



TACO BELL

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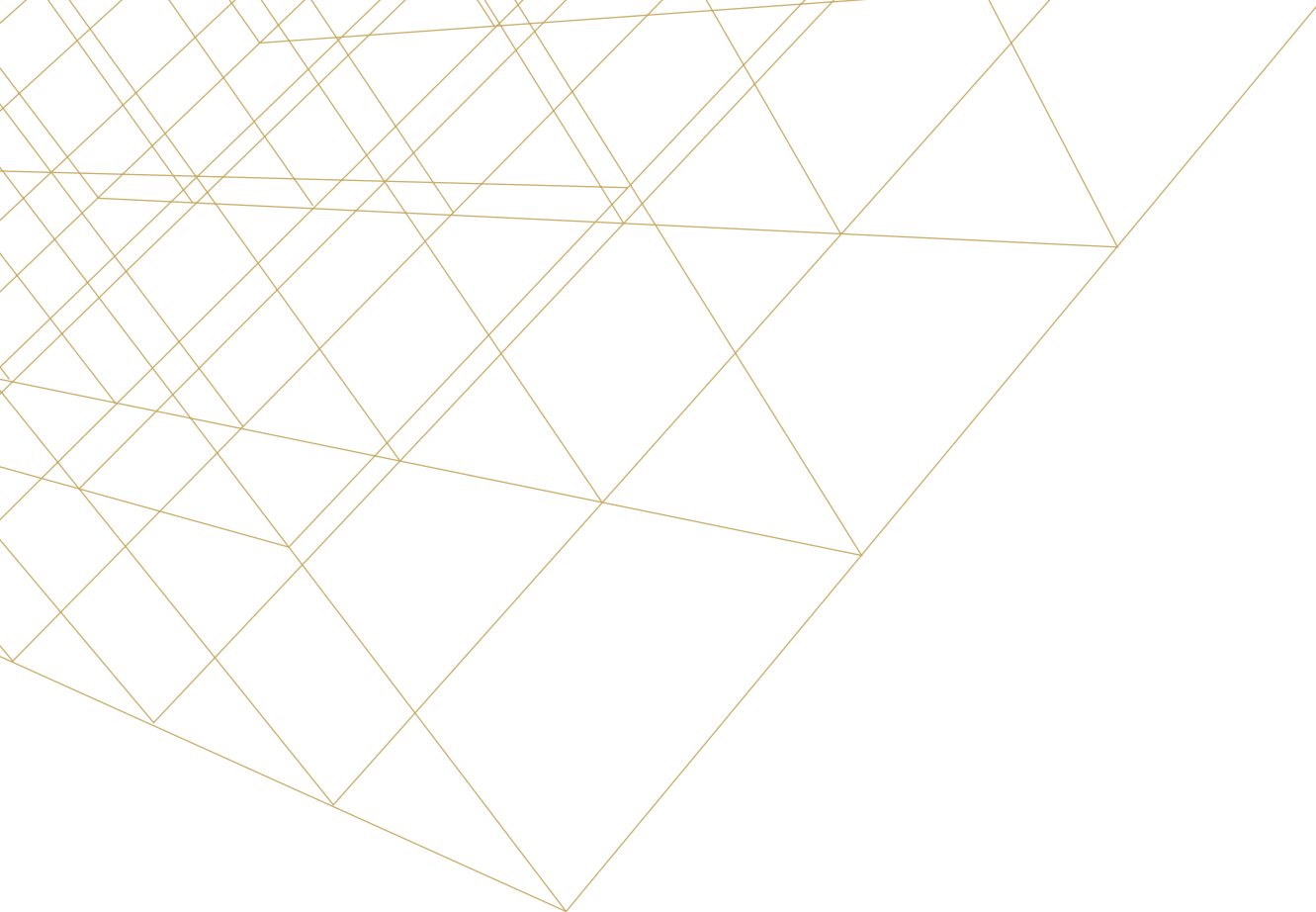
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01

EXECUTIVE SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present an Exclusive Investment Offering for a single tenant restaurant building leased to Coastal QSR, LLC dba Taco Bell ("Tenant") at 2101 West Baker Street, Plant City, FL 33567 ("Property").

