Offering Memorandum



Taco Bell

Frankfort, Indiana

Marcus & Millichap

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TACO BELL

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OFFICES NATIONWIDE AND THROUGHOUT CANADA

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TACO BELL

2403 East Wabash Street, Frankfort, IN 46041

- ► Absolute NNN | No Landlord Responsibilities
- ► K-Mac Enterprises Guarantee | 290+ Locations
- ▶ 20+ Year Occupancy | Established Location
- ▶ One Percent Annual Rent Increases | Five Years Remaining
- ▶ 50%+ Sales Growth Since 2011 | 24%+ Sales Growth Since 2015
- Across from Walmart Supercenter | Pad Site to Rural King Center
- Surrounded by National Tenants & Major Traffic Generators
- Excellent Visibility on Dominant Retail Corridor

OFFERING PRICE

\$1,600,000

CAP RATE

6.36%

GROSS LEASABLE AREA

2,209 SF



Tenant Name

Taco Bell

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the nation's leading Mexican inspired quick service restaurant brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos and burritos, among other craveable choices, and is the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items.

Taco Bell and its more than 350 franchise organizations proudly serve over 42 million customers each week through nearly 7,400 restaurants across the nation, as well as through its mobile, desktop and delivery ordering services. Taco Bell's mobile app which, has been downloaded over 4.9 Million times, makes it easy to place a custom order and pay before the customer arrives. Taco Bell plans to have 8,000 restaurants in the US by the year 2023. In 2020, Taco Bell's same-store sales increased 3% which was better than the overall quickservice sector.

For this location, the lease is guaranteed by K-MAC Enterprises, Inc., which is a leading operator of Taco Bell, KFC and Long John Silvers quick-service restaurants, with more than 290 locations in nine states. K-MAC was founded in 1964 by Ken McGruder and has operated successfully for 57+ years.

Ownership

Public

Number of Locations (Taco Bell Corp., 2020):

7,363

Sales Volume

\$1.45 Billion



SUBJECT PHOTO



Marcus & Millichap

Marcus & Millichap is pleased to present the Taco Bell located at 2403 East Wabash Street in Frankfort, Indiana about 45-miles North of Indianapolis. The subject property sits on approximately a 1.45 acre parcel of land and is comprised of a 2,209 square foot building. This property was constructed in 1995 and has been occupied by Taco Bell for 20 years. This absolute "triple-net" investment opportunity calls for no landlord responsibilities.

The lease is guaranteed by K-MAC Enterprises, Inc., which is a leading operator of Taco Bell, KFC and Long John Silvers quick-service restaurants, with more than 290 locations in nine states. K-MAC was founded in 1964 by Ken McGruder. The initial lease has been extended for five years, along with structured annual rental increases each year and at the beginning of each option period.

Frankfort, Indiana is the county seat of Clinton County. The surrounding seven mile area has more than 21,900 people and average household income over \$60,400. The site benefits from direct visibility to over 13,200+ cars per day on Wabash Street. Taco Bell is located on the pad site to a Rural King anchored shopping center and directly across the street from a Walmart Supercenter.



