

TACO BUENO

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM

Taco Bueno



1155 Dave Ward Drive, Conway, AR 72034

Confidentiality and Disclaimer



Taco Bueno

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a

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Investment Highlights

PRICE: \$1,936,134 | CAP: 5.95% | RENT: \$115,200



Taco Bueno

About the Investment

- ✓ Long Term, 20-Year Triple-Net Lease | Over 18.5 Years Remaining
- ✓ Triple Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ Attractive Rental Increases of 5.0% Annually Beginning in Year 6
- ✓ Four, Five-Year Tenant Renewal Option Periods

About the Location

- ✓ Dense Retail Corridor | McDonald's, Taco Bell, Starbucks, Burger King, Sonic Drive-in, Dollar General, Hardee's, and Various Others
- ✓ Central Location | Located on Dave Ward Drive and Less Than 2 Miles From Interstate-40 Entrance Ramp | Drivers Traveling to Little Rock via U.S. 40 | 35-Minute Drive to Little Rock
- ✓ Strong University Presence Nearby | University of Central Arkansas, Hendrix College
- ✓ Strong Traffic Counts | Dave Ward Drive: 32,500 Vehicles | South Donaghey Avenue: 20,900 Vehicles

About the Tenant / Brand

- ✓ LR Bueno, LLC is an Arkansas-Based Franchisee | 4-Units Total | Long Time QSR Operator with Significant Investment into Operating Business
- ✓ Strong Track Record With Proven Operational Expertise
- ✓ Taco Bueno is a Popular Brand in Texas, Oklahoma, Arkansas, and Kansas | More than 145 Locations Across the Region





Financial Analysis

PRICE: \$1,936,134 | CAP: 5.95% | RENT: \$115,200



Taco Bueno

PROPERTY DESCRIPTION

Property	Taco Bueno
Property Address	1155 Dave Ward Drive
City, State, ZIP	Conway, AR 72034
Estimated Building Size	2,362
Lot Size	+/- 0.74 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$1,936,134
CAP Rate	5.95%
Annual Rent	\$115,200

LEASE SUMMARY

Property Type	Net Lease Quick Service Restaurant
Tenant / Guarantor	LR Bueno, LLC (4-units) & Personal Guaranty
Original Lease Term	20 Years
Lease Commencement	May 1, 2020
Lease Expiration	April 30, 2040
Lease Term Remaining	18.6 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	5.0% every Five Years
Options to Renew	Four, Five-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 2	\$115,200	\$9,600	-
Year 3	\$115,200	\$9,600	-
Year 4	\$115,200	\$9,600	-
Year 5	\$115,200	\$9,600	-
Year 6	\$120,960	\$10,080	5.00%
Year 7	\$120,960	\$10,080	-
Year 8	\$120,960	\$10,080	-
Year 9	\$120,960	\$10,080	-
Year 10	\$120,960	\$10,080	-
Year 11	\$127,008	\$10,584	5.00%
Year 12	\$127,008	\$10,584	-
Year 13	\$127,008	\$10,584	-
Year 14	\$127,008	\$10,584	-
Year 15	\$127,008	\$10,584	-
Year 16	\$133,358	\$11,113	5.00%
Year 17	\$133,358	\$11,113	-
Year 18	\$133,358	\$11,113	-
Year 19	\$133,358	\$11,113	-
Year 20	\$133,358	\$11,113	-



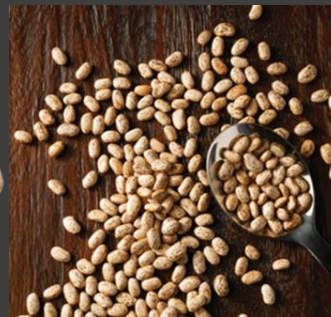
Concept Overview



Taco Bueno

In 1967, Taco Bueno opened their doors in Abilene, TX to share fresh, authentic Mexican food. Now, almost 52 years later, while the other guys have turned to packaged and processed foods, they have stayed true to their roots by crafting authentic recipes in each of their kitchens. They do things the Bueno way, and you're sure to taste the difference. Taco Bueno is committed to providing an authentic, better-tasting Tex-Mex experience through made-fresh-daily preparations, hand-selected ingredients and genuine friendly hospitality. Founded in 1967 in Abilene, TX, Taco Bueno is a privately held company that operates nearly 120 restaurants throughout the American South and Southwest – including Kansas, Oklahoma, Arkansas and Texas.