THE OFFERING

This opportunity consists of a freestanding building leased to Coastal QSR, LLC dba Taco Bell and is located adjacent to other national tenants along a major thoroughfare. 2101 West Baker Street will provide an investor the opportunity to acquire a 3,409 SF building on 42,834 SF of land.

INVESTMENT HIGHLIGHTS

Address	2101 West Baker Street Plant City, FL 33567
Offering Price	\$3,445,385
NOI	\$201,555
CAP Rate	5.85%
Total Building SF	3,409 SF
Total Land SF	42,834 SF





02

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY STRENGTHS

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

A free-standing single-tenant property currently leased to Coastal QSR, LLC dba Taco Bell

LOCATED on a major retail thoroughfare

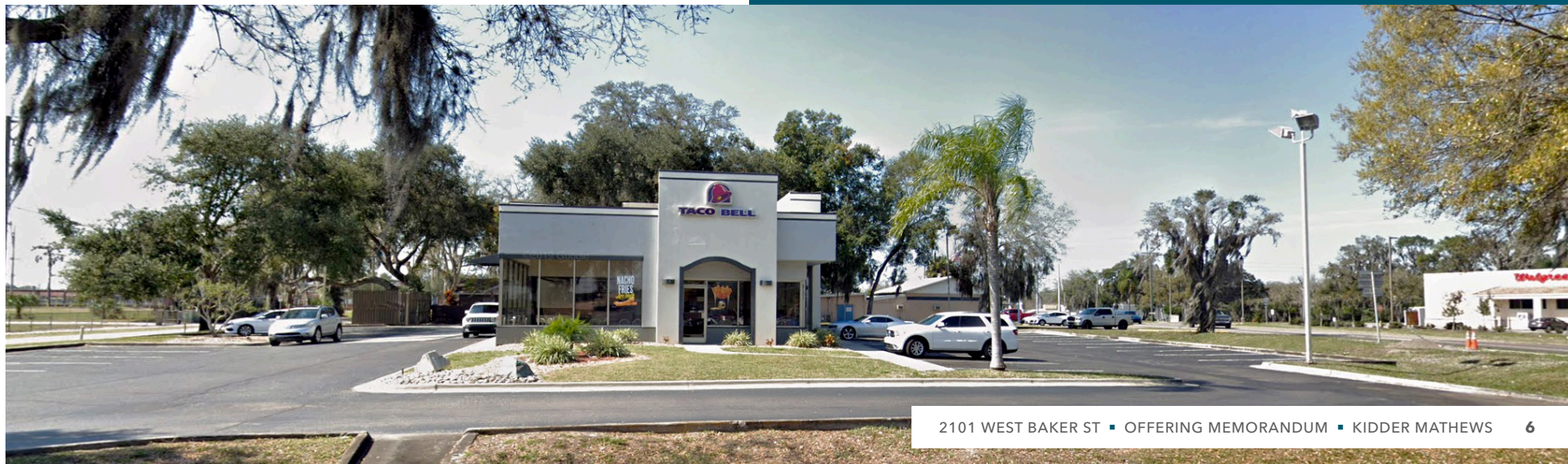
STRONG street visibility with ample parking

LANDSCAPING in the parking area and adjacent to the building

THE Property's improvements and repairs appear to be in good condition

PROPERTY DETAILS

Address	2101 West Baker Street, Plant City, FL 33567
APN Number	P0529225A3000001000011
Building Size	3,409 SF
Land Size	42,834 SF
Year Built	1991/ 2020
Tenant	Coastal QSR, LLC dba Taco Bell
Percentage Leased	100%
Lease Term	5+ years (expires July 31, 2025)
Monthly Rent	\$16,796.21 \$4.93 / SF / Month
2020 Annual Rent	\$201,554.56
Options to Renew	(5) 5 Year Options
Increases in Option Periods	8% Every 5 years
Next Increase	August 1, 2025
2019 Sales	\$1,939,402





PROPERTY STRENGTHS

ABSOLUTE net lease with zero landlord responsibilities

FLORIDA is an income tax free state

THE TENANT has been at this location since 1991 (29+ years' operating history)

