

Taco Bell

1716 MS-1, Greenville, MS 38701



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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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SECTION 1

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // Taco Bell - STRONG SALES

THE OFFERING	
Price	\$2,425,000
Capitalization Rate	5.10%
Price/SF	\$985.77

PROPERTY DESCRIPTION	
Year Built / Renovated	2005
Gross Leasable Area	2,460 SF
Type of Ownership	Fee Simple
Lot Size	0.71 Acres

LEASE SUMMARY	
Tenant	Taco Bell
Rent Increases	1% Annually
Guarantor	Franchisee Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	12/30/2013
Lease Expiration	12/31/2033
Renewal Options	Four 5-Year
Term Remaining on Lease (Yrs)	12 Years
Landlord Responsibility	None
Tenant Responsibility	Absolute Net

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$123,760	\$10,313	\$50.31	5.10%
2022	\$123,760	\$10,313	\$50.31	5.10%
2023	\$124,997	\$10,416	\$50.81	5.15%
2024	\$126,247	\$10,521	\$51.32	5.21%
2025	\$127,509	\$10,626	\$51.83	5.26%
2026	\$128,785	\$10,732	\$52.35	5.31%
2027	\$130,072	\$10,839	\$52.87	5.36%
2028	\$131,373	\$10,948	\$53.40	5.42%
2029	\$132,687	\$11,057	\$53.94	5.47%
2030	\$134,014	\$11,168	\$54.48	5.53%
2031	\$135,354	\$11,280	\$55.02	5.58%
2032	\$136,707	\$11,392	\$55.57	5.64%





SECTION 2

Investment Overview

PROPERTY SUMMARY

TENANT PROFILES

LOCAL MAP

RETAILER MAP

DEMOGRAPHICS

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PROPERTY SUMMARY // Taco Bell

PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present this Taco Bell property for sale. The property is subject to an Absolute Net lease expiring 12/31/2033 with K-Mac Enterprises, Inc, one of the largest operators in the Taco Bell system with nearly 300 locations.

The property is an outparcel to Kroger Foods and located in a dominant retail corridor with neighboring tenants including Walmart Supercenter, Lowe's, McDonald's, TJ Maxx, Burger King, Wendy's, Subway, Hardee's, Pizza Hut, O'Reilly Auto Parts, Hibbert Sports and many others.

This location boasts strong sales numbers that have been increasing year over year for several years providing the tenant with an extremely healthy rent to sales ratio.

The lease in place is Absolute Net with zero landlord responsibilities and has 1% annual rent increases providing a hedge against inflation.

PROPERTY HIGHLIGHTS

- Kroger Outparcel Located in a Major Retail Corridor Including Walmart Supercenter, Lowe's, TJ Maxx, McDonald's, Burger King, Wendy's & O'Reilly Auto Parts.
- Operator is K-Mac Enterprises, Inc. With Nearly 300 Locations
- K-Mac Reportedly Produced \$485 Million in 2019 Revenue (Moody's Investor Service)
- Strong Performing Location (Inquire with Agent for Details)
- Extremely Healthy Rent to Sales Ratio
- Strong Performance During COVID-19
- Sales Increasing Year Over Year Several Years in a Row
- Long Term Absolute Net Lease With Zero Landlord Responsibilities
- 1% Annual Rent Bumps Providing Hedge Against Inflation
- Strong Traffic Counts of Approximately 17K Vehicles Per Day



OFFERING SUMMARY

Listing Price:	\$2,425,000
Number of Suites:	1
Lot Size:	0.71 Acres
Year Built/Renovated:	2005/2013
Gross SF:	2,460 SF
NOI:	\$123,760
Cap Rate:	5.10%

NOTE: NOI includes rent bump effective 12/31/2021. Seller to credit Buyer any rent difference at closing.

