

14 Year NNN Lease
1.5% Annual Increases

Taco Bell

2167 Madison Avenue
Granite City, IL (St. Louis MSA)



CLICK HERE
FOR DRONE VIDEO

Newer Store Remodel



FIRST STREET

BROKERAGE

SONOMA | CA

Actual Site

INVESTMENT ADVISORS

Lead Advisors

Jeff Christian

Managing Director | First Street, Inc.

Office: (707) 938-9600 x102

Lic. #01461046

jchristian@firststreetco.com

Bob Stolkin

Senior Broker | First Street, Inc.

Office: (707) 938-9600 x124

Lic. #01010694

bob@firststreetco.com

Max Dicarlo

Director of Real Estate and Development

Office: (816) 807-7934

Lic. #2013040449

max@firststreetdev.com

Broker of Record:

Randy Blankstein

The Boulder Group

IL Lic. #471005983

Drew Macnab

Analyst I First Street, Inc.

Lic. #02126195

Angela Lee

Analyst I First Street, Inc.





PROPERTY HIGHLIGHTS

- Bell American Group - 2nd Largest Taco Bell Operator in the U.S. (282 Units)
- Gateway Regional Medical Center (1,031 employees)
- 8 Miles from Downtown St. Louis, MO
- Newer Store Remodel
- Main Retail Artery into Downtown St. Louis
- 1.5% Annual Rent Increases in the Base Term and Option Periods
- Long Term Operating History at Location

INVESTMENT SUMMARY

PROPERTY OVERVIEW

Property Name:	Taco Bell Granite City, IL
Address:	2167 Madison Ave, Granite City, IL 62040
Map Link:	Click Here
Year Built:	1992
Building Square Footage:	2,058 SF
Lot Size:	0.92 AC / 40,189 SF
# of Parking Spaces:	48, 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:	\$123,780
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:	\$2,475,600
Initial Cap Rate:	5.00%
Rent Increases:	1.5% during Primary Term and Renewal Options

RENT SCHEDULE

Lease Year	NOI	CAP
8/21/20 - 8/20/21	\$123,780	5.00%
8/21/21 - 8/20/22	\$125,637	5.08%
8/21/22 - 8/20/23	\$127,521	5.15%
8/21/23 - 8/20/24	\$129,434	5.23%
8/21/24 - 8/20/25	\$131,375	5.31%
8/21/25 - 8/20/26	\$133,346	5.39%
8/21/26 - 8/20/27	\$135,346	5.47%
8/21/27 - 8/20/28	\$137,376	5.55%
8/21/28 - 8/20/29	\$139,437	5.63%
8/21/29 - 8/20/30	\$141,529	5.72%
8/21/30 - 8/20/31	\$143,806	5.80%
8/21/31 - 8/20/32	\$145,806	5.89%
8/21/32 - 8/20/33	\$147,993	5.98%
8/21/33 - 8/20/34	\$150,213	6.07%

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.

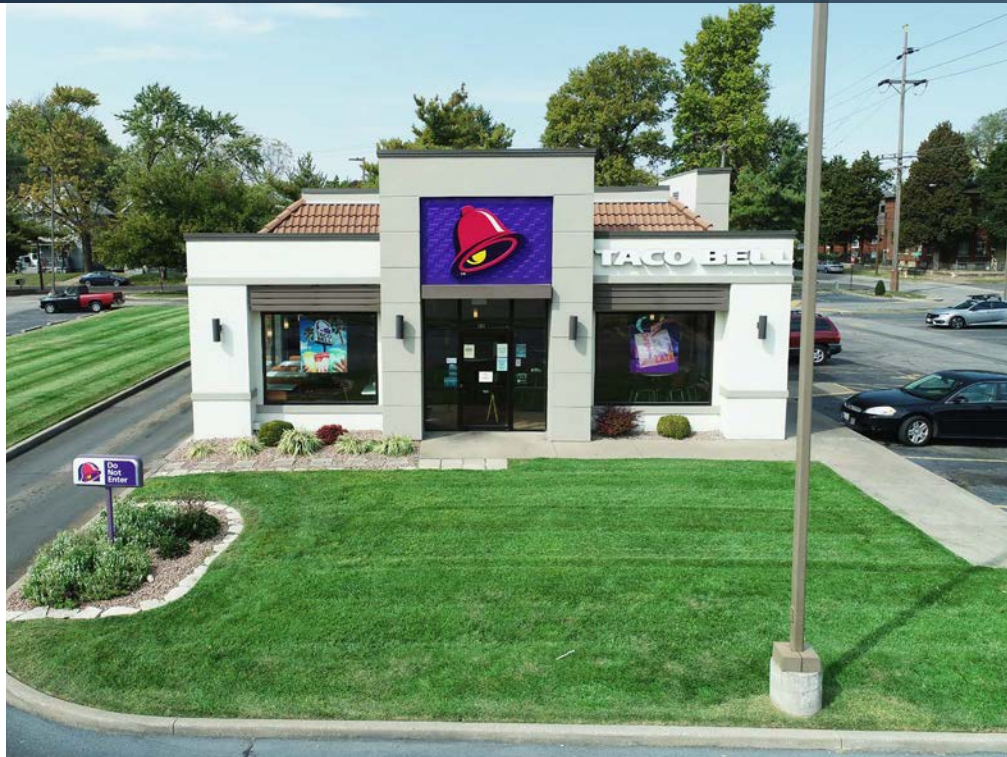
Hiring and retaining great talent is mission critical. Doing so requires that we invest in our teams, create a culture of accountability, and staff for the sales we want to have.