Why Bueno is Better



Fresh Prep

Reheating isn't cooking. That's why, unlike the other guys, we craft each recipe in our kitchens just before it hits your tray.



Real Ingredients

You can pronounce all of our ingredients. Ground beef, grilled chicken, ripe tomatoes, fresh cilantro – is your mouth watering yet?



Your Way

You should love the food you eat. Create your own Bueno by customizing your order any way you'd like or layer the flavors yourself at our fresh salsa bar.



Surrounding Area





Location Overview

Property Address: 1155 Dave Ward Drive, Conway, AR 72034

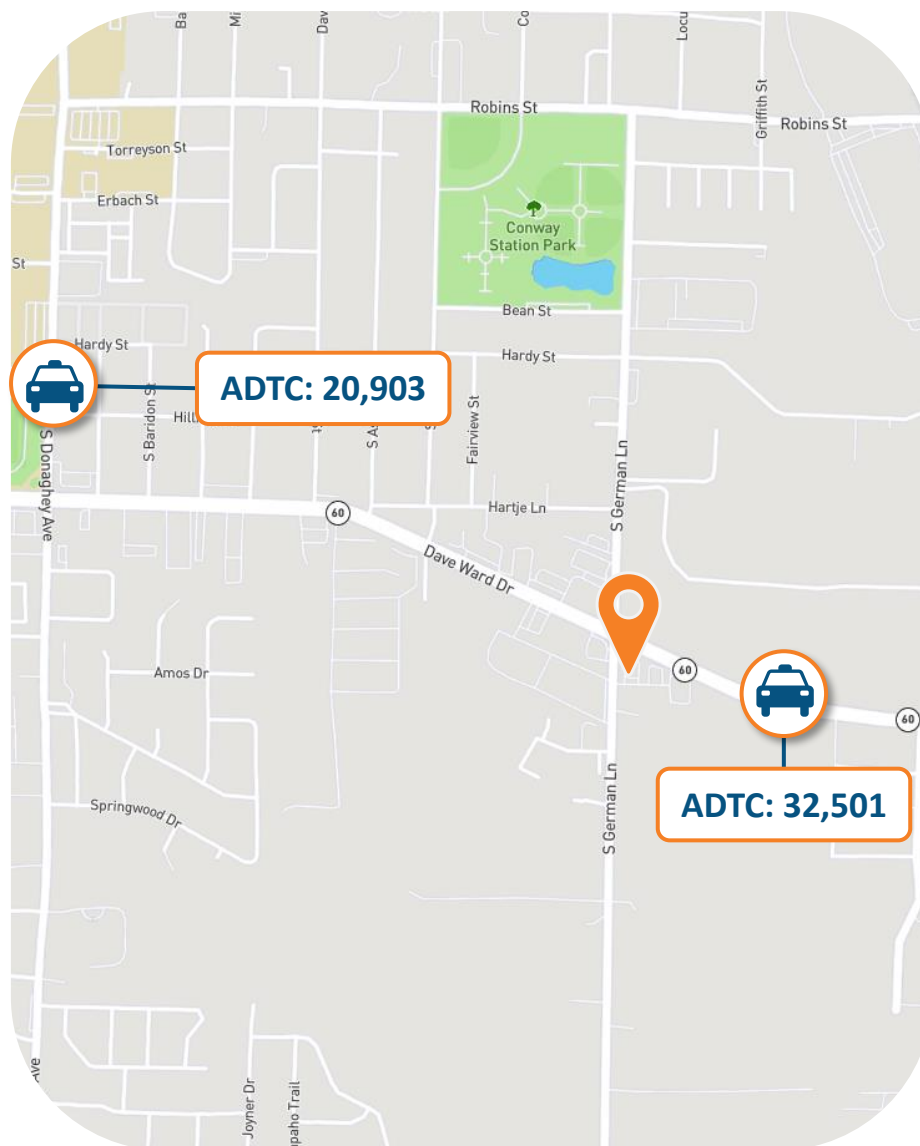


Taco Bueno

The subject Taco Bueno benefits from being well-positioned on Dave Ward Drive, which experiences average daily traffic counts of approximately 32,500 vehicles daily. Dave Ward Drive intersects with South Donaghey Avenue, which leads to the University of Central Arkansas and brings in an additional 20,903 cars daily. Just east of the subject property, Dave Ward Drive intersects with South Harkrider Street, which experiences 10,631 vehicles daily, and runs into Conway's main town.

The subject property benefits from being well-positioned in a main pipeline filled with nationally-recognized tenants, local tenants, and shopping centers. Major national tenants in the immediate area include McDonald's, Taco Bell, Burger King, Sonic Drive-in, Starbucks, Dollar General, and Gulf, among various others. The subject property also benefits from being just under a mile away from the University of Central Arkansas, which enrolls just under 12,000 students annually. The University also employs over 1,500 citizens as well. The Carl Stuart Middle and Marguerite Vann Elementary Schools are just west of the University and enroll just under 1,200 students combined.

The city of Conway is the county seat of Faulkner County and sits roughly 35 miles outside Little Rock. U.S. Interstate 40 runs through the east side of the city, through which 46,000 vehicles pass daily. This is the main route to Little Rock, and one of the most heavily traveled U.S. Interstates in the state of Arkansas. Conway's unemployment rate is currently 4.2%, 1.8% below the 6% national average. While Conway's job market hasn't increased in the past year, job growth is predicted to be around 32.6% in the next ten years. The largest industries in Conway are Retail Trade, Educational Services, and Health Care & Social Work, which each account for 15% of Conway's overall job market. Manufacturing also has its place in Conway, as the city used to be home to one of the largest school bus manufacturers in the world. Conway is a part of the Little Rock - North Little Rock - Conway Metropolitan Statistical Area, which has a population of upwards of 734,000 people.





