

Outstanding Store Sales

Taco Bell

806 Lee Ave
Festus, MO (St. Louis MSA)



CLICK HERE
FOR DRONE FOOTAGE

**Adjacent to 187k sf
Home Depot Center**



Actual Site

FIRST STREET

BROKERAGE

SONOMA | CA

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PROPERTY HIGHLIGHTS

- Bell American Group - 2nd Largest Taco Bell Operator in the U.S. (282 Units)
- Adjacent to 187,552 sf Home Depot-Anchored Center
- Located at Veteran's Blvd. / I-55 Highway exit (over 46,000 CPD)
- Extremely Strong Store Sales
- 35 Minutes South of Downtown St. Louis, MO
- 14 Years Remain on NNN Lease with 1.5% Annual Increases

INVESTMENT SUMMARY

PROPERTY OVERVIEW

Property Name:	Taco Bell Festus, MO
Address:	806 Lee Ave, Festus, MO 63028
Map Link:	Click Here
Year Built:	1999
Building Square Footage:	2,345 SF
Lot Size:	.84 AC / 36,700 SF
# of Parking Spaces:	40, includes 2 handicapped

LEASE OVERVIEW

Tenant:	Bell Missouri, LLC
Parent:	Bell American Group (Operates 282 Units)
Lease Commenced:	August 21, 2013
Original Lease Term:	20 Years
Extension Options:	Six 5-year
Current Annual Rent:	\$206,009
Rent Increases:	1.5% annual
Lease Term / Lease Type:	Absolute NNN

CORPORATE OVERVIEW

Flynn Restaurant Group (U.S. Largest Restaurant Franchisee)	
Headquarters:	San Francisco
Website:	https://www.flynnrestaurantgroup.com/

FINANCIAL OVERVIEW

List Price:	\$4,040,000
Initial Cap Rate:	5.1%
Blended Cap Rate:	5.63%
Rent Increases:	1.5% during Primary Term and Renewal Options

RENT SCHEDULE

Lease Year	NOI
8/21/20 - 8/20/21	\$206,009
8/21/21 - 8/20/22	\$209,100
8/21/22 - 8/20/23	\$212,236
8/21/23 - 8/20/24	\$215,420
8/21/24 - 8/20/25	\$218,651
8/21/25 - 8/20/26	\$221,931
8/21/26 - 8/20/27	\$225,260
8/21/27 - 8/20/28	\$228,638
8/21/28 - 8/20/29	\$232,068
8/21/29 - 8/20/30	\$235,549
8/21/30 - 8/20/31	\$239,082
8/21/31 - 8/20/32	\$242,669
8/21/32 - 8/20/33	\$246,309
8/21/33 - 8/20/34	\$250,003
Total Primary Term Rent	\$3,182,925

TENANT OVERVIEW

FLYNN RESTAURANT GROUP

We strive to be the premier franchise group in the restaurant industry. Our structure is designed to hire and retain great people, empower them to run consistently superior operations, and achieve sustained growth in the strongest concepts.



We own restaurants in Portland, Maine, and Portland, Oregon. These restaurants are more than 3,000 miles apart and require a different approach to reach their full potential. That's why we give our managers the freedom to run their restaurant as if they owned it. We have "federal" standards and rules that we apply everywhere, but we believe the best results come from giving local operators the opportunity to determine what's right for their business.

In our restaurants, "Own it!" has become a mantra. Empowering our operators to make local decisions works only when they own their results. To ensure that happens, we purposefully build our teams with leaders who are nimble, decisive, and action-oriented. In doing so, we've created a culture where mediocrity is never acceptable and people strive to earn a reputation for excellence.

Hiring and retaining great talent is mission critical. Doing so requires that we invest in our teams, create a culture of accountability, and staff for the sales we want to have.

At Bell American, our vision remains constant – to be the premier Taco Bell franchisee and one of the best operators in the industry. Our structure is designed to hire and retain great people, empower them to run consistently superior operations, and achieve sustained growth.