THE STORE is being remodeled by the Tenant as of June 2020

OPERATED by one of the largest Taco Bell Franchisees in the nation

STRONG historical sales data with an increasing trend

STRONG demographics with rapidly increasing population

HEAVY TRAFFIC in front of store (12,453 VPD)

ACROSS the street from a Walgreens, and 1 mile from Interstate 4, the main highway from Tampa to Orlando and the East Coast of Florida

LOCATED in Tampa MSA





03

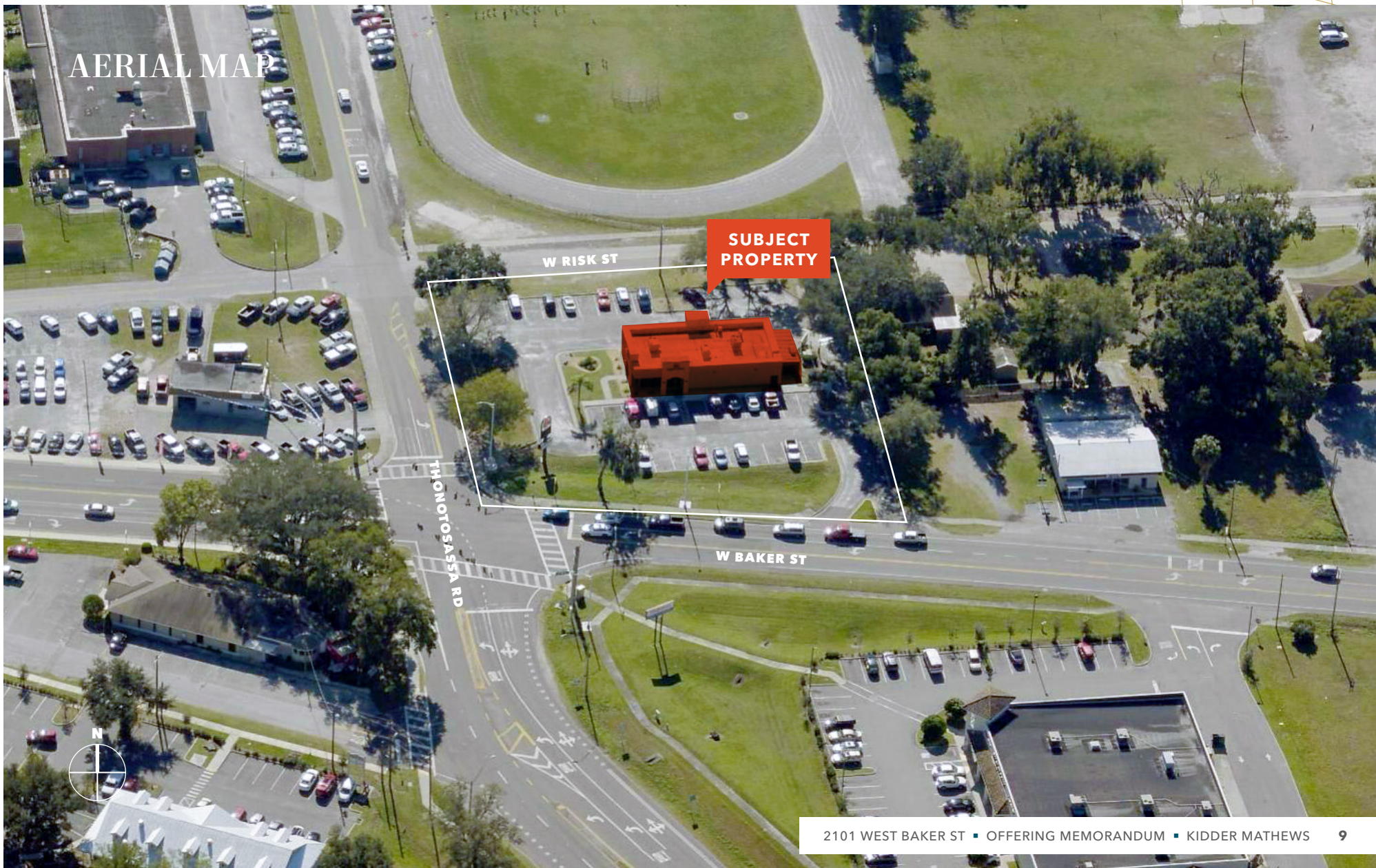
PROPERTY MAPS

AERIAL MAP

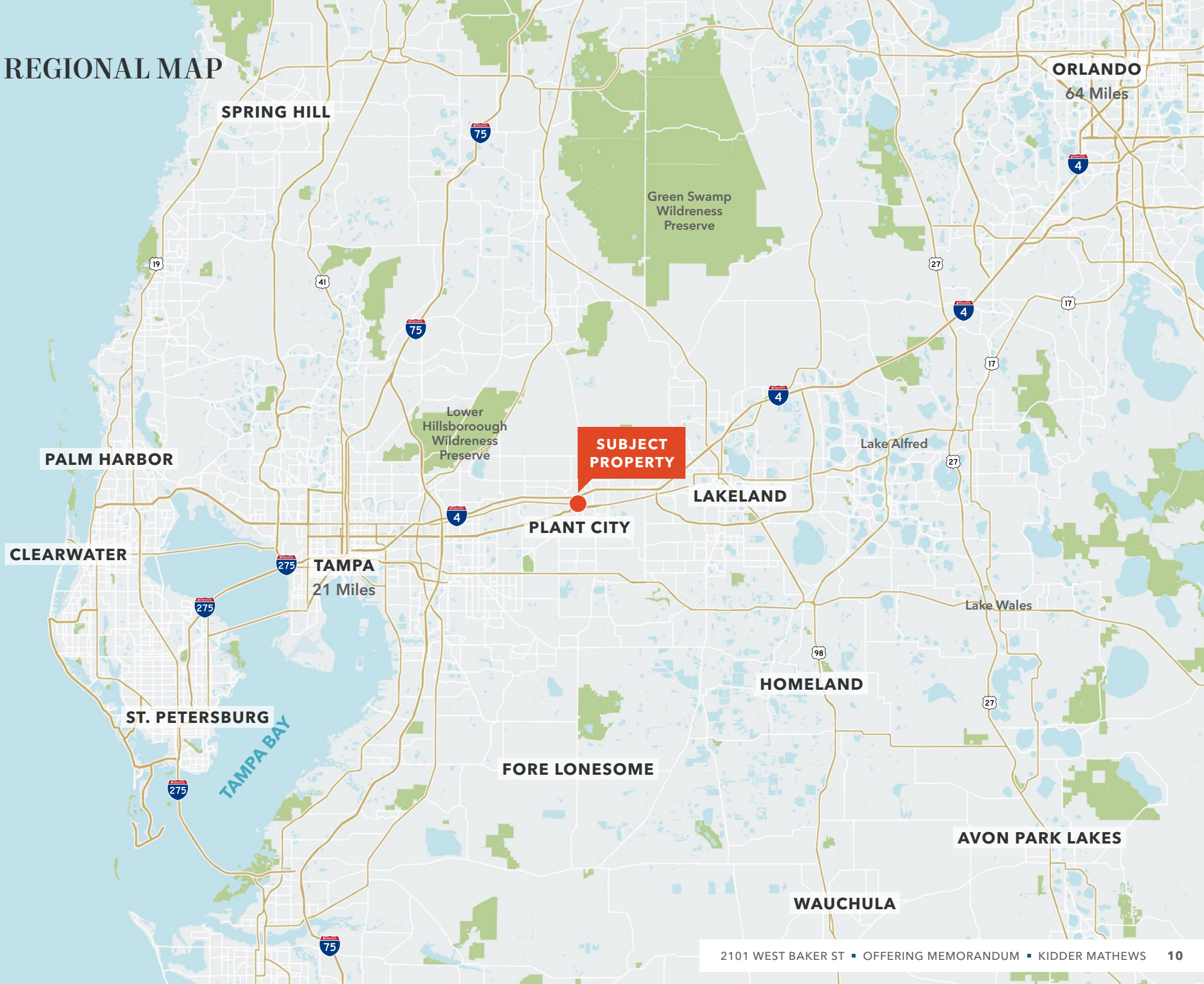