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

GRANITE CITY/ ST. LOUIS, MISSOURI

Granite City is in Madison County, Illinois, United States, within the Greater St. Louis metropolitan area. The population was 29,849 as of the 2010 Census, making it the second-largest city in the Metro East and Southern Illinois regions. Located near the center of the St. Louis MSA and in the heart of the United States, Granite City's location is advantageous for businesses and residents alike.

Granite also has a well-trained workforce, a business-friendly atmosphere, strong infrastructure (including multiple rail lines), a vibrant port district on the Mississippi River, easy access to four major interstates (all directions), and is less than 25 minutes away from Lambert International Airport in St. Louis.

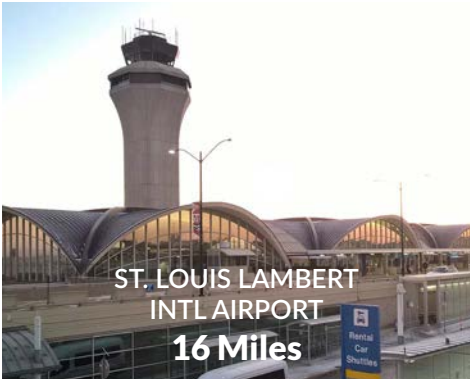
St. Louis is a city in Missouri, on the western bank of the Mississippi River, which forms the state line between Illinois and Missouri. In 2019, the estimated population was 300,576, and of the bi-state metropolitan area, 2,804,724. Greater St. Louis is the largest metropolitan area in Missouri, second-largest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



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 || 2167 MADISON AVE, GRANITE CITY, IL



PROPERTY AREA

St. Louis Lambert International Airport
16 miles

Subject Property

Busch Stadium

The Gateway Arch

Downtown St. Louis
8 miles

Anheuser-Busch Brewery

River City Casino & Hotel

The map displays the St. Louis region with the Mississippi River flowing through it. The subject property is marked with a red pin in the northern part of the city. A black line indicates the distance from the subject property to downtown St. Louis, which is 8 miles. Another line shows the distance to St. Louis Lambert International Airport, which is 16 miles. Various landmarks and neighborhoods are labeled, including Florissant, Hazelwood, Berkeley, Ferguson, Chouteau Island, Glasgow Village, Granite City, Madison, Fairmont City, Washington Park, Caseyville, Collinsville, O'Fallon, Shiloh, Scott, Swansea, Belleville, Imbs, Westview, Dupo, Green Park, Lemay, Crestwood, Kirkwood, Webster Groves, Peres, Clayton, Richmond Heights, University City, Overland, Maryland Heights, Creve Coeur, and Bridgeton. Major highways like I-170, I-270, I-55, I-64, and US-67 are also shown.

**St. Louis Lambert
International Airport
16 miles**

Busch Stadium

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Subject Property

The Gateway Arch

Downtown St. Louis
8 miles

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B R O K E R A G E

S O N O M A | C A

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Lic. #01461046
jchristian@firststreetco.com

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