

OFFERING MEMORANDUM

Taco Bell | O'Fallon, IL (St. Louis MSA)



1126 Thouvenot Lane, O'Fallon, IL

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Exclusively Listed By:

Graham Gold

Vice President
314 324 8792
Graham@stream-cp.com
Lic: 475.164964

Adam English

Managing Director
256 694 9803
Adam@stream-cp.com
Lic: 000096920-0

Jordan Shtulman

Managing Principal
847 226 4133
Jordan@stream-cp.com
Lic: 475.152062

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TRANSACTION SUMMARY

Purchase Price:	\$1,666,667
Cap Rate:	4.50%
Current Rent:	\$75,000



Lease Summary

Tenant:	Bell Missouri LLC
Lease Type:	Absolute NNN, Ground Lease
Landlord Responsibilities:	None
Term:	20 Years
Rent Commencement:	1/15/2021
Options to Renew:	4, 5-year options
Annual Increases	10% every 5 years

Property Specifications

Location:	1126 Thouvenot Lane O'Fallon, IL
Building Size:	2,053 SF
Land Size:	0.75 Acres
Year Built:	2021



Investment Highlights

- 20 year absolute NNN ground lease with 10% rent increases every 5 years
- Part of a newly constructed shopping center featuring co-tenants Burger King, Popeyes, Discount Tire, Five Guys, Pacific Dental
- Retail corridor anchored by Target, Menards, Dierbergs (regional grocer), Starbucks and McDonald's
- Direct access to I-64 (48,000 VPD)
- Affluent trade area with average household income of \$111,000 within 3 miles
- Bell American is the second largest Taco Bell franchisee with more than 280 restaurants across 9 states and part of Flynn Restaurant Group (largest restaurant franchisee in US)
- Two miles away from Scott Air Force Base, which houses 13,000 service members and has a \$3.5bn impact on the region

TENANT SUMMARY



Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the nation's leading Mexican-inspired quick service restaurant (QSR) brand headquartered in Irvine, California, U.S. The restaurants serve a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of "value menu" items. Taco Bell and our more than 350 franchise organizations operate over 7,000 restaurants that serve more than 40 million customers each week in the U.S. Internationally, the brand is growing with nearly 500 restaurants across almost 30 countries across the globe.

Operating Company: Bell American Group

Bell American Group was founded in 1982 and headquartered in Indianapolis, Indiana, is a industry restaurant operator and is part of the Fast-Food & Quick-Service Restaurants Industry. Bell American is the second largest Taco Bell franchisee, operating 280 restaurants, 1,326 total employees across all of its locations and generates \$54.12 million in sales. It is part of Flynn Restaurant Group which also operates 444 Applebee's, 133 Paneras, 367 Arby's, 937 Pizza Huts, and 194 Wendy's, making it the largest restaurant franchisee in the US.



LIVE MAS

AREA MAP



AREA MAP



SITE PLAN



BUILDING PHOTOS



BUILDING IMAGE



South Bound Central Park Dr - 9,033 vpd

AERIAL VIEW

**SUBJECT
PROPERTY**



**North Bound Central
Park Dr - 9,033 vpd**

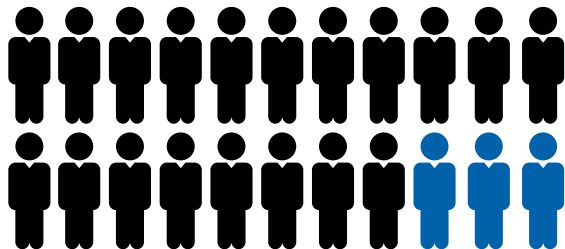


Food & Beverage Expenditures

Over \$7M
Within 5-Minutes

Over \$72M
Within 10-Minutes

ST. LOUIS MARKET SNAPSHOT



2.8 MILLION

St. Louis lives up to its nickname, the Gateway to the West. Centrally located in Missouri along the Mississippi River **within 500 miles of one-third of the nation's population**, the city is a confluence of Southern cuisine, fascinating culture and Midwestern charm. St. Louis region is the largest metropolitan area in Missouri.



28.2M

Annual Visitors to
St. Louis Missouri

St. Louis welcomes 28.2 million annual visitors for leisure, conventions, meetings and business travel. St. Louis is home to the tallest man-made monument in the United States—the Gateway Arch—The iconic arch is impossible to miss overlooking downtown St. Louis and the Mississippi Rivers along the border of Illinois. St. Louis' charms are best viewed in the stands of Busch Stadium, home to the St. Louis Cardinals. Beyond star attractions, you'll find a vibrant city that has plenty to offer for beer, food, sports and music enthusiasts. St. Louis boasts more free attractions than any city outside the District of Columbia. St. Louis area tourism workers earn \$3.4 billion in wages yearly and the industry generates \$1.1 billion in local, state and federal taxes each year

\$5.9B

Annual Tourist spending
in St. Louis Missouri

90,000

Jobs provided through
Tourism to area residents

In addition to its importance as a bio-tech and business center, the rivers and Port of St. Louis play a large role in moving goods throughout the country. The economy of metropolitan St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. The St. Louis region's port system is the second-largest inland port system in the United States, and was ranked the most efficient port system. The St. Louis regional port system is responsible for 8% of the Mississippi River, but carries one-third of the river's total freight. **The region's barge industry handled more than 534,000 tons per mile – more than 2.5 times more efficient than the closest competitor.**