Property Photo



Taco Bueno





Surrounding Area Photos



Taco Bueno



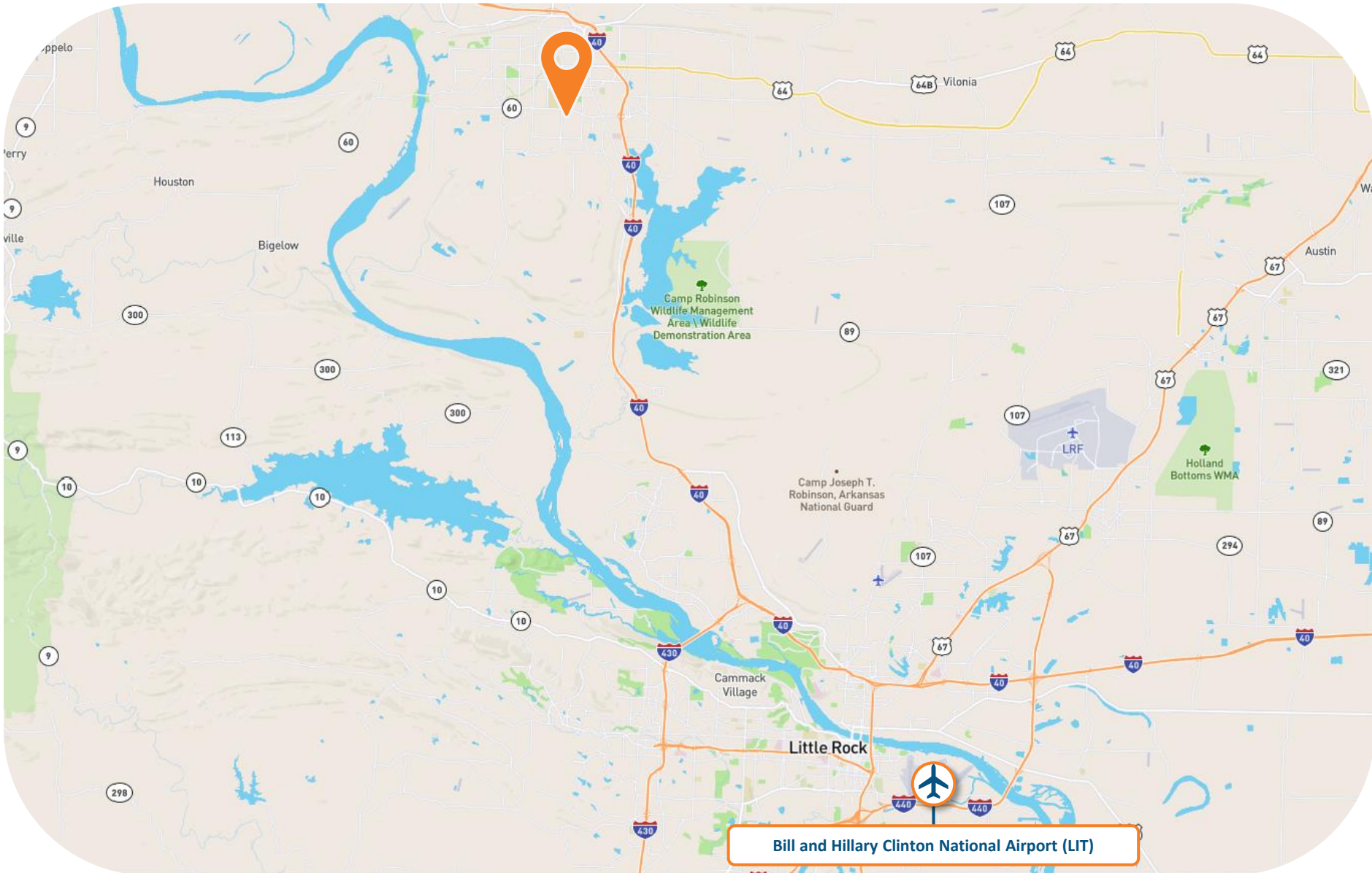


Local Map

Property Address: 1155 Dave Ward Drive, Conway, AR 72034



Taco Bueno



Bill and Hillary Clinton National Airport (LIT)

