

ACTUAL SITE

TACO BELL

TAVARES, FL



REP PHOTO



20-YEAR ABSOLUTE NNN LEASE
WITH 10% INCREASES EVERY 5
YEARS



HIGH-GROWTH MARKET,
POPULATION FORECAST TO
INCREASE 29% BY 2026



OUTPARCEL TO PUBLIX AT
SIGNALIZED INTERSECTION WITH
48,100 CARS/DAY


**TACO
BELL**


SR-19 & SLIM HAYWOOD AVE,
TAVARES, FLORIDA, 32778

\$3,625,000

4.00% CAP RATE



GROSS LEASABLE AREA

2,288 SF



LOT SIZE

0.93 ACRES



YEAR BUILT

2021



NOI

\$145,000

LEASE SUMMARY

LEASE TYPE	Absolute NNN
GUARANTOR	U.S. Leader Restaurants, Inc. (Subsidiary of Sailormen, Inc.)
ROOF & STRUCTURE	Tenant Responsible
TENANT	Taco Bell
LEASE TERM	20 Years
RENT COMMENCEMENT	Est. 12/1/2021
RENT EXPIRATION	Est. 12/31/2041
INCREASES	10% Increases Every 5 Years & In Options
OPTIONS	Three, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$145,000.00	\$12,083.33
Years 6 - 10	\$159,500.00	\$13,291.67
Years 11 - 15	\$175,450.00	\$14,620.83
Years 16 - 20	\$192,995.00	\$16,082.92
Option 1	\$212,294.50	\$17,691.21
Option 2	\$233,523.95	\$19,460.33
Option 3	\$256,876.35	\$21,406.36

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- 20-Year Absolute NNN Lease, 10% Increases Every 5 Years
- Brand New 2021 Construction, Newest Prototype Design with Drive-Thru
- Taco Bell is a Subsidiary of YUM! Brands (NYSE: YUM) with Over 7,000 Locations
- Operated by U.S. Leader Restaurants, an Experience Franchisee with 25+ Locations in Florida
- Subsidiary of Sailormen, Inc., a 180+ Unit QSR Operator of Taco Bell, Popeyes and Burger King Restaurants



PROXIMITY

- 41,852 Residents in Primary Trade Area
- High-Growth Market, Population Forecast to Increase 29% by 2026
- Corner Location at Signalized Intersection with 48,100 Cars/Day
- Adjacent to New Publix Anchored Center, Only Grocery Between US-441 and Florida Turnpike
- Across from Brand New McDonald's and 7-Eleven
- Less than ¼ Mile to ShantiNiketan, a \$115M New Retirement Community with 1,000 Senior-Living Condos
- Lake County is One of the Five Fastest Growing Counties in Florida
- Minutes to 269-Bed AdventHealth Waterman Hospital, \$74M Expansion Recently Completed
- Surrounded by Several K – 12 Schools with 5,000 Combined Students



LAKE SUMTER STATE COLLEGE
4,929 STUDENTS

LEESBURG
INTERNATIONAL AIRPORT
7 MILES



LAKE HARRIS



LAKE SQUARE MALL

SHOPPES AT LAKE VILLAGE



DOLLAR GENERAL



48,000 VPD



WOODLEA SPORTS
COMPLEX

TAVARES CROSSROADS



SLIM HAYWOOD AVE

SUBJECT
PROPERTY



STATE HIGHWAY 19



15,100 VPD

TAVARES NATURE PARK
101-ACRE PARK WITH TRAILS
AND A DOCK ON LAKE DORA



33,000 VPD

COUNTY ROAD 561



LAKE HARRIS



TAVARES MIDDLE SCHOOL
1,104 STUDENTS



LAKE IDAMERE



ShantiNiketan Village
\$115M Development - 100 acres
1,000 Senior-Living Condos



COUNTY ROAD 561

15,100 VPD



STATE HIGHWAY 19

SUBJECT
PROPERTY

SLIM HAYWOOD AVE

TAVARES NATURE PARK
101-ACRE PARK WITH TRAILS
AND A DOCK ON LAKE DORA



33,000 VPD





ADVENTHEALTH WATERMAN
269-BED HOSPITAL



LAKE EUSTIS



DUNKIN'