REGIONAL MAP

AMENITIES MAP

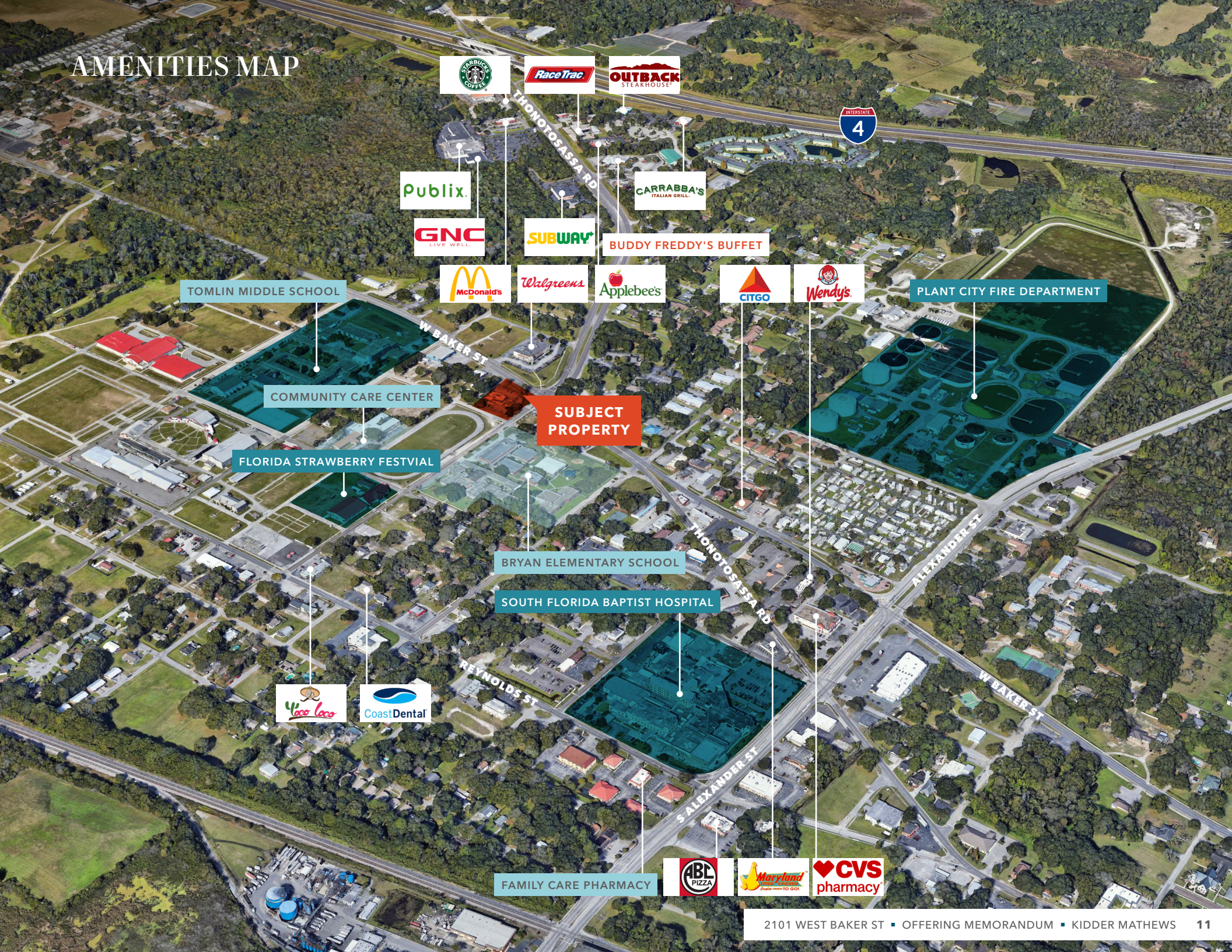
PROPERTY MAPS



REGIONAL MAP



AMENITIES MAP



TOMLIN MIDDLE SCHOOL

COMMUNITY CARE CENTER

FLORIDA STRAWBERRY FESTIVAL

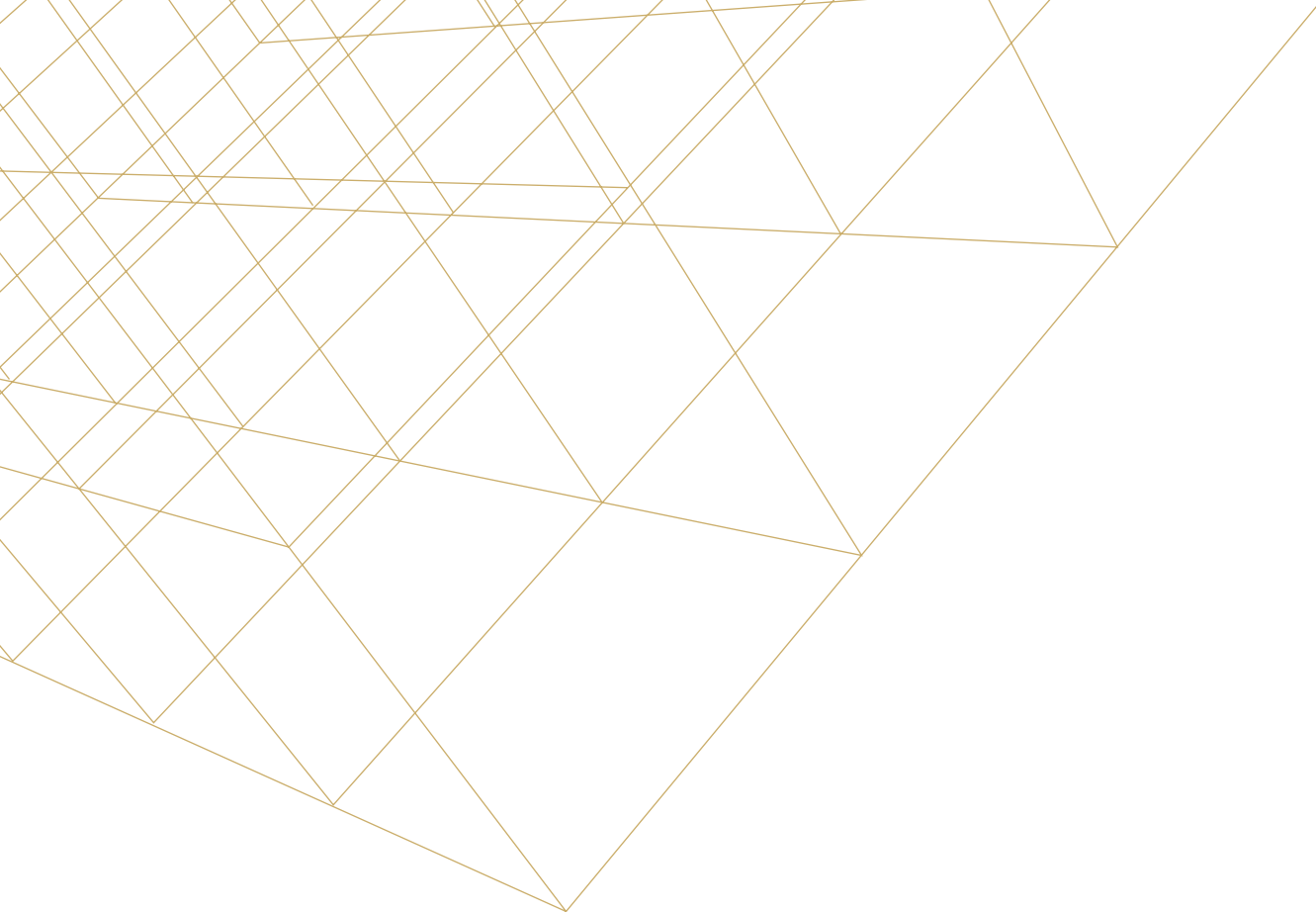
BRYAN ELEMENTARY SCHOOL

