



TACO BELL - RELOCATION STORE

RUSSELLVILLE, ALABAMA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$2,435,000 | 4.75% CAP RATE

- » 25-Year Absolute NNN Lease with 1% Annual Rental Increases
 - » Operated by Taco Bell's Largest Franchisee (350+ Units)
 - » Relocation Store – Proven Market for Taco Bell
 - » No Landlord Management
- » Growing Location Near Large Employers, Retailers, and Community Hubs
 - » Outparcel to the Only Walmart Supercenter Location Within 20 Miles of the Site
 - » 1.5 Miles From Russellville Hospital, One of the Largest Employers in the Russellville Trade Area (100 Beds, 700 Employees)
- » 2020 Construction Featuring Dedicated Dual Drive-Thru and Covered Outdoor Seating for Added Customer Convenience



ACTUAL SITE

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DEMOGRAPHIC PROFILE

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.

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INVESTMENT SUMMARY

ADDRESS	13831 U.S. Route 43, Russellville, Alabama 35653	
PRICE	\$2,435,000	
CAP RATE	4.75%	
NOI	\$115,625	
TERM	25 years	
RENT COMMENCEMENT	November 24, 2020	
LEASE EXPIRATION	November 30, 2045	
RENTAL INCREASES	1% annual rental increases	
	YEAR	RENT
	1-25	1% annual rental increases
	26-30 (Option 1)	1% annual rental increases
	31-35 (Option 2)	1% annual rental increases
	36-40 (Option 3)	1% annual rental increases
	41-45 (Option 4)	1% annual rental increases
	46-50 (Option 5)	1% annual rental increases
	51-55 (Option 6)	1% annual rental increases
YEAR BUILT	2020	
BUILDING SF	2,815 SF	
PARCEL SIZE	1.00 acres (43,560 SF)	
LEASE TYPE	Absolute NNN, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot	

25-YEAR ABSOLUTE NNN LEASE WITH ANNUAL RENTAL INCREASES

- » Operated by Taco Bell's largest franchisee, with over 350 units
- » Absolute NNN lease with no landlord management, providing an ideal investment for an out-of-area investor
- » Relocation store – proven market for Taco Bell
- » Rare annual rental increases, providing an excellent hedge against inflation
- » 2020 build-to-suit property with a dedicated dual drive-thru and covered outdoor seating

GROWING LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » High-visibility location along U.S. Route 43, a major north-south Alabama thoroughfare traversing the entirety of Russellville (17,658 vehicles per day)
- » Immediate access to State Route 24, a major east-west Alabama thoroughfare (8,570 vehicles per day)
- » Outparcel to the only Walmart Supercenter location within 20 miles of the site, greatly promoting crossover shopping to the property
- » Surrounded by a strong mix of local and national retailers, including Tractor Supply Company, Foodland, Wendy's, Bojangles', O'Reilly Auto Parts, and many more
- » 1.5 miles from Russellville Hospital, one of the largest employers in the Russellville trade area (100 beds, 700 employees)
- » Close proximity to Russellville's highest attended schools, including Russellville Elementary School, West Elementary School, and Russellville Middle School (combined 2,102 students)
- » Projected average annual household income increase of nine percent within three miles of the site in the next five years, poising Taco Bell and Russellville for concurrent growth

MAJOR NATIONAL TENANT WITH STRONG FINANCIALS

- » Taco Bell serves more than 40 million customers each week in the United States, with annual sales projected to reach \$15 billion by 2022
- » Voted Best Mexican Restaurant of 2018 in the Harris Poll 2018
- » Owned by Yum! Brands, Inc. (over 48,000 restaurants in more than 145 countries and territories)



ACTUAL SITE

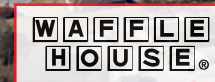


Russellville Middle School,
West Elementary School, and
Russellville Elementary School
(2,100 students combined)



DOWNTOWN RUSSELLVILLE
(1 mile)

Russellville Parks &
Rec Department



Russellville
Housing
Authority

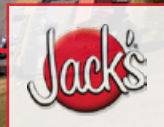


/ U.S. Route 43
(17,658 AADT)



The Grind Cafe
and Coffee Shop

Scott Equipment
Company, Inc
(tractor dealer)



Best Western
(60 rooms)






TACO BELL
(previous site location)


SONIC
America's Drive-In.


