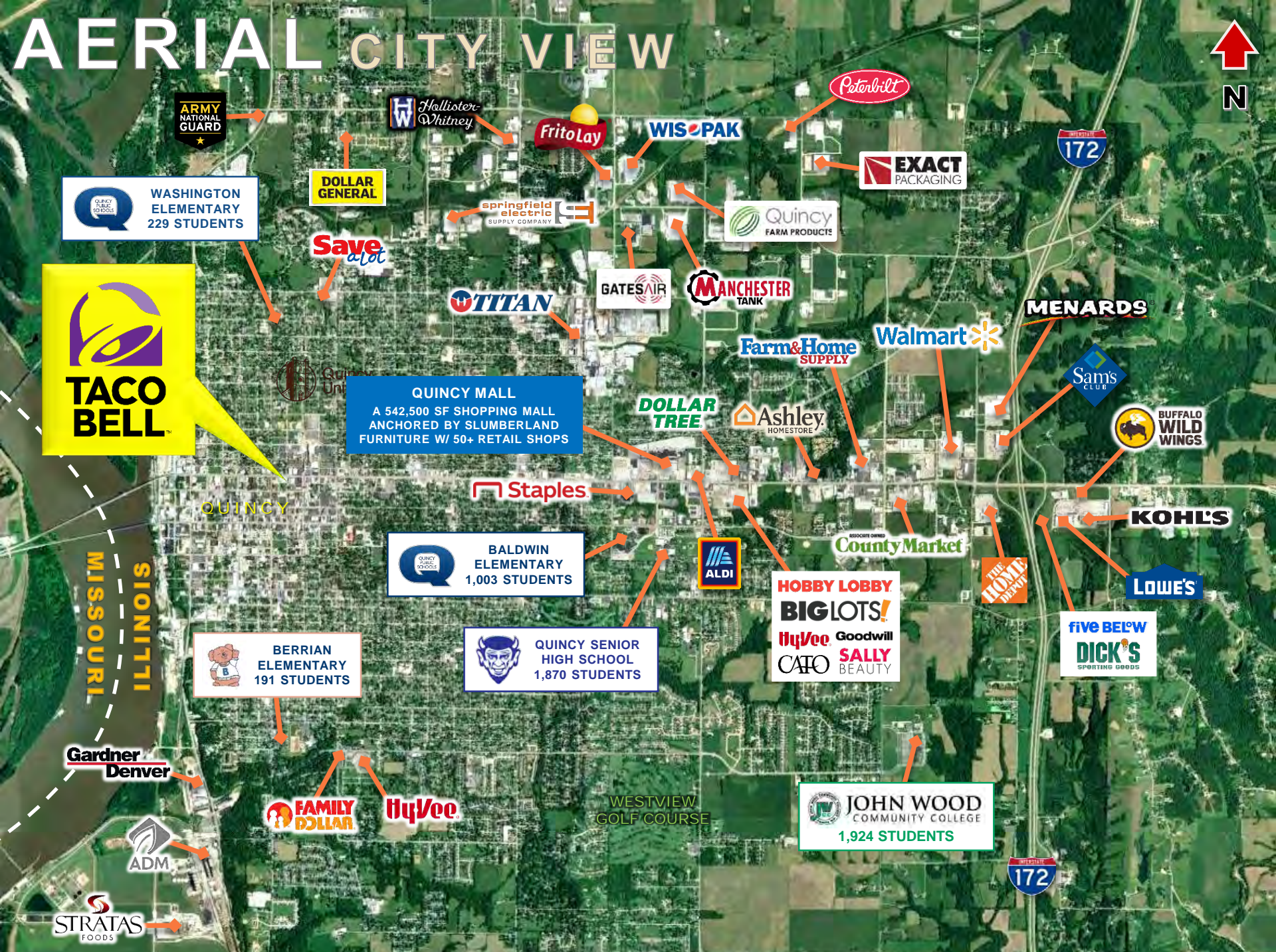
TACO BELL | QUINCY, ILLINOIS

AERIAL ZOOMED OUT



TACO BELL | QUINCY, ILLINOIS

AERIAL CITY VIEW



TACO BELL | QUINCY, ILLINOIS

LOCATION OVERVIEW

TACO BELL
QUINCY, ILLINOIS



Quincy, known as Illinois's "Gem City," is a city in and the county seat of Adams County, Illinois. Quincy has a total area of 15.9 square miles, making it the largest city and central hub of the Tri-State region. Quincy is located along the eastern bank of the Mississippi River atop 90-foot limestone bluffs which overlook a wide expanse of the river and a natural harbor. Adams County is home to a diverse economic base of 100 manufacturers, commercial services and a growing retail sector. There an industrial mix of century-old, family-owned, hi-tech and small businesses, with a retail balance of a thriving historic downtown district as well as national chains.


Blessing Hospital is a 307-bed acute-care hospital. A not-for-profit, non-tax supported independent hospital, Blessing is committed to providing compassionate, high-quality care using advanced technology in state-of-the art, comfortable facilities. The hospital is the largest and most sophisticated medical center in a 100-mile radius. They have a medical staff of more than 240 physicians and a team of more than 2,000 employees.

Quincy Public School District #172 is a large unit district located in west central Illinois. The QPS mission is to educate students and teachers to achieve personal excellence. QPS is a Pre K -12 district with more than 6,000 enrolled students and over 1,200 faculty and staff.

Quincy University is a private Roman Catholic liberal arts university. Bachelor of Science and Bachelor of Arts degrees are offered in 46 major areas of concentration. The university also supports a variety of non-degree programs and multiple degree-completion options for non-traditional students. The university enrolls about 1,100 students.

On the city's east side, **John Wood Community College** is the regional community college. The school has an enrollment of over 1,920 students, as well as 300 faculty and staff.

Other major employers in Quincy & Adams County include: **Knapheide Manufacturing, Blue Cross Blue Shield, Illinois Veterans Home, Titan International, Nieman Foods, Kohl Wholesale, ADM, GatesAir**, etc.

	2019 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	14,089	39,816	48,170
DAYTIME POPULATION	11,997	35,839	44,141
AVERAGE HOUSEHOLD INCOME	\$44,490	\$62,637	\$68,371

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