



# TACO BELL

WETUMPKA, ALABAMA

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

**\$2,835,000 | 5.25% CAP RATE**

- » 14-Year Absolute NNN Lease with 1% Annual Rental Increases
- » No Landlord Management | Operated by Taco Bell's Largest Franchisee (350+ Units)
- » High-Traffic Location in Dense Retail Corridor | 43,120 AADT Along U.S. Highway 231
- » Central Location Near Large Schools and Employers
  - » Near Wetumpka High School (1,100+ Students), Wetumpka Elementary School (900+ Students), Wetumpka Intermediate School (900+ Students), and Redland Elementary School (900+ Students)
  - » Located at the Entrance of Wind Creek Casino and Hotel, Alabama's Largest Casino and One of Elmore County's Largest Employers, Featuring 283 Luxury AAA Four-Diamond Award-Winning Hotel Rooms, 2,500+ Casinos Games, an Entertainment Center, and More
- » Features Dedicated Drive-Thru

FILE PHOTO

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## LEAD BROKERS

**MICHAEL T. YURAS, CCIM**  
*Executive Managing Director*  
415.481.0788  
michael.yuras@cushwake.com  
CA RE License #01823291

**SCOTT CROWLE**  
*Managing Director*  
415.604.4288  
scott.crowle@cushwake.com  
CA RE License #01318288

**VINCENT AICALE**  
*Executive Director*  
415.690.5522  
vince.aicale@cushwake.com  
CA RE License #01728696

**RYAN FORSYTH**  
*Executive Director*  
415.413.3005  
ryan.forsyth@cushwake.com  
CA RE License #01716551

**YURAS  
AICALE  
FORSYTH  
CROWLE** | Leased Investment Team  
**www.YAFteam.com**



# INVESTMENT SUMMARY

<b>ADDRESS</b>	5903 U.S. Highway 231, Wetumpka, Alabama	
<b>PRICE</b>	<b>\$2,835,000</b>	
<b>CAP RATE</b>	<b>5.25% return</b>	
<b>NOI</b>	\$148,840	
<b>TERM</b>	14 years remaining	
<b>RENT COMMENCEMENT</b>	September 17, 2019	
<b>LEASE EXPIRATION</b>	October 10, 2034	
<b>RENTAL INCREASES</b>	1% annual rental increases	
	<b>YEAR</b>	<b>RENT</b>
	1-15	1% annual rental increases
	16-20 (Option 1)	1% annual rental increases
	21-25 (Option 2)	1% annual rental increases
	26-30 (Option 3)	1% annual rental increases
	31-35 (Option 4)	1% annual rental increases
	36-40 (Option 5)	1% annual rental increases
	41-45 (Option 6)	1% annual rental increases
<b>YEAR REMODELED</b>	2014	
<b>BUILDING SF</b>	1,619 SF	
<b>PARCEL SIZE</b>	0.59 acre (25,700 SF)	
<b>LEASE TYPE</b>	Absolute NNN, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot	

## LONG-TERM ABSOLUTE NNN LEASE

- » 14-year absolute NNN lease with no landlord management, providing an ideal investment for an out-of-area investor
- » Operated by Taco Bell's largest franchisee, with over 350 units
- » Rare annual rental increases, providing an excellent hedge against inflation
- » Located at the entrance of Wind Creek Casino and Hotel, the largest casino in Alabama and one of the largest employers in Elmore County, featuring 283 luxury AAA four-diamond award-winning hotel rooms, over 2,500 casino games, an oasis pool and bar, a 24-hour fitness center, and an entertainment center

## HIGH-TRAFFIC LOCATION ON MAIN RETAIL CORRIDOR

- » Excellent visibility and access to 43,120 vehicles per day directly in front of the property on U.S. Highway 231
- » 1.5 miles from a Walmart Supercenter-anchored center
- » Minutes from additional well-known retailers and restaurants including Lowe's, McDonald's, Domino's Pizza, Little Caesars, Wells Fargo, Burger King, Subway, Zaxby's, KFC, and more