AERIAL 8









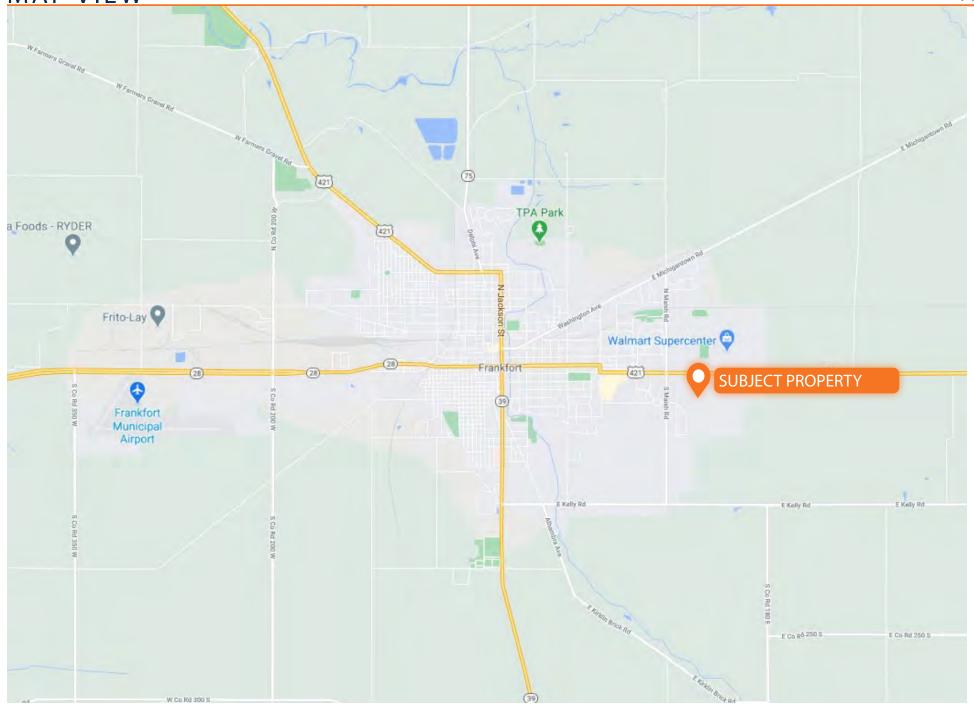


THE OFFERING	
Property	Taco Bell
Property Address	2403 East Wabash Street, Frankfort, IN 46041
Price	\$1,600,000
Capitalization Rate	6.36%
PROPERTY DESCRIPTION	
Year Built Renovated	1995 2017
Gross Leasable Area	2,209-SF
Zoning	Retail
Type of Ownership	Fee Simple
ANNUALIZED OPERATING INFORMAT	TION
Income	
Net Operating Income	\$101,736

LEASE SUMMARY		
Property Subtype	Net Leased Restaurant	
Tenant	K-MAC d/b/a Taco Bell	
Guarantor	290-Unit Franchise	
Rent Increases	1% Annually	
Renewal Options	Three, Five Year	
Lease Type	Absolute NNN	
Lease Commencement	March 14, 2006	
Lease Expiration	March 31, 2026	
Original Lease Term	15 Years	
Term Remaining on Lease	5+ Years	
Landlord Responsibility	N/A	
Tenant Responsibility	All Expenses including Roof and Structure	
Right of First Refusal/Offer	Yes, 15 Calendar Days	

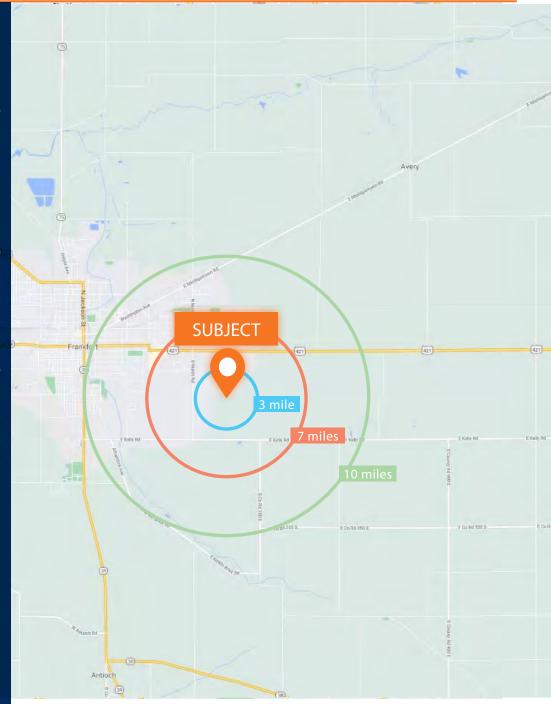
LEASE SUMMARY				
YEAR	% RENTAL INCREASE	ANNUAL RENT	MONTHLY RENT	CAP RATE
4/1/2021 - 3/31/2022	-	\$101,736	\$8,478	6.36%
4/1/2022 - 3/31/2023	1%	\$102,753	\$8,563	6.42%
4/1/2023 - 3/31/2024	1%	\$103,781	\$8,648	6.49%
4/1/2024 - 3/31/2025	1%	\$104,819	\$8,735	6.55%
4/1/2025 - 3/31/2026	1%	\$105,867	\$8,822	6.62%

MAP VIEW 11



DEMOGRAPHICS 12

POPULATION	3 Mile	7 Miles	10 Miles
2025 Projection	17,646	21,952	27,145
2020 Estimate	17,626	21,944	27,092
2010 Census	17,788	22,194	27,375
2000 Census	18,223	22,630	27,888
2020 Daytime Population	14,452	21,923	25,574
HOUSEHOLDS	3 Mile	7 Miles	10 Miles
2025 Projection	6,255	7,873	9,783
2020 Estimate	6,246	7,863	9,750
2010 Census	6,364	8,021	9,909
2000 Census	6,834	8,471	10,359
INCOME	3 Mile	7 Miles	10 Miles
2020 Estimate		Frankfort Municipal	West
Median Household Income	\$45,254	\$49,032	\$52,705
Per Capita Income	\$20,200	\$22,001	\$23,432
Average Household Income	\$55,950	\$60,487	\$64,369





Frankfort, IN

Home to more than 16,400 residents, Frankfort is called the Gem City for its brightness back in the new electric light era. It was said you could see Frankfort shine from miles away on the prairie due to the new electric lights and its location.

The capital of Clinton County and "home of the Hot Dogs," Frankfort boasts a large Industrial Park, employing more than 3,500 people who work at such places as Frito-Lay, Land 'O Lakes Purina Feeds and Lake Erie Products Special Fasteners. The Frankfort Public Library has been nationally recognized as one of the top five libraries in the nation.