SUBWAY


McDonald's


PRICE LESS
IGA

Glass House
Car Wash


FASTENAL


PAPA JOHN'S


GLASGOW
Heating & Air Conditioning, Inc.


KFC


DOLLAR GENERAL


CVS
pharmacy


AutoZone

Tires & More


O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE


Russellville Hospital
(100 beds, 700 employees)


FOODLAND


COMMUNITY SPIRIT BANK


TOKYO
STEAK & SUSHI


TSC TRACTOR SUPPLY CO.


ROAD GEAR
Truck Repairs, LLC

Russellville
Housing Authority


WAFFLE HOUSE

43

/ U.S. Route 43
(17,658 ADT)

Scott Equipment
Company, Inc
(tractor dealer)


1st Franklin Financial
Doing the Right Thing Since 1961


Best Western
(60 rooms)


Walmart
Supercenter


TACO BELL


PIONEER QUICK LUBES


Wendy's


Bojangles
FAMOUS
"chicken 'n biscuits"

The Grind Cafe
and Coffee Shop



Clayton Russellville

(425 employees)

John Blackwell
Sports Complex

SLOSS LAKE

24 / State Route 24
(8,570 AADT)



Scott Equipment
Company, Inc
(tractor dealer)

43 / U.S. Route 43
(17,658 AADT)



(60 rooms)



The Grind Cafe
and Coffee Shop



Russellville
Housing
Authority





Frost Inn
Drive Inn



Farmers Home
Furniture

Jo Babies
Car Wash

24 / State Route 24
(8,570 AADT)



(60 rooms)



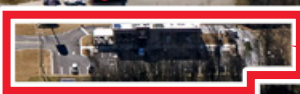
The Grind Cafe
and Coffee Shop



Scott Equipment
Company, Inc
(tractor dealer)



43 / U.S. Route 43
(17,658 AADT)