## CENTRAL LOCATION NEAR COMMUNITY ATTRACTIONS

- » Minutes away from Wetumpka High School (1,100+ students), Wetumpka Elementary School (900+ students), Wetumpka Intermediate School (900+ students), and Redland Elementary School (900+ students)
- » Located at the confluence of U.S. Highway 231, Alabama State Route 14, Alabama State Route 9, Alabama State Route 170, and Alabama State Route 53
- » Within a five-mile radius of multiple community hubs and recreational attractions including the Wetumpka Recreation Center, Gold Star Park, and Coosa River outdoor activities



FILE PHOTO





COOSA RIVER



**WIND CREEK®**  
CASINO & HOTEL  
WETUMPKA

(945 employees; 283 luxury AAA four-diamond award-winning hotel rooms; casino, which features 2,500+ games; and entertainment center)



FUTURE  
DEVELOPMENT



/ U.S. Highway 231 (43,120 AADT)







Wetumpka  
Middle School  
(956 students)

Wetumpka  
High School  
(1,156 students)

Wetumpka  
Elementary School  
(973 students)



**WIND CREEK®**  
CASINO & HOTEL  
WETUMPKA

(945 employees; 283 luxury AAA four-diamond award-winning hotel rooms; casino, which features 2,500+ games; and entertainment center)

COOSA RIVER



**DQ**  
Grill & Chill



**TACO BELL**



**Pizza Hut**

FUTURE  
DEVELOPMENT

231 | U.S. Highway 231  
(43,120 AADT)

South Main Street  
(15,200 AADT)

**CVS**  
pharmacy

**WAFFLE  
HOUSE®**

**Walgreens**



**Hardee's**  
CHAMPIONING THE COUNTRY



**Walmart**  
Supercenter

**SUBWAY**

**DOLLAR  
GENERAL**

**ZAXBY'S**



**LOWE'S**



**HIBBETT  
SPORTS**  
**GameStop**

**O'Reilly** AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

**CATO**  
Look Smart. Buy Smart.

**DOLLAR TREE**

**AutoZone**



U.S. Highway 231  
(43,120 AADT)

Winn-Dixie



**WIND CREEK**  
CASINO & HOTEL  
WETUMPKA

(945 employees; 283 luxury AAA four-diamond award-winning hotel rooms; casino, which features 2,500+ games; and entertainment center)

