

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



1554 Jerry Clower Boulevard | Yazoo City, Mississippi

JACKSON MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,928,000
April 2022 NOI	\$96,378
Cap Rate	5.00%
Tenant	Pacific Bells, LLC (240+ Units)
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	1,651 SF (Est.)
Land Area	0.57 Acres
Property Address	1554 Jerry Clower Boulevard Yazoo City, Mississippi 39194
Year Built	1999 (Est.)
Parcel Numbers	3-278B-27-006.00 & 3-278B-27-007.00
Ownership	Leased Fee (Land Ownership)



Approximately 19 Years Remaining | Annual Rental Increases | Experienced Operator (240+ Units)

- Tenant has approximately 19 years remaining in their initial term with 5 (5-year) options to extend
- Lease features rare 1.75% annual rental increases throughout the initial term, rental adjustment at the beginning of the first option period as well as 10% rental increases at the beginning of each option period thereafter, growing NOI and hedging against inflation
- Formed in 1986, Pacific Bells is the nation's 4th largest Taco Bell operator (240+ units) and the largest operator of Buffalo Wild Wings (65+ units)

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities - ground lease
- Ideal, management-free investment for a passive investor

Local Demographics in Trade Area

- The 5-mile trade area is supported by more than 18,000 residents
- Residents within 1 mile of the subject property feature an average household income of \$42,097

Along U.S. Highway 49 | Drive-Thru Equipped

- Strategically located along Jerry Clower Blvd N/U.S. Highway 49, a major commuter thoroughfare averaging 17,000 vehicles passing by daily
- U.S. Highway 49 is the primary highway traveling into the heart of Jackson
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus average higher sales than those without

Close to Northwest Shopping Center (85,574 SF) | Nearby Walmart Supercenter | Direct Consumer Base

- Within walking distance of a neighborhood retail center (85,574 SF) anchored by Family Dollar (10,846 SF), increasing consumer draw to the immediate trade area
- Nearby national/credit tenants include Walmart Supercenter, Save A Lot, CVS Pharmacy, Dollar General, McDonald's, AutoZone Auto Parts, and more
- Within close proximity to Yazoo City High School (563 Students), providing a direct consumer base from which to draw

PROPERTY OVERVIEW



Location



Yazoo City, Mississippi
Yazoo County
Jackson MSA

Parking



There are approximately 25 parking spaces on the owned parcel.
The parking ratio is approximately 15.14 stalls per 1,000 SF of leasable area.

Access



Jerry Clower Blvd/U.S. Hwy 49: 1 Access Point

Parcel



Parcel Numbers:
3-278B-27-006.00 & 3-278B-27-007.00
Acres: 0.57
Square Feet: 24,877 SF

Traffic Counts



Jerry Clower Blvd/U.S. Hwy 49: 17,000 Vehicles Per Day

Construction



Year Built: 1999 (Est.)

