

DEL TACO - 20 YR NNN

23601 US HIGHWAY 23 SOUTH, CIRCLEVILLE (COLUMBUS), OHIO



CONSTRUCTION PHOTO
AS OF 12/4/2020



REPRESENTATIVE PHOTO OF COMPLETED BUILDING

OFFERING MEMORANDUM

Marcus & Millichap



OhioHealth
BERGER HOSPITAL



PICKAWAY
AGRICULTURE AND EVENT CENTER



OHIO CHRISTIAN
UNIVERSITY
2,840 STUDENTS



PICKAWAY
GOLF COURSE



Rural King
America's Farm and Home Store
ALDI
Gordmans
something unexpected
Advance Auto Parts
Tim Hortons
Roosters
A FARM CASUAL JOINT
TACO BELL
BURGER KING
TRACTOR SUPPLY CO



DEL TACO



Walmart
maurices
Bob Evans
Discover Farm-Fresh Goodness™
DOLLAR TREE
SONIC
KFC
O'Reilly
AUTO PARTS
verizon
BUFFALO WILD WINGS
CHIPOTLE
PANDA EXPRESS
CHINESE CUISINE



DUPONT
CIRCLEVILLE WORKS
CHEMICAL PLANT



Just\$ave
goodwill
CAPTAIN D's
White Castle
QUALITY INN

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Executive Summary

23601 US Highway 23 S, Circleville, OH 43113

FINANCIAL SUMMARY

Price	\$2,900,000
Cap Rate	6.0%
Building Size	2,418 SF
Net Cash Flow	6.0% \$174,000 ⁽¹⁾
Year Built	2020
Lot Size	1.13 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Sobremesa, LLC dba Del Taco LLC, an Ohio limited liability company
Guarantor	Personal ⁽²⁾
Roof & Structure	Tenant Responsible
Est. Lease Commencement Date	March 2021
Est. Lease Expiration Date	March 2041
Lease Term	20 Years
Rental Increases	8% Every 5 Years
Renewal Options	4, 5 Year Options

(1) Annual rent subject to change based on final construction costs.

(2) Guarantee shall terminate upon permitted transfer or assignment* (See below); or 10 years from true commencement date; or 5 years from true commencement date so long as Tenant achieves a tangible net worth that exceeds \$10,000,000.

*Tenant/Guarantor can assign the Lease and be released of all obligations to an entity having a tangible net worth of \$10,000,000.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$174,000.00	6.00%
6 - 10	\$187,920.00	6.48%
11 - 15	\$202,953.60	7.00%
16 - 20	\$219,189.89	7.56%
Options	Annual Rent	Cap Rate
Option 1	\$236,725.08	8.16%
Option 2	\$255,663.09	8.82%
Option 3	\$276,116.13	9.52%
Option 4	\$298,205.42	10.28%

Base Rent	\$174,000
Net Operating Income	\$174,000
Total Return	6.0% \$174,000





Rural King
America's Farm and Home Store

Gordmans SHOE sensation
something unexpected
pbs animal health
Serving you since 1941



Advance
Auto Parts

PIZZA
COLLAGE
Same Great Taste Since 1972

TACO BELL

DEL TACO

33,500 CPD
WALNUT ST/US-23

Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Del Taco**
- » 8% Rental Increases Every 5 Years
- » **Growing Circleville Trade Area in the Columbus MSA**
- » 20,334 Residents within a 5-Mile Radius
- » **Personal Guarantee from Multi Unit Del Taco Franchisee under an 8 Store Development Agreement for Columbus OH MSA**
- » New High-Quality 2020 Construction
- » **Outparcel to Rural King Shopping Center**
- » Situated in Dense Retail Corridor - Walmart, Rural King, ALDI, Tractor Supply Co, McDonald's, Taco Bell, and More
- » **High Visibility and Excellent Access Along Walnut Street/US-23 (33,500 Cars/Day)**
- » Average Household Income Exceeds \$66,000 in Surrounding Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	3,106	16,297	20,381
2020 Estimate	3,099	16,261	20,334
Growth 2020 – 2025	0.22%	0.22%	0.23%

Households

2025 Projection	1,235	6,702	8,208
2020 Estimate	1,219	6,637	8,127
Growth 2020 – 2025	1.32%	0.98%	1.00%

Income

2020 Est. Average Household Income	\$47,474	\$61,947	\$66,988
2020 Est. Median Household Income	\$43,579	\$49,117	\$53,956
2020 Est. Per Capita Income	\$18,835	\$25,759	\$27,261



Tenant Overview

**Lake Forest, California**

Headquarters

NASDAQ: TACO

Stock Symbol

1964

Founded

600+

Locations

www.deltaco.com

Website

Del Taco Restaurants, Inc. (NASDAQ: TACO) is an American fast food restaurant chain specializing in American-style Mexican cuisine, as well as American foods such as burgers, fries, and shakes. The company is the second-largest Mexican-American quick service restaurant chain by units in the United States. With approximately 600 restaurants and growing, Del Taco has built a loyal fan base with its commitment to serving high-quality food made with freshly prepared ingredients at affordable prices.

As of third quarter 2020, the company's revenue totaled \$120.8 million, a 0.5% increase from the fiscal third quarter in 2019. Comparable restaurant sales

increased 4.1% system-wide, increased 2.0% at company-operated restaurants, and increased 6.5% at franchised restaurants.

FRANCHISEE OVERVIEW: Sean Cahill is an owner-operator with over 15 years of experience in multiple facets of the restaurant industry, including multi-unit operations (front of house and back of house), training, audits, financial analysis, supply chain, etc. Cahill was a former franchisee, area developer and operator for Buffalo Wild Wings, Tilted Kilt, Popeye's, Burger King, Rustic Barrel, and Good Night John Boy. Del Taco awarded Cahill the exclusive franchise agreement to enter the company into the Ohio market, specifically the Greater Columbus Area.

Location Overview



Circleville is a city in and the county seat of Pickaway County, Ohio. Set along the Scioto River, it is approximately 25 miles south of Columbus. As of 2019, its estimated population was at 14,050 people. The city is best known today as the host of the Circleville Pumpkin Show, an annual festival held every October since 1945, drawing in over 400,000 visitors each year.

The Columbus metro contains a population of nearly 2 million people and comprises eight counties: Delaware, Licking, Fairfield, Pickaway, Union, Morrow, Madison, Perry, Hocking and Franklin. The metro's population will increase 5.0 percent over the next five years, slightly above the national rate. Columbus, the capital

city, also has the largest population with 829,200 residents.

Major corporations are drawn to Columbus' lower business costs, stellar education system and strategic location. The metro is home to four Fortune 500 companies, L Brands, Cardinal Health, American Electric Power and Nationwide, as well as many regional and subsidiary operations.

The main campus of Ohio State University, which has one of the largest enrollments of any American university, occupies a large site north of downtown. As a land-grant university, Ohio State has campuses and research centers located around Ohio.

[exclusively listed by]

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