**Walgreens**



FUTURE  
DEVELOPMENT

**Hardee's**

**TACO BELL**

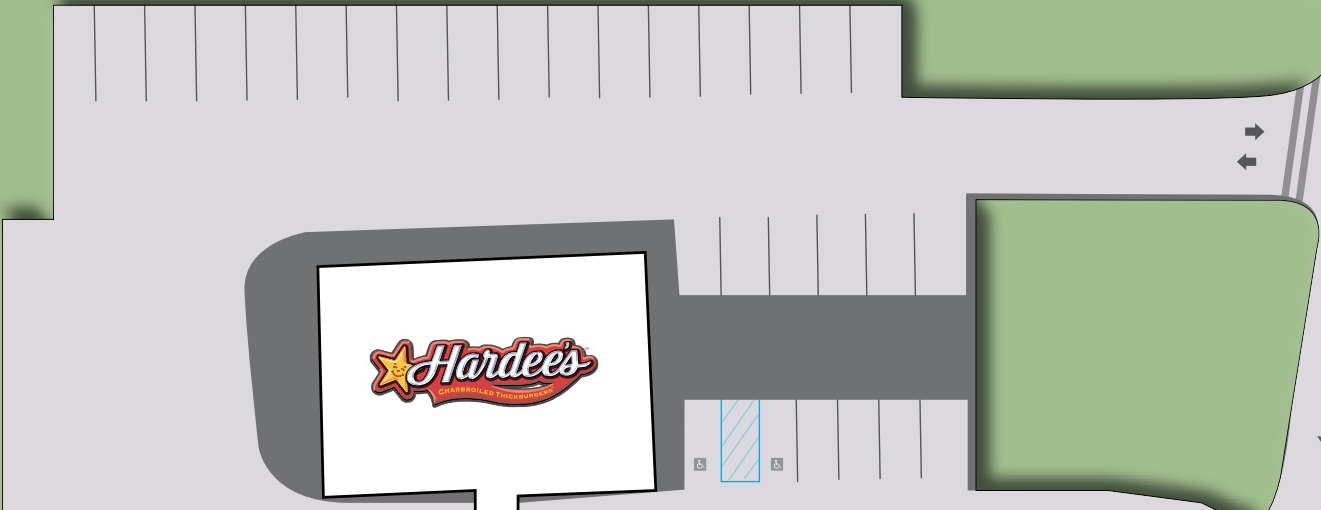
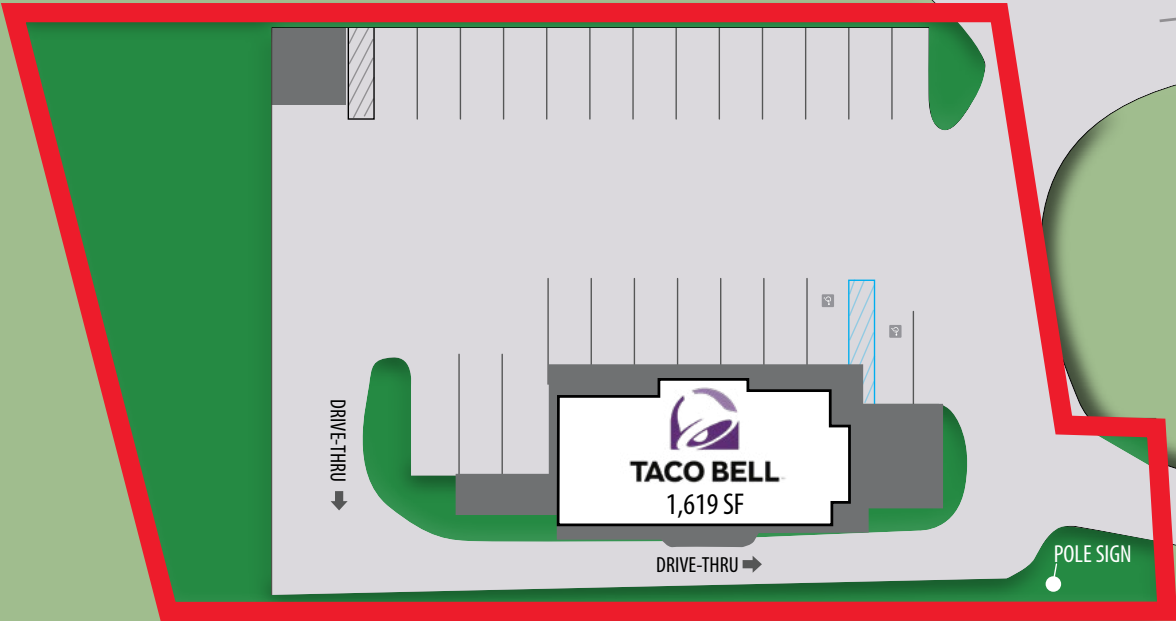
**CVS**  
pharmacy

South Main Street  
(15,200 AADT)





# SITE PLAN



U.S. HIGHWAY 231

# TENANT SUMMARY



Taco Bell Corp.—a subsidiary of the world’s largest restaurant company, Yum! Brands, Inc. (NYSE: “YUM”)—is the nation’s leading Mexican-inspired quick service restaurant (QSR) brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos, burritos, and other craveable choices. Taco Bell proudly serves over two billion customers each year in over 7,000 restaurants across the nation, as well as through its mobile, desktop, and delivery ordering services. Overseas, Taco Bell has over 500 restaurants, with plans to become a \$15B company in global system sales with 9,000 restaurants globally by 2022. In 2016, Taco Bell was named as one of Fast Company’s Top 10 Most Innovative Companies in the World. In a 2018 Harris Poll consisting of more than 77,000 people, Taco Bell was voted as America’s favorite Mexican Restaurant.

A Fortune 500 corporation, Yum! Brands, Inc. operates the licensed brands Taco Bell, KFC, and Pizza Hut worldwide, with over 48,000 restaurants in more than 145 countries and territories.

The franchisee for the subject property is Tacala, LLC, one of the largest Taco Bell franchisees, operating over 350 restaurants across the Southeast United States and Texas. Tacala is owned by Altamont Capital Partners, a private equity firm with over \$2.5 billion of capital under management.

For more information, please visit [www.tacobell.com](http://www.tacobell.com) and [www.tacala.com](http://www.tacala.com).