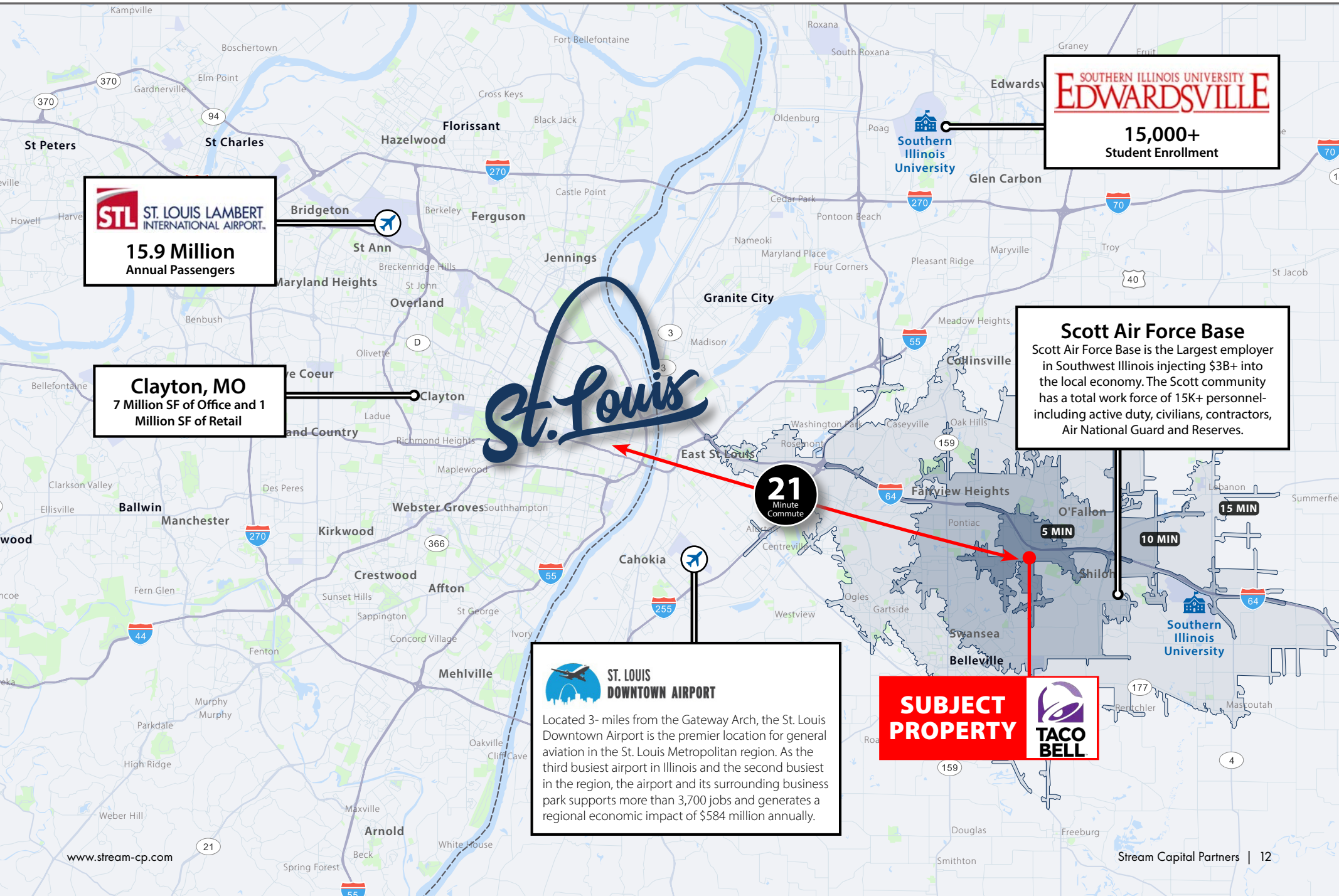


With **more than 1.5 million workers and over 83,000 business establishments**, greater St. Louis has a highly qualified workforce, a nationally acclaimed startup movement, a diverse economy featuring leading tech, science, financial, aerospace and mobility sectors, along with the educational and cultural amenities of a world-class city, Greater St. Louis is the intelligent choice for business. A number of Fortune 1000 & 500 companies have headquarters or regional offices in St. Louis Metro, including: Centene, Emerson Electric, Graybar Electric, Ameren, Post Holdings, Peabody Energy, and Stifel Financial.

\$173 Billion Economy

Making St. Louis Region the 4th largest economy in the Midwest; the region's GDP is larger than the state of Kansas, and the Missouri side of the region accounts for 43 percent of that state's economy.

REGIONAL MAP



STL ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT.
15.9 Million
Annual Passengers

Clayton, MO
7 Million SF of Office and 1
Million SF of Retail

St. Louis

21
Minute
Commute

 **ST. LOUIS
DOWNTOWN AIRPORT**
Located 3- miles from the Gateway Arch, the St. Louis
Downtown Airport is the premier location for general
aviation in the St. Louis Metropolitan region. As the
third busiest airport in Illinois and the second busiest
in the region, the airport and its surrounding business
park supports more than 3,700 jobs and generates a
regional economic impact of \$584 million annually.

**SOUTHERN ILLINOIS UNIVERSITY
EDWARDSVILLE**
15,000+
Student Enrollment

Scott Air Force Base
Scott Air Force Base is the Largest employer
in Southwest Illinois injecting \$3B+ into the
local economy. The Scott community
has a total work force of 15K+ personnel-
including active duty, civilians, contractors,
Air National Guard and Reserves.

**SUBJECT
PROPERTY** 

DEMOGRAPHICS

Source: Landvision 2021



Residential Population

5 Minutes

14,496

10 Minutes

66,258

15 Minutes

149,386



Average Household Income

5 Minutes

\$105,626

10 Minutes

\$109,768

15 Minutes

\$92,663



Total Households

5 Minutes

5,930

10 Minutes

26,719

15 Minutes

59,285



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Managing Principal

847 226 4133

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Lic: 475.152062

4201 West Irving Park Road, Suite 200, Chicago IL

www.stream-cp.com

