



Taco Bell Offering
5751 W Fond Du Lac
Milwaukee, WI

**Actual Site*



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EXECUTIVE SUMMARY

Colliers International is pleased to present a newly renovated long-term ground lease Taco Bell property located in a very densely populated area with high traffic counts and on a hard corner of a lighted intersection.

This offering provides the opportunity to acquire a 22-year absolute triple net ground lease Taco Bell property with 1.75% annual rent increases. The property is 100% leased to Pacific Bells which is the nation's 4th largest Taco Bell operator (220+ units) and the largest Buffalo Wild Wings operator (65+ units).



\$2,551,525
PRICE



\$128,852
NOI



5.05%
CAP RATE

*In a 10-year analysis, a 5.05% cap rate with 1.75% annual rent increases is an equivalent return to a 5.80% cap rate for a property with 1% annual rent increases or 5.50% cap rate for a property with 7.5% rent increases every 5 years. (see broker for analysis)



PROPERTY DESCRIPTION

PROPERTY ADDRESS:	5751 W Fond Du Lac Ave, Milwaukee, WI
OFFERING PRICE:	\$2,551,525
NOI:	\$128,852*
LAND SIZE:	0.81 Acres
BUILDING SIZE:	+/- 2,147 SF
YEAR BUILT:	1996
YEAR REMODELED:	2018

LEASE SUMMARY

LEASE TYPE:	NNN – Ground Lease
LEASE TERM REMAINING:	+/-22 Years
LEASE EXPIRATION:	5/29/2042
RENEWAL OPTIONS:	Five, five (5) year options
ESCALATIONS:	1.75% annually
NEXT RENT INCREASE:	May 2021
FRANCHISEE:	Pacific Bells



INVESTMENT HIGHLIGHTS

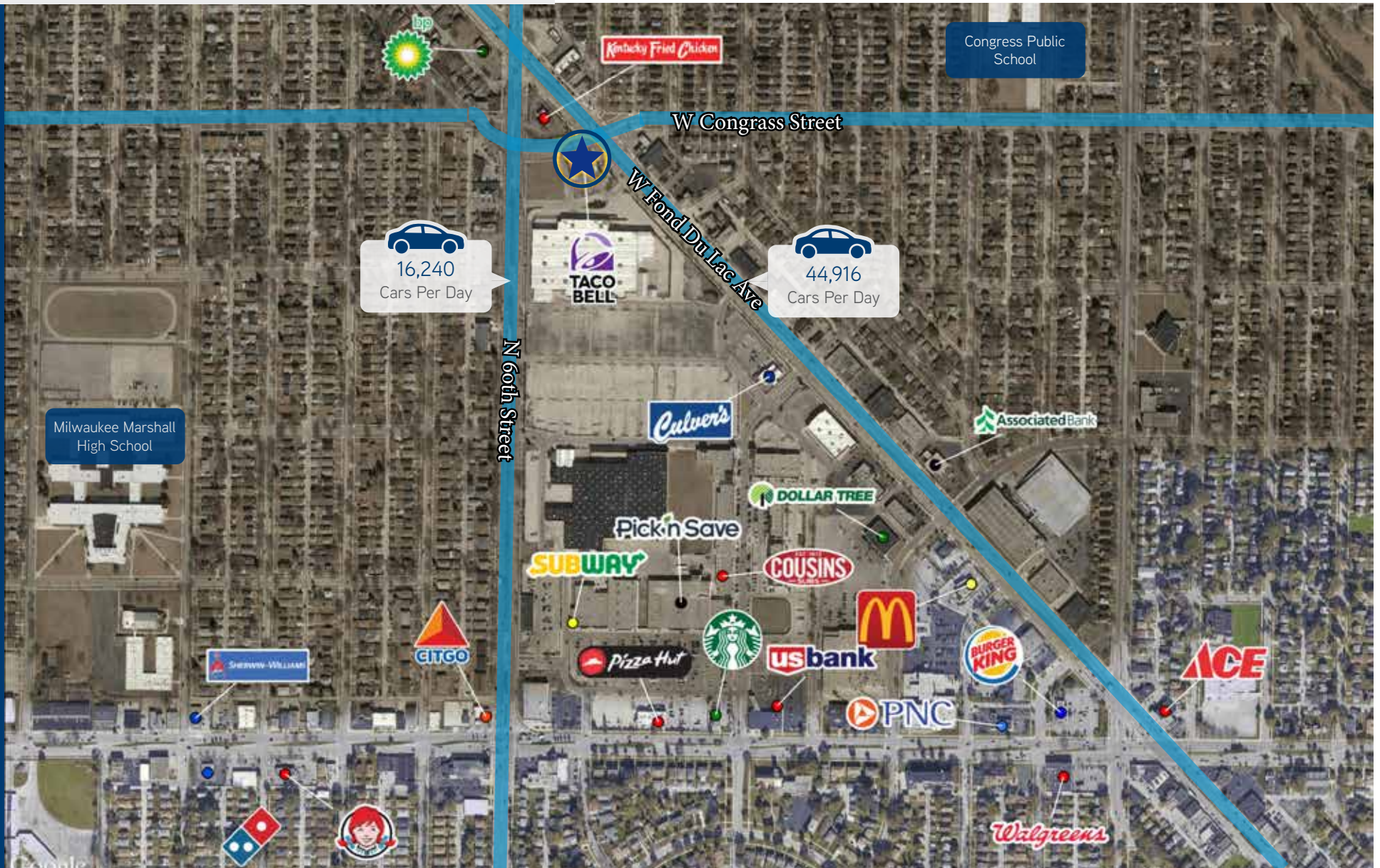
- More than 20 years (~22-years) remaining on lease
- Remodel completed in 2018
- Very healthy (1.75%) annual rent increases
- Ground lease, absolute net lease
- Strong (220+ Taco Bell units, 65+ Buffalo Wild Wing units) operator
- Hard corner site at a lighted intersection
- Ingress / egress from two sides
- Dense population with very high traffic counts