ACE
Hardware

TAVARES NATURE PARK
101-ACRE PARK WITH TRAILS
AND A DOCK ON LAKE DORA



TAVARES CROSSROADS



POPEYES
LOUISIANA KITCHEN

**SUBJECT
PROPERTY**

COUNTY ROAD 561

15,100 VPD

33,000 VPD

SLIM HAYWOOD AVE

STATE HIGHWAY 19

ShantiNiketan Village
\$115M Development - 100 acres
1,000 Senior-Living Condos



LAKE DORA

LAKE VIRGINIA

FUTURE LGI HOMES
HOUSING DEVELOPMENT
APPROX. 30 UNITS

TAVARES NATURE PARK
101-ACRE PARK WITH TRAILS
AND A DOCK ON LAKE DORA



15,100 VPD

33,000 VPD

STATE HIGHWAY 19

COUNTY ROAD 561



SUBJECT
PROPERTY

TAVARES CROSSROADS

SLIM HAYWOOD AVE

ShantiNiketan Village
\$115M Development - 100 acres
1,000 Senior-Living Condos



PETSMART
SHOE DEPT. **BAM!**
AMC THEATRES
Wendy's
belk
DUNKIN'

Arby's
WELLS FARGO
DOLLAR TREE

Ruby Tuesday
WAFFLE HOUSE
LOWE'S
OUTBACK STEAKHOUSE

THE HOME DEPOT
Walgreens
DOLLAR GENERAL

48,000 VPD

441

TAVARES HIGH SCHOOL
1,341 STUDENTS

JOANN

CVS pharmacy

Winn-Dixie

TRIANGLE ELEMENTARY
804 STUDENTS

ACE Hardware

DUNKIN'

TAVARES CROSSROADS
Publix
Great Clips
Shaw's
Tavara Crossroads

McDonald's
7 ELEVEN

POPEYES
LOUISIANA KITCHEN

SUBJECT PROPERTY

TAVARES MIDDLE SCHOOL
1,104 STUDENTS

33,000 VPD

15,100 VPD

STATE HIGHWAY 19

COUNTY ROAD 561

EUSTIS HEIGHTS ELEMENTARY
749 STUDENTS

Publix
Great Clips
SALLY BEAUTY
BEALLS

McDonald's
Wendy's
planet fitness
OLIE'S
TRACTOR SUPPLY CO

golden corral

BIG LOTS!

TARGET

LOWE'S

Publix

CVS pharmacy

Ford

ACE Hardware

McDonald's

KOHL'S
DOLLAR TREE
FIREHOUSE SUBS

TJ-MAXX
ROSS
KFC

Walmart

TAVARES ELEMENTARY
1,002 STUDENTS

ADDITIONAL PHOTOS

TAKEN AUGUST 22ND, 2021



ALSO AVAILABLE
INQUIRE WITH BROKER



ADDITIONAL PHOTOS

TAKEN AUGUST 22ND, 2021



POPEYES
LOUISIANA KITCHEN

ALSO AVAILABLE
INQUIRE WITH BROKER



DRONE FOOTAGE



CLICK TO WATCH



VPD

48,100

ON SURROUNDING ROADS

LOT SIZE

0.93

Acres

PARKING

24

Spaces

TENANT OVERVIEW

TACO BELL

Taco Bell Corp. is 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.

WWW.TACOBELL.COM

COMPANY HIGHLIGHTS

- » Taco Bell grew 12% on a two-year stack and notched its sixth straight quarter of drive-thru times under four minutes.
- » Digital sales increased for YUM! Brands by more than \$1 billion for the second consecutive quarter in October 2020 and reached a record \$4 billion. Management attributed the increase to elevated drive-thru demand at Taco Bell, which saw 30 million more cars compared to the prior-year period.

HEADQUARTERS
IRVINE
CALIFORNIA

LOCATIONS
7,400+

EMPLOYEES
11,000+

OF STATES
50

REVENUE
\$1.98B
2020

FOUNDED IN
1962



REPRESENTATIVE PHOTO

FRANCHISEE OVERVIEW

ABOUT SAILORMEN, INC.

Sailormen, Inc. was founded in 1987 with 10 stores, and grew to over 150 stores with over \$185 million in revenue in Florida, Georgia, Mississippi, Alabama, and Louisiana. In 2018, Sailormen divested its stores in Mississippi, Alabama, and Louisiana to concentrate on its new store development in both Florida and Georgia. Currently, Sailormen operates 25+ Taco Bells with future plans for the company's growth.