PIONEER
QUICK LUBES

Russellville
Housing
Authority

SITE PLAN

U.S. HIGHWAY 43

SIGN

DRIVE-THRU

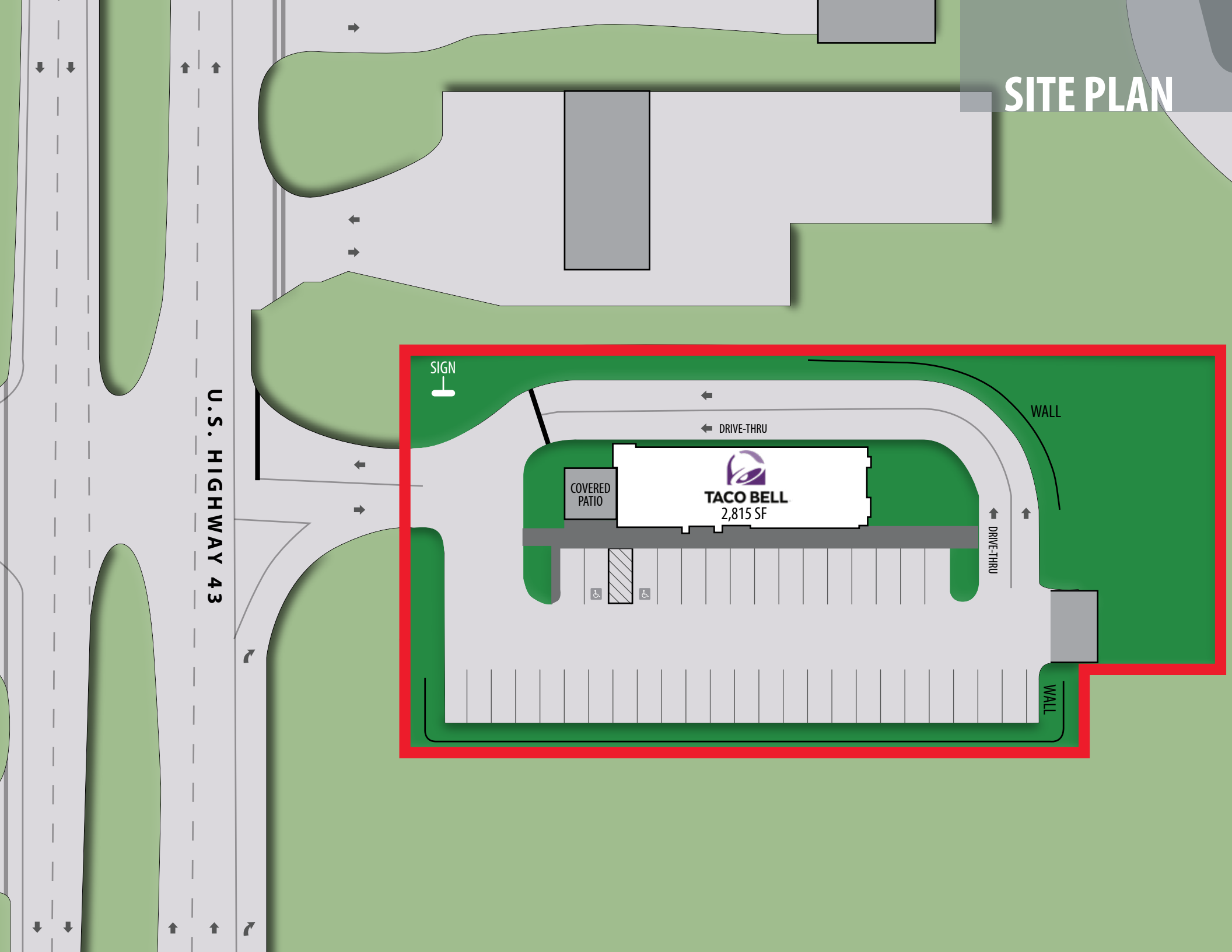
COVERED
PATIO


TACO BELL
2,815 SF

DRIVE-THRU

WALL

WALL



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 and www.tacala.com.

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

LEASE ABSTRACT

TENANT	Tacala, LLC	
ADDRESS	13831 U.S. Route 43, Russellville, Alabama 35653	
RENT COMMENCEMENT	November 24, 2020	
LEASE EXPIRATION	November 30, 2045	
RENEWAL OPTIONS	Six (6) five (5) year options	
RENTAL INCREASES	YEAR 1-25 26-30 (Option 1) 31-35 (Option 2) 36-40 (Option 3) 41-45 (Option 4) 46-50 (Option 5) 51-55 (Option 6)	RENT 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
REAL ESTATE TAXES	Tenant shall pay for all real estate taxes.	
INSURANCE	Tenant is responsible for all insurance costs.	
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance costs.	
MAINTENANCE BY LANDLORD	None	
RIGHT OF FIRST REFUSAL	None	

PROPERTY OVERVIEW

LOCATION

The property has a high-visibility location along U.S. Route 43, a major north-south Alabama thoroughfare traversing the entirety of Russellville (17,658 vehicles per day). The site also maintains immediate access to State Route 24, a major east-west Alabama thoroughfare (8,570 vehicles per day), increasing commuter traffic to the location. The property benefits from being an outparcel to the only Walmart Supercenter location within 20 miles, greatly promoting crossover shopping to the property. The location also resides in the area's main retail corridor, and is surrounded by a strong mix of local and national retailers, including Tractor Supply Company, Foodland, Wendy's, Bojangles', O'Reilly Auto Parts, and many more. The site is 1.5 miles from Russellville Hospital, one of the largest employers in the Russellville trade area (100 beds, 700 employees), and maintains a beneficial proximity to Russellville's highest attended schools, including Russellville Elementary School, West Elementary School, and Russellville Middle School (combined 2,102 students).