Frankfort's business community is alive and well, fostered by an entrepreneurial spirit, drive and a willingness to contribute to the City's overall economic strength and health. Whether it's a small business on the Courthouse square or a major international corporate citizen in the Industrial Park, Frankfort is home to a diverse and robust family of businesses.

Today, the Clinton County Chamber is celebrating its 102nd year of service with over 330 members that have enjoyed tremendous advantages that never would have existed without the help of our own Chamber Forefathers.



INDIANAPOLIS

OVERVIEW

Known for the Indianapolis 500, the Indianapolis metro houses the state capitol and is a growing tech hub. Situated in central Indiana, the market consists of 11 counties: Marion, Johnson, Hamilton, Boone, Hendricks, Morgan, Hancock, Shelby, Brown, Putnam and Madison. The metro lacks formidable development barriers, except for the several rivers and creeks that traverse the region. Marion County is home to the city of Indianapolis, which contains a population of approximately 863,200 people. Fishers and Carmel in Hamilton County are the next two largest population hubs in the metro with roughly 93,000 residents each. Most of the surrounding counties are rural, offering builders ample land for residential and commercial development. Population growth is primarily concentrated to the northern suburbs and west of the city.

METRO HIGHLIGHTS



PREMIER DISTRIBUTION HUB

Around 50 percent of the U.S. population lies within a one-day drive of Indianapolis, making it a center for the transportation of goods.



MAJOR HEALTH SCIENCES CENTER

Eli Lilly & Co., Roche Diagnostics Corp. and Covance Inc. maintain operations in the region, among other major health-related employers.



LOWER COST OF DOING BUSINESS

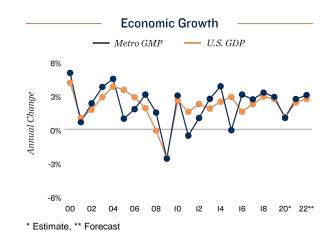
Indianapolis' costs are far below national averages, attracting businesses and residents to the area.

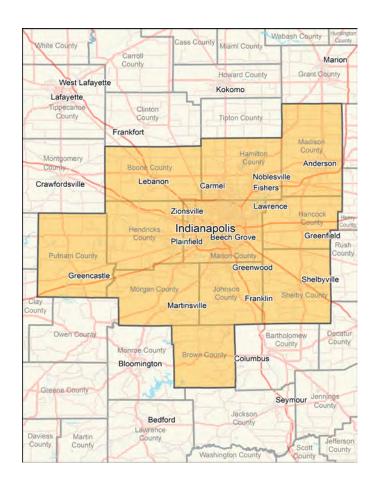




- Indianapolis' economy has diversified from manufacturing into a variety of other industries, including a growing tech sector underpinned by Salesforce.com and the 16 Tech Innovation District downtown.
- The metro is one of the key health-sciences centers in the nation, anchored by several pharmaceutical and life-sciences companies, including Eli Lilly and Roche Diagnostics.
- A well-developed interstate network and accessibility to a large portion of the nation in one day by ground or air make the region a burgeoning logistics and distribution hub.
- Indianapolis hosts three Fortune 500 firms: Anthem, Eli Lilly and Simon Property Group.

MAJOR AREA EMPLOYERS
Eli Lilly & Co.
Indiana University Health
Ascension St. Vincent Hospital
Community Health Network
Cummins, Inc.
The Kroger Co.
IUPUI
FedEx
Roche Diagnostics Corp.
Rolls-Royce Corp.





SHARE OF 2020 TOTAL EMPLOYMENT























DEMOGRAPHICS

- The metro is expected to add almost 82,000 people through 2025, which will result in the formation of nearly 35,300 households, generating demand for housing.
- A median home price below the national level has produced a homeownership rate of 65 percent, which is slightly above the national rate of 64 percent.
- Roughly 34 percent of people age 25 and older hold bachelor's degrees; among those residents, 12 percent also have earned a graduate or professional degree.

2020 Population by Age

7% 0-4 YEARS 20% 5-19 YEARS 6% 20-24 YEARS

28% 25-44 YEARS 25% 45-64 YEARS 14% 65+ YEARS









QUALITY OF LIFE

Indianapolis offers residents many big-city amenities in an affordable, small-town atmosphere. The city is home to several high-profile auto races, including the Indianapolis 500 and Brickyard 400. Races are hosted at the Indianapolis Motor Speedway and the Lucas Oil Raceway at Indianapolis. The metro has two major league sports teams: the Indianapolis Colts (NFL) and the Indiana Pacers (NBA). The area also has a vibrant cultural and arts scene, with more than 200 art galleries and dealers, the Indianapolis Symphony Orchestra and a variety of museums, including the Eiteljorg Museum of American Indians and Western Art. Additionally, the Children's Museum of Indianapolis is one of the largest children's museums in the world.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau































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