No Taco Bell restaurant is the same. For example, we have restaurants in Summerville, SC, and Madison, WI. These restaurants are more than 1,000 miles apart and require a different approach to reach their full potential. That's why we give our managers the freedom to run their restaurant as if they owned it. We have "federal" standards and rules that we apply everywhere, but we believe the best results come from giving local operators the opportunity to determine what's right for their business.

At Bell American, the community we serve reaches from the Wisconsin Dells in the north to Summerville, South Carolina, encompassing countless neighborhoods. It includes our team members and their families as well as the guests that dine at our restaurants. As an organization, we're committed to taking care of our own and giving back to our community. We do this through the Family Fund, as well as our ongoing support of numerous charities, including Big Brothers Big Sisters of Central Indiana and Alex's Lemonade Stand.





AREA INFORMATION

FESTUS / ST. LOUIS, MISSOURI

St. Louis is a city in Missouri, on the western bank of the Mississippi River, which forms the state line between Illinois and Missouri. In 2019, the estimated population was 300,576, and of the bi-state metropolitan area, 2,804,724. Greater St. Louis is the largest metropolitan area in Missouri, second-largest in Illinois, seventh-largest in the Great Lakes Megalopolis, and the 22nd-largest in the United States.

The City of Festus is located in Jefferson County, Missouri (population 218,733) and is approximately 35 miles south of downtown St. Louis. The city covers approximately 5.7 square miles and is located along the Mississippi river near the Missouri/Illinois border. Festus lies within the St. Louis MSA, which is home to over 2,800,000 residents in 15 surrounding counties.

The population of Festus has increased over 20% in the last 20 years. Commercial growth has been concurrent with residential growth, predominately along I-55. There is continued residential growth near the subject property along the west side of Highway 55, near Gannon Plaza.

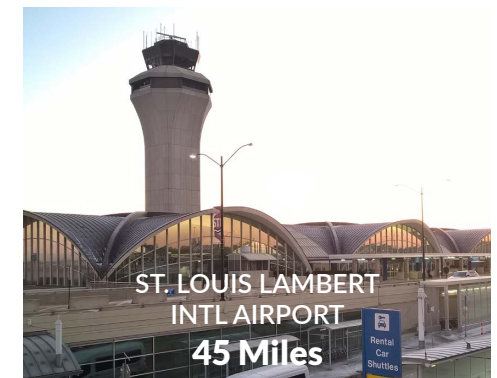
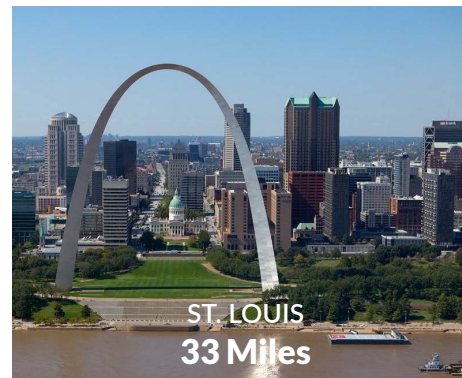
Gannon Plaza is an over 180,000 SF retail shopping center anchored by Home Depot and Schnucks Grocery. Nearby retailers include: Lowe's, McDonald's, Walmart, Aldi, 7 - 11, Bank of America, AutoZone, Advanced Auto Parts, to name a few.



DEMOGRAPHICS OVERVIEW

2019 Summary	1 Mile	3 Miles	5 Miles
Population:	6,822	22,063	34,564
Total Households:	2,916	8,730	13,551
Average Household Size:	2.29	2.48	2.51
Median Household Income:	\$46,411	\$53,675	\$54,506
Average Household Income:	\$65,706	\$72,722	\$73,608

DISTANCE FROM PROPERTY



TACO BELL || 806 LEE AVE, FESTUS, MO



PROPERTY AREA



FIRST STREET

B R O K E R A G E

S O N O M A | C A

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