ACCESS

Access from U.S. Route 43

TRAFFIC COUNTS

U.S. Route 43: 17,658 AADT
State Route 24: 8,570 AADT

PARKING

39 parking stalls, including two (2) handicap stalls

YEAR BUILT

2020

NEAREST INTERNATIONAL AIRPORT

Huntsville International Carl T. Jones Field (HSV | 61 miles)

ACTUAL SITE



39
PARKING
STALLS



2020
YEAR BUILT



130K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
HUNTSVILLE
INTERNATIONAL CARL
T. JONES FIELD

AREA OVERVIEW

Russellville is a city in Franklin County, Alabama. U.S. Route 43 passes through the eastern side of the city, leading north 18 miles to Muscle Shoals on the Tennessee River and southwest 31 miles to Hamilton. Alabama State Route 24 passes through the south side of the city, leading east 47 miles to Decatur on the Tennessee River and west 26 miles to Red Bay at the Mississippi border. Russellville has an unemployment rate of 2.8%, well below the U.S. average of 3.7%. Russellville has also seen the job market increase by 1.5% over the last year. Future job growth over the next 10 years is predicted to be 36.7%, which is also well above the U.S. average of 33.5%. Outdoor enthusiasts are catered for too, as the city is close to lakes, rivers and national forests, and music lovers have easy access to world-famous recording studios, museums, and theatres.

Franklin County is located in Northwest Alabama near the Florence-Muscle Shoals Metropolitan Area and Decatur Metropolitan Areas. The county is bordered by two Mississippi counties (Tishomingo and Itawamba), and is less than three hours from Memphis, Nashville, and Birmingham. The county offers a well-trained workforce, competitive tax incentives, a low cost of living, and is in close proximity to many food-related, automotive-related, and metals industries in the Southeast. Residents of the county benefit from the small town advantages that include lower costs of living, smaller teacher-to-student ratios, and availability of affordable homes and property. The growing cities of Russellville, Red Bay, and Phil Campbell offer the convenience of major retailers, restaurants, recreational amenities, and a strong industrial base.

- » The annual Watermelon Festival is held each August in Downtown Russellville, and includes music and entertainment, car and tractor shows, and arts and crafts.
- » The King Drive-In is located just north of Russellville on U.S. Route 43. One of the few drive-in movie theaters still operating in Alabama, it plays currently released films throughout the spring and summer.
- » Franklin County has many industrial sites and buildings with quick access to shipping routes and two AdvantageSite Certified industrial parks.