Sailormen is the recipient of numerous brand awards and its executives participate on numerous franchisee committees, including marketing, operations, development, and technology. In addition to their success as a Popeyes franchisee, the longtime partners also own and operate over 50 Burger King and Taco Bell restaurants through affiliated companies and have numerous real estate holdings. Sailormen, Inc. operates as a subsidiary of Interfoods of America, Inc. In 2019, the Sailormen, Inc. Golf Classic helped raise \$680,000 to help families affected by MDA.

“

Currently, Sailormen operates 25+ Taco Bells with future plans for the company's growth.

”

Sailormen inc.

POPEYES
LOUISIANA KITCHEN

(130+ LOCATIONS)



(25+ LOCATIONS)



(25+ LOCATIONS)

HEADQUARTERS
MIAMI
FLORIDA

REVENUE
\$185M

OF UNITS
25+

FOUNDED
1987

TAVARES, FLORIDA



SUNSHINE STATE

Tavares is a city and the county seat of Lake County in central Florida and is a part of the Orlando – Kissimmee – Sanford MSA. Lake County has been one of the fastest growing counties in Florida with a growth rate consistently higher than the state average. By population, Greater Orlando is the third largest metropolitan area in Florida and the fifth largest in the southeastern United States, with a population of over 2.5 million. Tavares is located in the center of many lakes that draw visitors from throughout Florida and the Greater U.S. for summer vacations. Tavares tourists attractions are primarily outdoor recreation based with many state parks located within a short drive but travelers also have the ability to access all of the tourist attractions in Greater Orlando within an hour drive. Greater Orlando is best known for its tourism industry, which attracts millions of visitors each year. Famous attractions include Walt Disney World, SeaWorld Orlando, and Universal Orlando. In recent years, Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation, and training (MS&T) industry. As a high-tech industrial hub, Orlando has the largest research park in Florida, Central Florida Research Park. Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona Medical City, a 650-acre health, and life sciences park. Orlando is also home to the University of Central Florida, the largest university in the United States by undergraduate enrollment, as well as the largest by total enrollment, with over 66,000 students.



ATTRACTIONS

Tavares is fast becoming the entertainment center of Lake county, Florida. Its unique waterfront location on Lake Dora allows the finest in water sport events and activities. Whether you want to sit back and be entertained by the numerous fishing and boating competitions, parades, fairs and concerts held in the downtown waterfront district OR you want to get out there and be active, Tavares and the surrounding areas will give you and your family plenty of options. Additionally, Walt Disney World is less than an hour's drive south of Tavares.



EDUCATION

There are 23 colleges within 50 miles of Tavares enrolling a total of 209,998 students. The nearest college is Lake Sumter State College, a public 2 year college, enrolling nearly 5,000 students, located in Leesburg at a distance of 4.2 miles from Tavares. The top rated college in the area is University of Central Florida in Orlando. The largest college in the area is University of Central Florida enrolling 68,475 students.



ECONOMY

The city's industry is well diversified due to the close proximity to Orlando. Behind the scenes of the area's tourism and entertainment industry is a dynamic and diversified economy that has expanded enormously. Among its most important industry sectors are high technology, aviation and aerospace, film and television production, biotechnology, and manufacturing, warehousing, and distribution.



TRANSPORTATION

The nearest airport to Tavares is Orlando Sanford (SFB) Airport which is 29.5 miles away. Other nearby airports include Orlando (MCO), Tampa (TPA), Sarasota/Bradenton (SRQ) and Jacksonville (JAX).