SOUTH FLORIDA BAPTIST HOSPITAL

SUBJECT PROPERTY

PLANT CITY FIRE DEPARTMENT

FAMILY CARE PHARMACY

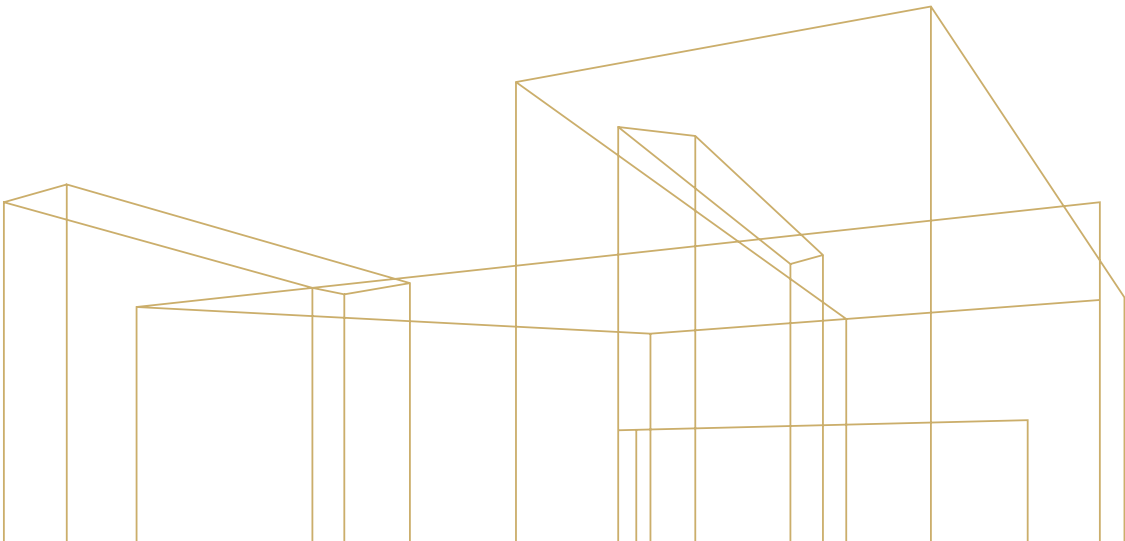


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FINANCIAL ANALYSIS

RENT ROLL

FINANCIAL ANALYSIS



RENT ROLL

CURRENT OWNERSHIP

Tenant	Building Size	% of Total SF	Current Lease Term	Monthly Rent	Rent/SF/Month	Annual Rent	Option to Renew	Rent increases in Option Peiord
Coastal QSR, LLC dba Taco Bell	3,409 SF	100%	5 years	\$16,796.21	\$4.93	\$201,554.56	(5) 5 year options	8% Every 5 years