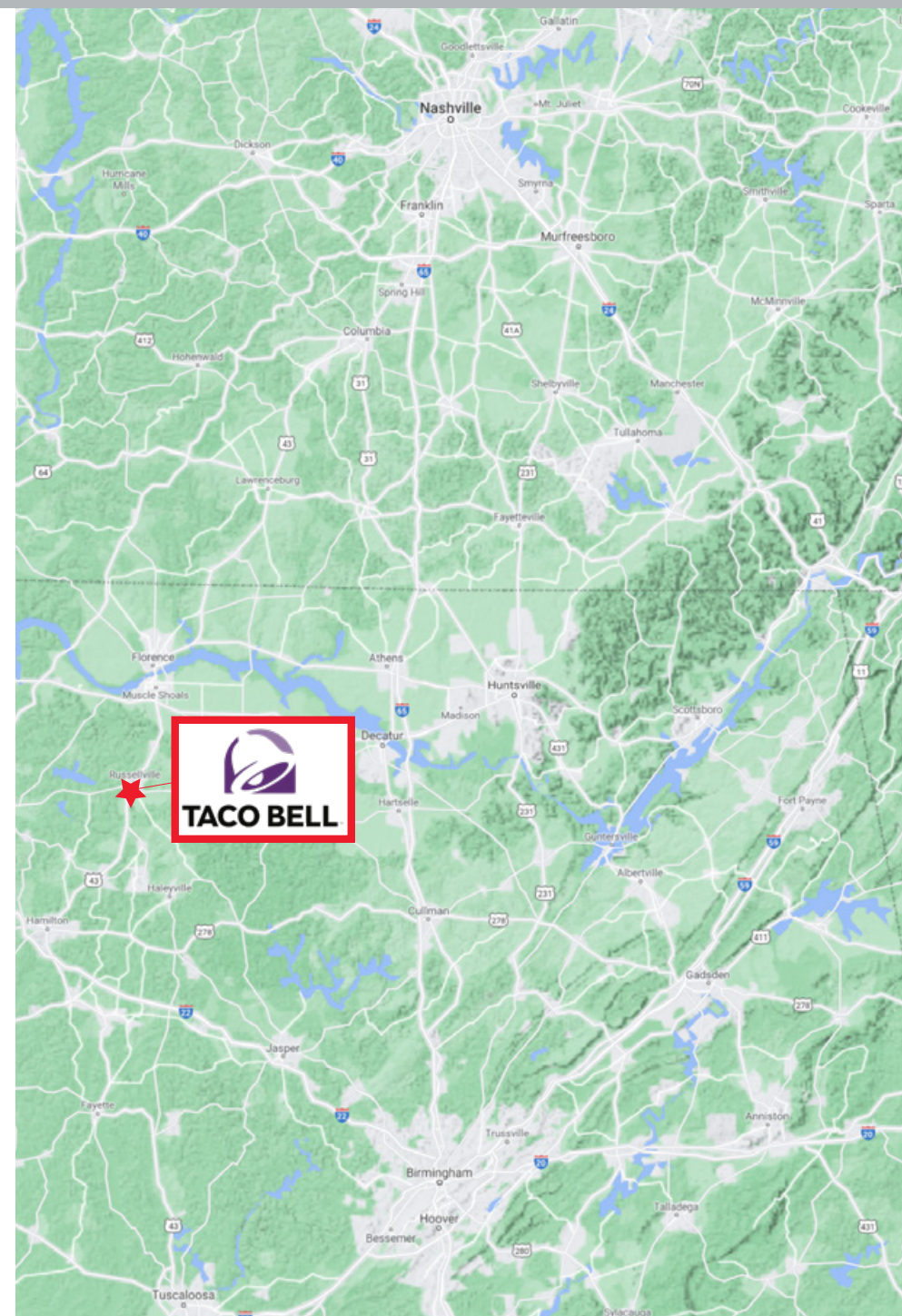
MAJOR EMPLOYERS IN FRANKLIN COUNTY, ALABAMA	# OF EMPLOYEES
TIFFIN MOTORHOMES, INC	1,215
PILGRIM'S	1,000
RUSSELLVILLE HOSPITAL	700
FRANKLIN COUNTY BOARD OF EDUCATION	454
SUNSHINE MILLS	450
INNOVATIVE HEARTH PRODUCTS	425
RUSSELLVILLE BOARD OF EDUCATION	308
FRANKLIN MANUFACTURING/G&G STEEL	308
SE HOMES	305
WALMART SUPERCENTER	226



DEMOGRAPHIC PROFILE

2020 SUMMARY	1 Miles	3 Miles	5 Miles
Population	2,960	11,582	14,433
Households	1,180	4,153	5,224
Families	688	2,798	3,587
Average Household Size	2.45	2.74	2.72
Owner Occupied Housing Units	564	2,545	3,377
Renter Occupied Housing Units	617	1,609	1,847
Median Age	35.2	35.9	36.9
Average Household Income	\$53,423	\$58,978	\$59,076

2025 ESTIMATE	1 Miles	3 Miles	5 Miles
Population	2,940	11,539	14,394
Households	1,172	4,125	5,195
Families	677	2,757	3,540
Average Household Size	2.45	2.74	2.73
Owner Occupied Housing Units	558	2,510	3,339
Renter Occupied Housing Units	614	1,615	1,856
Median Age	36.8	37.3	38.2
Average Household Income	\$57,959	\$64,156	\$63,957



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