DEMOGRAPHICS

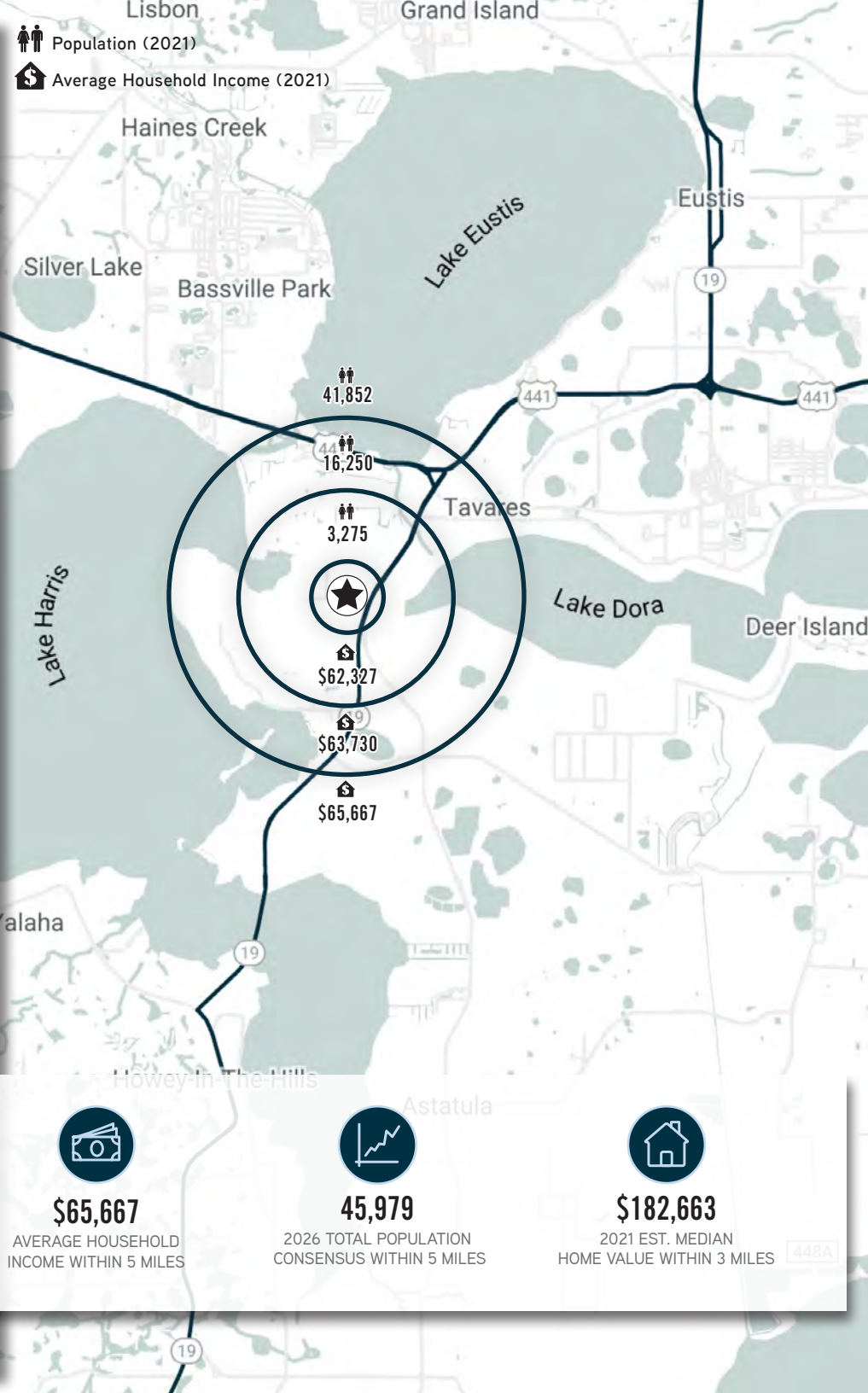
POPULATION	1 MI	3 MI	5 MI
2021 Total	3,275	16,250	41,852
2026 Projected	4,287	18,336	45,979
Total Daytime Population	3,423	18,826	46,603
Population Change 2010-2026	55%	28%	29.3%

HOUSEHOLDS	1 MI	3 MI	5 MI
2021 Total Households	1,227	7,097	18,402
2026 Total Households	1,567	7,935	20,123
Household Change 2021-2026	27.7%	11.8%	9.4%

INCOME	1 MI	3 MI	5 MI
2021 Median Income	\$47,943	\$48,933	\$49,209
2021 Average Income	\$62,327	\$63,730	\$65,667

AGE/HOME VALUE	1 MI	3 MI	5 MI
2021 Est. Median Age	49	56.1	54.4
18 and Older	80.5%	85.8%	84.9%
2021 Est. Median Home Value	\$169,444	\$182,663	\$188,712
2026 Est. Median Home Value	\$238,380	\$224,607	\$230,400

EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	26.4%	20.2%	12.0%



46,603

TOTAL DAYTIME POPULATION
WITHIN 5 MILES



26.4%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 1 MILE



41,852

2021 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$65,667

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



45,979

2026 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$182,663

2021 EST. MEDIAN
HOME VALUE WITHIN 3 MILES

448A

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