Improvements



There is approximately 1,651 SF (Est.) of existing building area

Zoning



TBD

2020 ESTIMATED POPULATION

1 Mile	5,115
3 Miles	16,924
5 Miles	18,169

2020 AVERAGE HOUSEHOLD INCOME

1 Mile	\$42,097
3 Miles	\$38,375
5 Miles	\$40,748

2020 ESTIMATED TOTAL EMPLOYEES

1 Mile	1,674
3 Miles	4,159
5 Miles	4,250

7,800
VEHICLES PER DAY

17,000
VEHICLES PER DAY

Walmart
Supercenter

FAST PACE HEALTH
URGENT CARE

Hampton

AutoZone

JERRY CLOWER BLVD. N/US. HIGHWAY 49

KFC

DOLLAR GENERAL

Days Inn

POPEYES

SONIC
America's Drive-In

EconoLodge

cricket
wireless

Dirt Cheap

CIRCLE K

TACO BELL

CVS pharmacy

Shell

NORTHWEST SHOPPING CENTER

FAMILY DOLLAR BUDDY'S

Kaye's Food MARKET

BankPlus

BANK OF YAZOO

McDonald's

BURGER KING

save
lot

REC

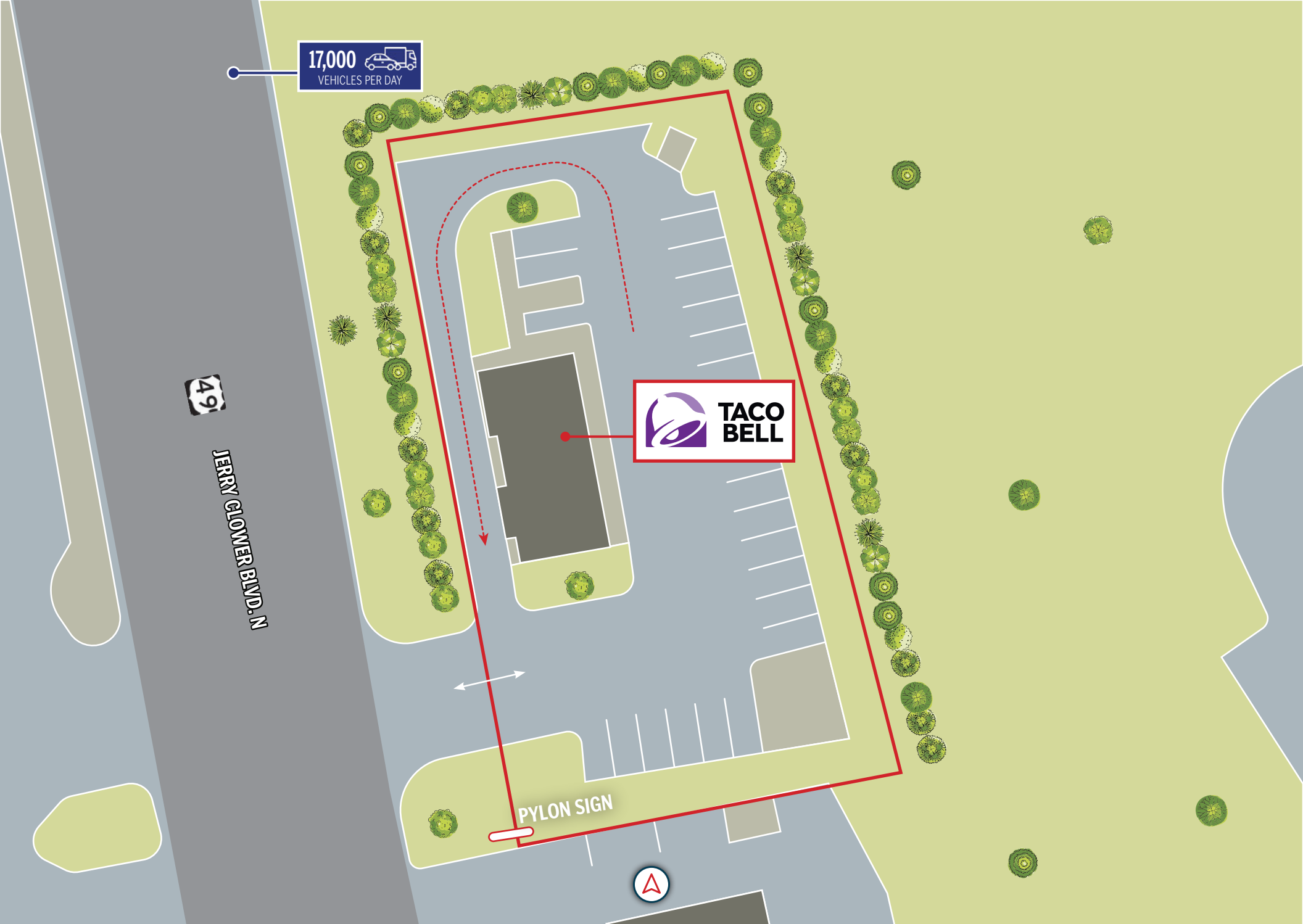
Pizza
hut

Advance
America

WESTERN
UNION WU

GRABALL FREERUN RD.

E FIFTEENTH ST.