Taco Bell // TENANT PROFILES



TENANT HIGHLIGHTS

- Operator is K-Mac Enterprises Inc With Nearly 300 Locations
- K-Mac Produced \$485 Million in 2019 Revenue (Moody's Investor Service)
- Strong Performing Location
- Extremely Healthy Rent to Sales Ratio

TENANT OVERVIEW

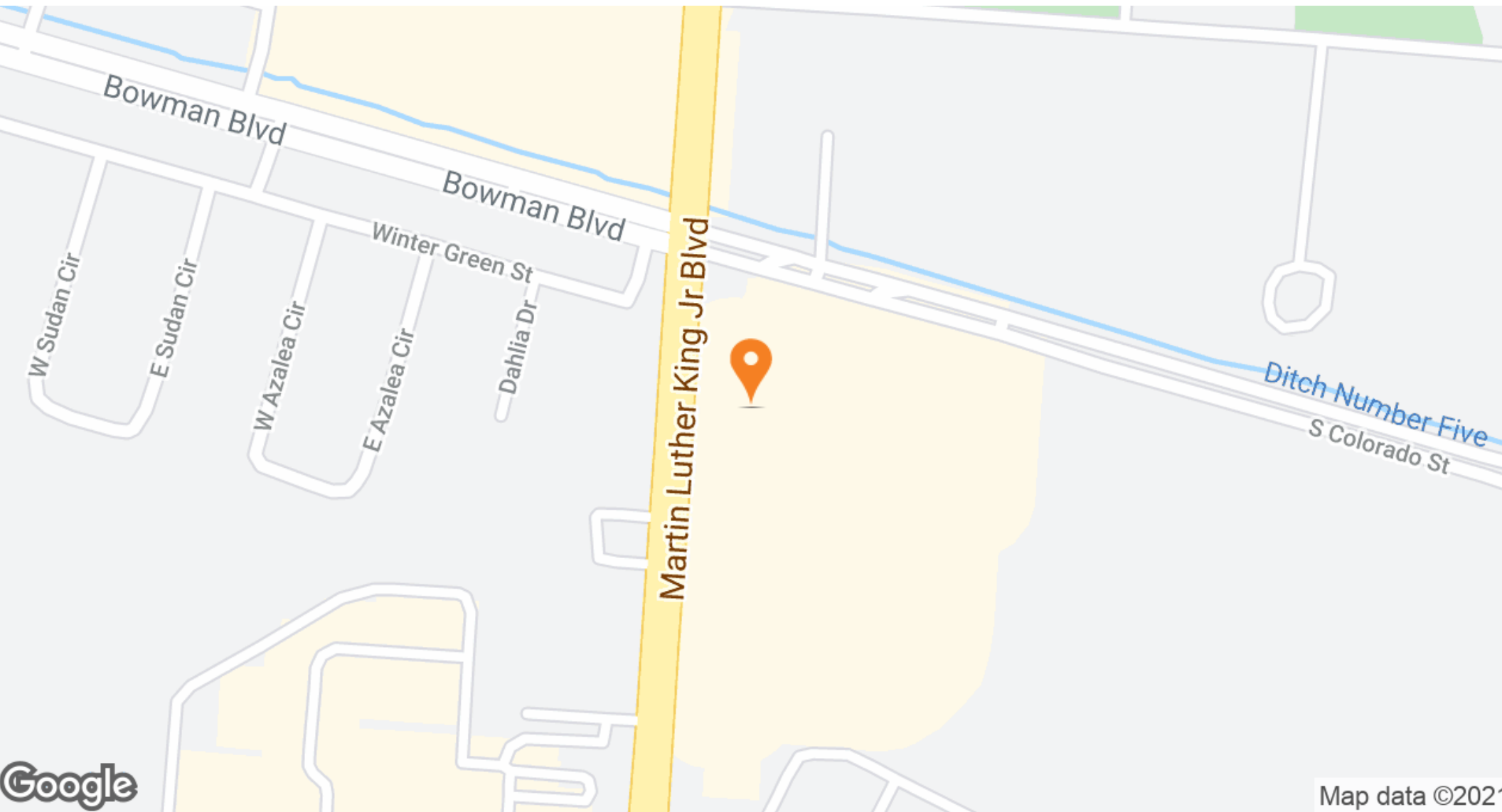
Company:	Taco bell
Founded:	1962
Locations:	7,000+
Franchisee/Guarantor:	K-Mac Enterprises, Inc
Locations:	300+/-
Headquarters:	Fort Smith, AR
Website:	http://www.kmaccorp.com/3/

CUSTOM TEXT

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 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 quick-service sector.