OPTION PERIOD





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TENANT OVERVIEW

ABOUT COASTAL QSR, LLC

ABOUT TACO BELL

TENANT OVERVIEW

LESSEE

TACO BELL

HEADQUARTER

IRVINE, CALIFORNIA

NO. LOCATIONS

7,072 RESTAURANTS AROUND THE WORLD

WEBSITE

WWW.TACOBELL.COM

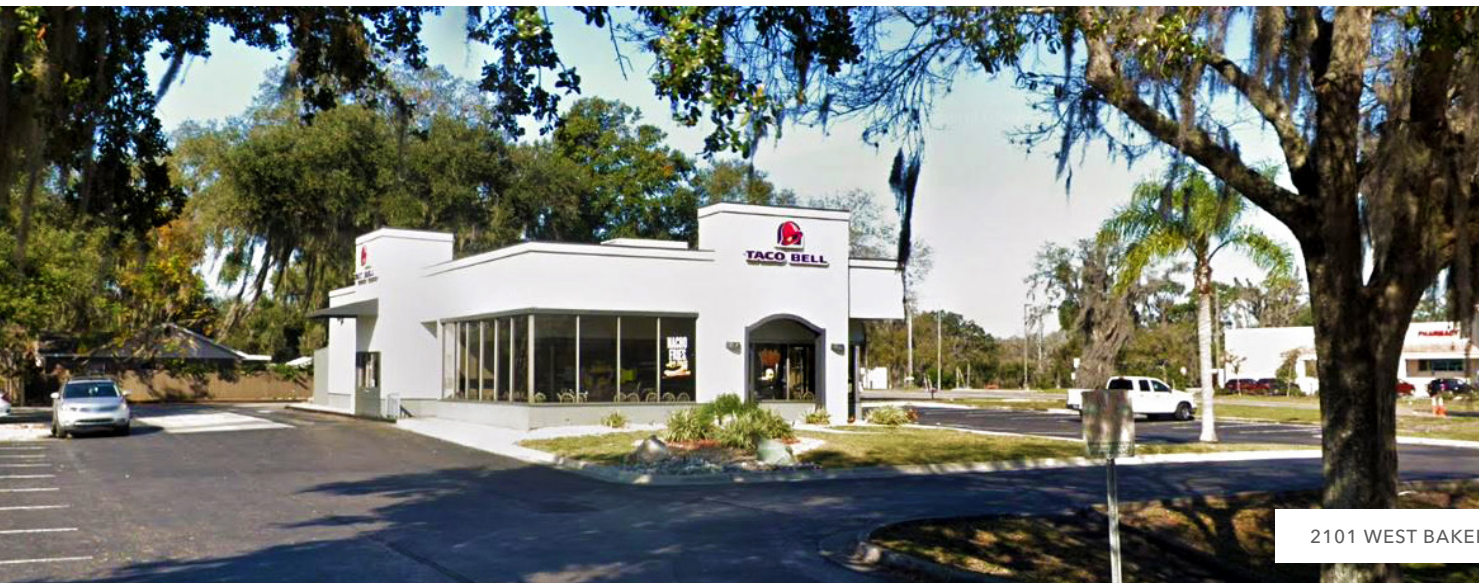
ABOUT COASTAL QSR, LLC

Coastal QSR, LLC is subsidiary of Prometheus Partners, one of the largest Taco Bell franchise groups in the U.S. with over 190 Taco Bell and 50 IHOP locations. Coastal QSR operates over 56 Taco Bell locations throughout the state of Florida. The Company is the most dominant Taco Bell franchisee in most of its primary markets, including Ft. Myers and West Palm Beach. The franchise operator earned Taco Bell's 'Certified Developer' status for 2010 and 2011.



ABOUT TACO BELL

Taco Bell is an American chain of fast food restaurants based out of Irvine, California, founded in 1962 by Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican inspired 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 7,072 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees.





06

MARKET OVERVIEW

ABOUT PLANT CITY, FL

DEMOGRAPHICS

MARKET OVERVIEW

ABOUT PLANT CITY

Plant City is a diverse and vibrant "hometown" community. People work together to solve problems and ensure a better future for their children. Local businesses grow and prosper through innovation and hard work. Local government makes prudent investments in infrastructure and services.

The town of Plant City is known as the Winter Strawberry Capital of the World and hosts the annual Florida Strawberry Festival. Stretching back more than 80 years, this Plant City festival bursts with midway hilarity, on-stage entertainment (much of it free), livestock and, of course, plenty of ways to eat strawberries. There even is a footrace for those who haven't gotten carried away with too much food. While in town, don't miss the Plant City Bing Rooming House Museum, which promotes the proud heritage of one of only two National African-American Landmarks in Hillsborough County.

Both were established to preserve African American history. Its proximity to Tampa and Orlando International airports, as well as Interstate 4, the major east/west artery (I-4 Technology Corridor) through Florida, have made Plant City an ideal distribution point for major businesses.

The Greater Plant City Chamber of Commerce plays a leading role in community, business and economic development in the area. Notwithstanding its role in economic growth, Plant City is proud to be recognized as the Winter Strawberry Capital of the World, producing over three fourths of the nation's midwinter strawberries.

The annual Florida Strawberry Festival® brings over half a million visitors to the area during February. While boasting one of the finest community colleges, Hillsborough Community College, and a high-tech community hospital, South Florida Baptist Hospital, Plant City's blends the best of big-town amenities and small town charm.





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population	6,959	44,337	71,269
2025 Population	7,531	47,921	76,902
Growth 2020 - 2025	8.22%	8.08%	7.90%
Growth 2010 - 2020	12.97%	11.77%	10.40%
Average Age	35.90	38.10	37.60
Avg Household Income	\$36,178	\$47,353	\$51,671
Avg Household Size	2.8	2.7	2.9
Median Home Value	\$129,091	\$167,615	\$197,012
Median Year Built	1976	1983	1984

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