17,000
VEHICLES PER DAY

49

JERRY CLOWER BLVD. N

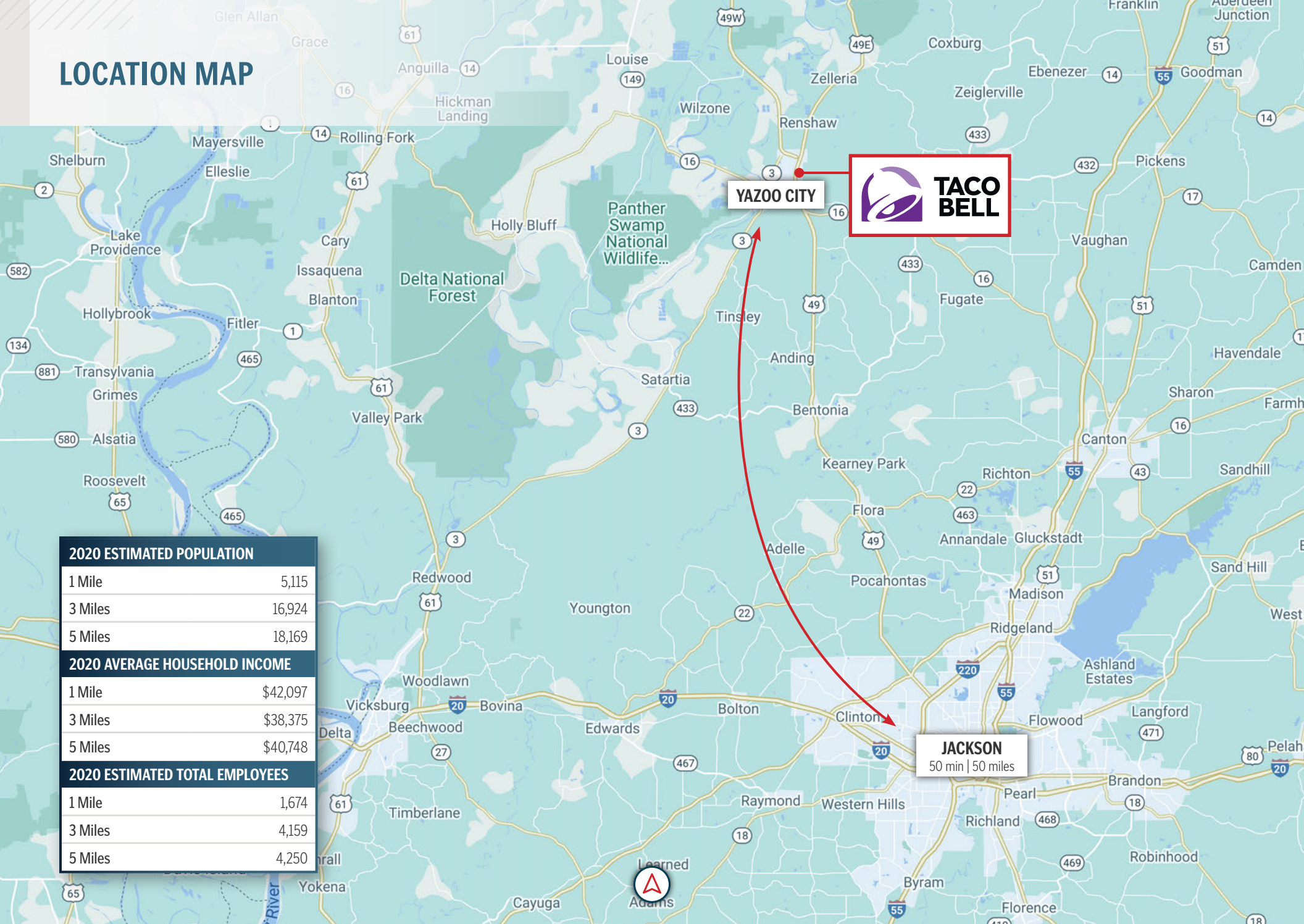
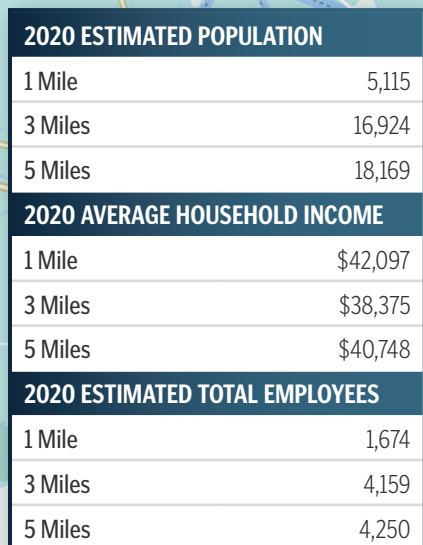


TACO
BELL

PYLON SIGN



LOCATION MAP



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	5,115	16,924	18,169
2025 Projected Population	5,029	16,621	17,840
2010 Census Population	5,196	16,951	18,207
HOUSEHOLDS & GROWTH			
2020 Estimated Households	1,855	4,475	4,949
2025 Projected Households	1,824	4,373	4,839
2010 Census Households	1,880	4,623	5,098
RACE & ETHNICITY			
2020 Estimated White	21.49%	19.78%	24.35%
2020 Estimated Black or African American	76.29%	69.49%	65.88%
2020 Estimated Asian or Pacific Islander	0.94%	0.63%	0.62%
2020 Estimated American Indian or Native Alaskan	0.27%	0.73%	0.70%
2020 Estimated Other Races	0.12%	1.61%	1.56%
2020 Estimated Hispanic	1.13%	12.04%	11.35%
INCOME			
2020 Estimated Average Household Income	\$42,097	\$38,375	\$40,748
2020 Estimated Median Household Income	\$27,182	\$23,147	\$25,083
2020 Estimated Per Capita Income	\$15,219	\$13,414	\$14,168
DAYTIME POPULATION			
2020 Estimated Total Businesses	176	439	453
2020 Estimated Total Employees	1,674	4,159	4,250