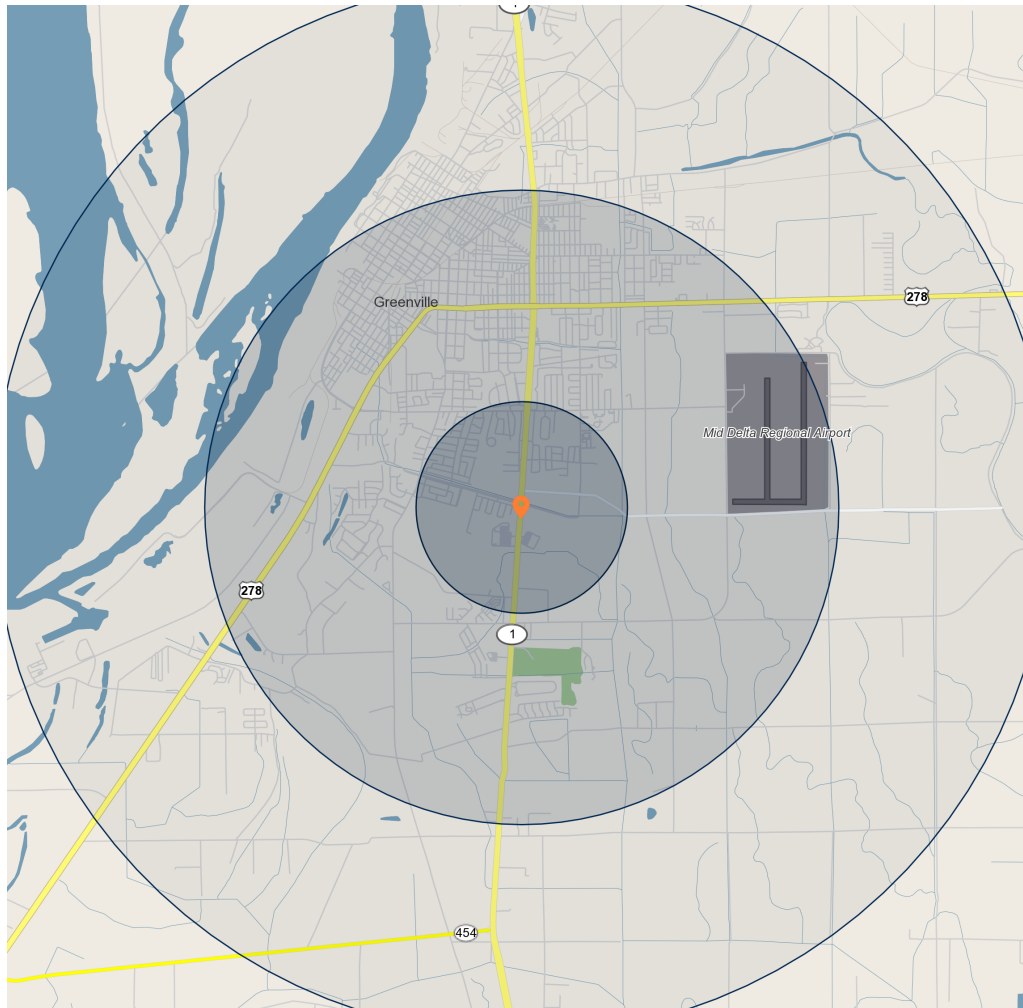
At this particular location, K-Mac Enterprises, Inc. is the operator and one of the largest Taco Bell franchisees in the United States with nearly 300 locations in the Midwest. Headquartered in Fort Smith, AR, K-Mac was founded in 1964 by Ken McGruder and has operated Taco Bell restaurants for approximately 57 years.



Taco Bell // RETAILER MAP



DEMOGRAPHICS // Taco Bell



POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection	3,497	24,636	32,394
2020 Estimate	3,578	25,176	33,018
2010 Census	3,982	27,939	36,431
2000 Census	4,197	33,171	44,045
HOUSEHOLD INCOME			
Average	\$63,103	\$52,345	\$49,335
Median	\$53,611	\$35,579	\$32,863
Per Capita	\$24,559	\$19,179	\$17,930
HOUSEHOLDS			
2025 Projection	1,366	8,975	11,695
2020 Estimate	1,392	9,151	11,882
2010 Census	1,588	10,414	13,453
2000 Census	1,723	12,037	15,649
HOUSING			
Median Home Value	\$91,439	\$76,540	\$74,585
EMPLOYMENT			
2020 Daytime Population	4,114	24,330	30,527
2020 Unemployment	2.89%	7.29%	7.82%
Average Time Traveled (Minutes)	18	18	18
RACE & ETHNICITY			
White	42.03%	22.28%	21.75%
Native American	0.00%	0.05%	0.04%
African American	55.20%	75.22%	75.83%
Asian/Pacific Islander	1.53%	1.10%	0.87%



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