<b>OWNERSHIP</b>	Yum! Brands, Inc.	<b>LOCATIONS</b>	7,072
<b>REVENUE</b>	\$1.98B	<b>HEADQUARTERS</b>	Irvine, CA

# LEASE ABSTRACT

<b>TENANT</b>	Tacala, LLC	
<b>ADDRESS</b>	<a href="#">5903 U.S. Highway 231, Wetumpka, Alabama</a>	
<b>RENT COMMENCEMENT</b>	September 17, 2019	
<b>LEASE EXPIRATION</b>	October 10, 2034	
<b>RENEWAL OPTIONS</b>	Six (6) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-15 16-20 (Option 1) 21-25 (Option 2) 26-30 (Option 3) 31-35 (Option 4) 36-40 (Option 5) 41-45 (Option 6)	<b>RENT</b> 1% annual rental increases 1% annual rental increases 1% annual rental increases 1% annual rental increases 1% annual rental increases 1% annual rental increases 1% annual rental increases
<b>REAL ESTATE TAXES</b>	Tenant is responsible for all taxes.	
<b>INSURANCE</b>	Tenant is responsible for all insurance.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repair, including roof, structure, and parking lot.	
<b>MAINTENANCE BY LANDLORD</b>	None	
<b>RIGHT OF FIRST REFUSAL</b>	None	



# PROPERTY OVERVIEW

## LOCATION

The property is conveniently located and easily accessible from U.S. Highway 231, and serves as the major economic and retail corridor in all of Wetumpka, with excellent visibility and access to 43,120 vehicles per day directly in front of the property. The property is located at the entrance of Wind Creek Casino and Hotel - Wetumpka, which is Alabama's largest casino and features 283 luxury AAA four-diamond rated hotel rooms, 2,500+ casino games, an oasis pool and bar, a 24-hour fitness center, an entertainment center, and more. The site also benefits from being located less than two miles from a Walmart Supercenter, the property is ideally situated between multiple surrounding national retailers, including Lowe's Home Improvement and Hibbett Sports. Other national retailers and brands near the site include McDonald's, Domino's Pizza, CVS Pharmacy, Waffle House, Hampton Inn, KFC, Dunkin' Donuts, Pizza Hut, Quality Inn & Suites, Burger King, Little Caesars Pizza, Zaxby's, and Dairy Queen. The property is centrally located within minutes of multiple community hubs and recreational attractions such as Wetumpka Recreation Center, Gold Star Park, Wetumpka Civic Center, Fitzpatrick Lake, and Coosa Outdoor Center.

The property also receives a significant amount of visitorship from surrounding schools and educational institutions such as Wetumpka High School (1,100+ students), Wetumpka Elementary School (900+ students), Wetumpka Intermediate School (900+ students), and Redland Elementary School (900+ students). The location conveniently resides less than three miles from Elmore Community Hospital (33 beds), which generates over \$45 million of patient revenue annually. Additionally, the property is located at the confluence of five major and high-trafficked Wetumpka and Elmore County roadways (U.S. Highway 231, Alabama State Route 14, Alabama State Route 9, Alabama State Route 170, and Alabama State Route 53), and greatly benefits from its central location.

## ACCESS

Access from U.S. Highway 231

## TRAFFIC COUNTS

U.S. Highway 231: 43,120 AADT

## PARKING

24 parking stalls, including two (2) handicap stalls

## YEAR REMODELED

2014

## NEAREST AIRPORT

Montgomery Regional Airport (MGM)



FILE PHOTO



**24**  
PARKING  
STALLS



**43K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
MONTGOMERY  
REGIONAL  
AIRPORT



# AREA OVERVIEW

Wetumpka is a city in and the county seat of Elmore County, Alabama. The city is considered part of the Montgomery Metropolitan Area and is located in the eastern central portion of Alabama. Known as “The City of Natural Beauty”, Wetumpka is located on the banks of the Coosa River, which offers convenient access to many water-based recreational activities like fishing, boating, kayaking, and rafting. The entirety of Wetumpka is accessible from U.S. Highway 231, and serves as a common gateway for tourists and residents traveling to Montgomery, Birmingham, Atlanta, and western coastal Florida. Wetumpka is home to a vast array of historical attractions, suburban accommodations, regional dining, community meeting spaces, as well as river and lake based tourist attractions and activities. The city also partakes in numerous community events and celebrations, such as the Coosa River Whitewater Festival, the Attack on Swayback Mountain Bike Race, and annual city-sponsored public celebrations for the 4th of July, New Year's Eve, Earth Day, and Arbor Day. The 4.7-mile diameter Wetumpka Impact Crater also provides regular and consistent tourism, as it is the only confirmed impact crater in Alabama. Significant sectors of Wetumpka's economy include retail trading, manufacturing, educational services, construction, accommodation, food services, and healthcare.