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Pacific Bells, LLC	1,651	1/8/2015	1/7/2040	Current	-	\$7,893	\$4.78	\$94,720	\$57.37	Absolute NNN	5 (5-Year)
	(Est.)	(Est.)		4/1/2022	1.75%	\$8,031	\$4.86	\$96,378	\$58.38		10% Increase at Beg.of Each Option
				4/1/2023	1.75%	\$8,172	\$4.95	\$98,064	\$59.40		
	1.75% Annual Increases Thereafter Throughout Initial Term										

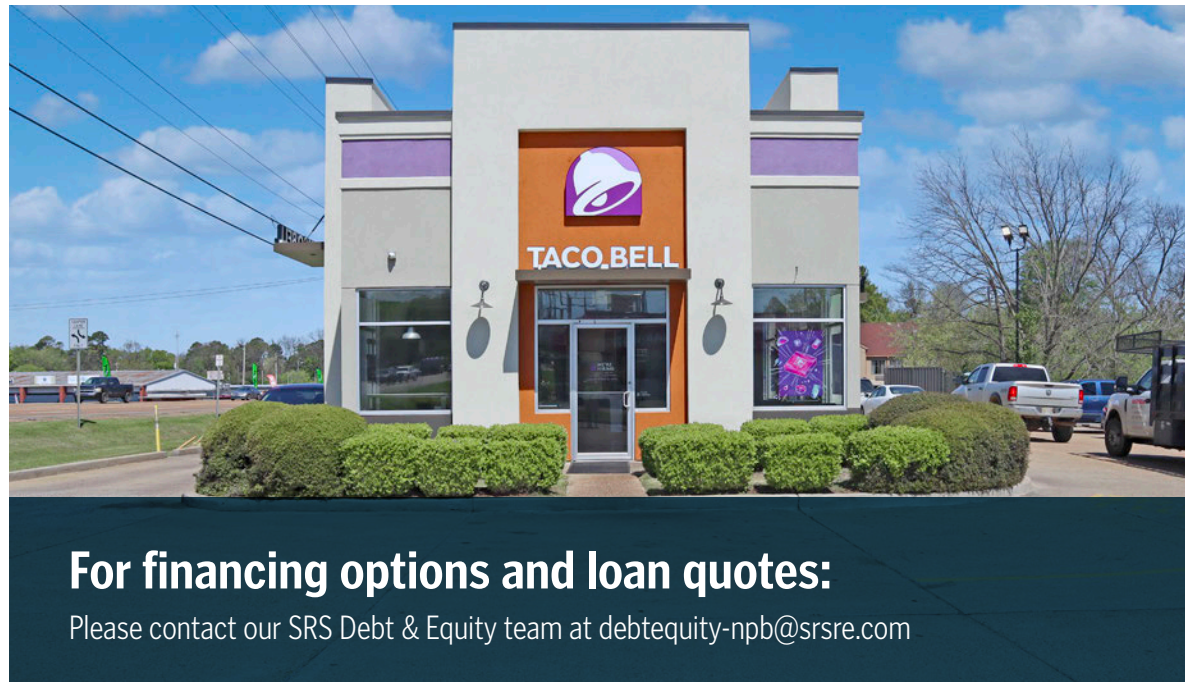
1) Base rent for the first option shall be the higher of (i) Market or (ii) 110% of previous annual rent.

FINANCIAL INFORMATION

Price	\$1,928,000
April 2022 NOI	\$96,378
Cap Rate	5.00%
Lease Type	Absolute NNN - Ground Lease

PROPERTY SPECIFICATIONS

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For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



TACO BELL

tacobell.com

Company Type: Subsidiary

Locations: 7,100+

Parent: Yum! Brands

2020 Employees: 38,000

2020 Revenue: \$5.65 Billion

2020 Net Income: \$904.00 Million

2020 Assets: \$5.85 Billion

Credit Rating: S&P: BB

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick-service restaurant brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavors, quality ingredients, breakthrough value, and best-in-class customer service to over 46 million customers weekly across the globe. Globally, Taco Bell and its franchisees operate more than 7,100 restaurants, including more than 600 restaurants across 30 countries outside of the U.S. The company was founded in 1962 and is headquartered in Irvine, California.

The franchisee operator Pacific Bells was formed in 1986. Over the next couple of decades the company continued to expand, buying stores in Oregon, Ohio, Washington, Wisconsin, Mississippi, Tennessee, Alabama and California. Today, Pacific Bells is the nation's 4th largest Taco Bell operator (240+ units) and the largest operator of Buffalo Wild Wings (65+units).



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated
to retail

1.7K+

**RETAIL
TRANSACTIONS**
company-wide
in 2020

500+

**NET LEASE
PROPERTIES SOLD**
in 2020

\$1.9B

**NET LEASE
TRANSACTION VALUE**
in 2020

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