RENT ROLL

Year	Annual	Monthly	Cap Rate	Increase
Current	\$128,852	\$10,738	5.05%	1.75%
2021	\$131,107	\$10,926	5.14%	1.75%
2022	\$133,401	\$11,117	5.23%	1.75%
2023	\$135,736	\$11,311	5.32%	1.75%
2024	\$138,111	\$11,509	5.41%	1.75%
2025	\$140,528	\$11,711	5.51%	1.75%
2026	\$142,988	\$11,916	5.60%	1.75%
2027	\$145,490	\$12,124	5.70%	1.75%
2028	\$148,036	\$12,336	5.80%	1.75%
2029	\$150,626	\$12,552	5.90%	1.75%
2030	\$153,262	\$12,772	6.01%	1.75%
2031	\$155,945	\$12,995	6.11%	1.75%
2032	\$158,674	\$13,223	6.22%	1.75%
2033	\$161,450	\$13,454	6.33%	1.75%
2034	\$164,276	\$13,690	6.44%	1.75%
2035	\$167,151	\$13,929	6.55%	1.75%
2036	\$170,076	\$14,173	6.67%	1.75%
2037	\$173,052	\$14,421	6.78%	1.75%
2038	\$176,080	\$14,673	6.90%	1.75%
2039	\$179,162	\$14,930	7.02%	1.75%
2040	\$182,297	\$15,191	7.14%	1.75%
2041	\$185,487	\$15,457	7.27%	1.75%
2042	\$188,733	\$15,728	7.40%	1.75%

RETAIL AERIAL MAP





TENANT OVERVIEW

Taco Bell®, a subsidiary of Yum! Brands (NYSE: YUM), is the nation's leading Mexican-inspired quick service restaurant (QSR) brand.

Taco Bell was founded by Glen Bell, an entrepreneur who first opened a hot dog stand called Bell's Drive-In in San Bernardino, California in 1948. Bell watched long lines of customers at a Mexican restaurant called the Mitla Cafe, located across the street, which became famous among residents for its hard-shelled tacos. Bell attempted to reverse-engineer the recipe, and eventually the owners allowed him to see how the tacos were made. He took what he had learned and opened a new taco stand. Over the years, Bell owned and operated a number of El Taco restaurants in southern California. Bell would eventually sell the El Tacos to his partner and built the first Taco Bell in Downey, CA in 1962. The first Taco Bell franchise opened in Torrance in 1964, and by 1967, the company began to rapidly expand.

Today, Taco Bell and the more than 350 franchise organizations operate over 7,000 restaurants that serve more than 40 million customers each week in the United States. Internationally, the brand is growing with nearly 500 restaurants in almost 30 countries spread across the globe.

FRANCHISEE OVERVIEW

Pacific Bells was formed in 1986 by Dennis and Anna January. They opened their first store in Tualatin Oregon, a store that is still open to this day! A few years later, in 1989, Tom Cook partnered with Dennis and Anna with the goal to build and operate multiple Taco Bell restaurants in the Pacific Northwest. Over the next couple of decades the company continued to expand, buying stores in Oregon, Ohio, Washington, Wisconsin, Mississippi, Tennessee, Alabama and California.

Today, Pacific Bells is the nation's 4th largest Taco Bell operator (220+ units) and the largest operator of Buffalo Wild Wings (65+ units).



POPULATION DEMOGRAPHICS

200,896

Population

32.8

Median Age



75,265
Households

78%

2019 Minority
Population

INCOME



\$39,948

Median Household
Income



\$20,237

Per Capita Income



33,644

2019 Median Disposable
Income

EMPLOYMENT



White Collar

61%



Blue Collar

21%



Services

18%

8.5%

Unemployment Rate

BUSINESS AND COMMUTE



3,680
Businesses



39,345
Employees



9%
Carpooled



75%
Drove Alone to Work



9%
Took Public Transportation

4%
Worked at Home

2019 ANNUAL SPENDING



FOOD

\$429M

food away from home



ALCOHOL

\$26M

alcoholic beverages



HOUSEHOLD GOODS

\$30M

furniture

\$99M

household furnishings
& equipment

\$36M

housekeeping
supplies



TRANSPORTATION

\$122M

vehicle payments

\$113M

gasoline & motor oil

\$77M

vehicle insurance



ENTERTAINMENT

\$6M

toys | games | crafts
hobbies

\$9M

sports | rec | exercise
equipment

\$62M

tv | video | audio



APPAREL

\$20M

men's apparel

\$35M

women's apparel

\$104M

Total Apparel

AVAILABLE PROPERTIES



Taco Bell
Milwaukee, WI
\$2,185,934,



Taco Bell
La Crosse, WI
\$1,978,337



Taco Bell
Akron, OH
CLOSED



Taco Bell
Little Chute, WI
\$1,867,795



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By acknowledging your receipt of this Offering Memorandum from Colliers International, 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 Colliers International 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 at 5751 W Fond Du Lac Ave, Milwaukee, WI 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 Colliers International 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.