Elmore County features a population of 81,867 residents and is part of the Montgomery, Alabama Metropolitan Statistical Area. Over the past two decades, Elmore County has transferred from an economy based on agriculture to one of Alabama's fastest-growing and multi-faceted economic counties. Recent reporting has shown that 1,110 jobs have been created in Elmore County over the last 4 years, largely due to the increase in manufacturing, tourism, merchant wholesalers, growing healthcare companies, and incoming residents. Founded in 2014 and located in the neighboring city of Tallassee, GKN Aerospace generates an average annual revenue of \$2.5 million for the county. Elmore County lies in the east-central part of the state, and is drained by the Coosa and the Tallapoosa Rivers, which merge to form the Alabama River a few miles south of Wetumpka. The waterways of Elmore County are some of the most visited recreational areas in the state. Lake Martin, on the Tallapoosa River, is one of the largest human-made lakes in the United States and offers fishing, boating, waterskiing, golf, camping, and swimming. Although growing rapidly, Elmore County still maintains a very low cost of living and highly regarded educational system, making it an ideal target for real estate investments.

- » Elmore County is the third fastest growing county in Alabama.
- » Wetumpka Municipal Airport is a city-owned, public-use airport with an average of 107 aircraft operations per day (89% single-engine, 9% multi-engine, 1% helicopter, and 1% glider).
- » Elmore County's largest employer is the manufacturing sector, including GKN Aerospace, Neptune Technologies, Frontier Yarns, Russell Corporation, Arrowhead Composites, and YESAC Alabama Corporation.

## MAJOR EMPLOYERS IN ELMORE COUNTY, ALABAMA

## # OF EMPLOYEES

BOARD OF EDUCATION	1300
GKN AEROSPACE	955
WIND CREEK CASINO	945
WALMART	733
TALLASSEE COMMUNITY HOSPITAL	351
ELMORE COMMUNITY HOSPITAL	126
BASS PRO SHOP	105





# DEMOGRAPHIC PROFILE

2019 SUMMARY	5 Mile	10 Miles	15 Miles
<b>Population</b>	<b>13,025</b>	<b>89,441</b>	<b>292,479</b>
Households	4,590	32,757	112,117
Families	3,197	22,557	72,954
Average Household Size	2.57	2.57	2.48
Owner Occupied Housing Units	3,165	22,851	68,777
Renter Occupied Housing Units	1,425	9,907	43,340
Median Age	41.4	37.9	37.0
<b>Average Household Income</b>	<b>\$81,480</b>	<b>\$69,785</b>	<b>\$70,664</b>

2024 ESTIMATE	5 Mile	10 Miles	15 Miles
<b>Population</b>	<b>13,253</b>	<b>91,211</b>	<b>297,496</b>
Households	4,665	33,371	114,032
Families	3,223	22,871	73,802
Average Household Size	2.58	2.58	2.48
Owner Occupied Housing Units	3,200	23,315	70,080
Renter Occupied Housing Units	1,465	10,057	43,952
Median Age	42.2	38.6	37.8
<b>Average Household Income</b>	<b>\$91,431</b>	<b>\$79,640</b>	<b>\$80,260</b>



**POPULATION OF 292,479  
WITHIN FIFTEEN MILES**





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## LEAD BROKERS

**MICHAEL T. YURAS, CCIM**  
*Executive Managing Director*  
415.481.0788  
michael.yuras@cushwake.com  
CA RE License #01823291

**SCOTT CROWLE**  
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CA RE License #01728696

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415.413.3005  
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**[www.YAFteam.com](http://www.YAFteam.com)**

Cushman and Wakefield Inc. LIC. # 00616335