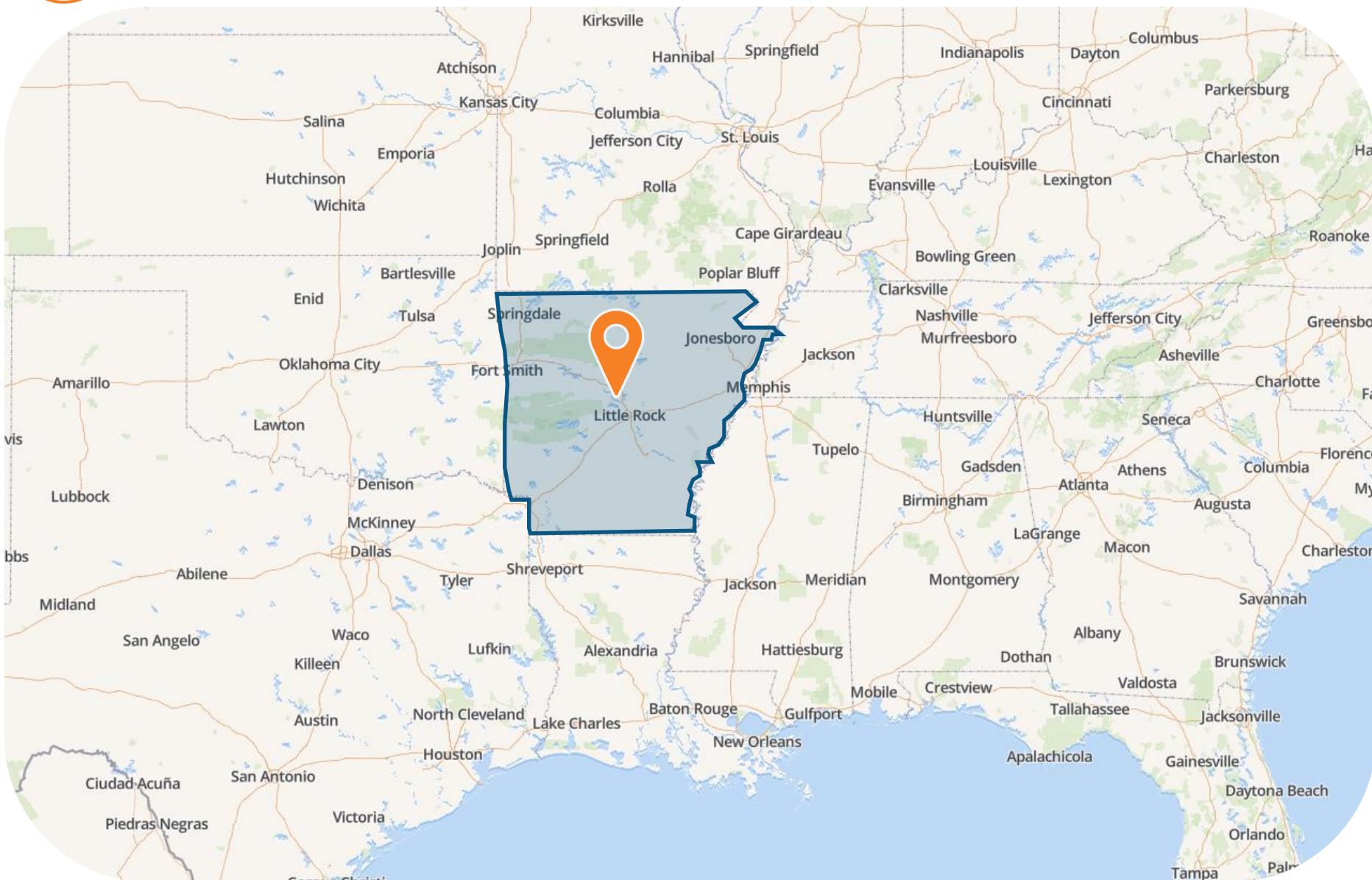


Regional Map

Property Address: 1155 Dave Ward Drive, Conway, AR 72034



Taco Bueno





Demographics

Property Address: 1155 Dave Ward Drive, Conway, AR 72034



Taco Bueno

3 Miles 5 Miles 10 Miles

POPULATION TRENDS

2010 Population	45,692	60,326	84,913
2021 Population	53,254	69,747	96,311
2026 Population Projection	55,736	72,931	100,433
Annual Growth 2010-2021	1.50%	1.40%	1.20%
Annual Growth 2021-2026	0.90%	0.90%	0.90%

POPULATION BY RACE (2021)

White	41,912	53,699	76,778
Black	8,577	12,579	15,193
American Indian/Alaskan Native	298	379	584
Asian	1,198	1,393	1,503
Hawaiian & Pacific Islander	37	63	72
Two or More Races	1,232	1,634	2,180
Hispanic Origin	2,802	3,757	4,575

HOUSEHOLD TRENDS

2010 Households	17,392	22,928	32,412
2021 Households	20,053	26,310	36,533
2026 Household Projection	20,976	27,502	38,079
Annual Growth 2010-2021	1.20%	1.10%	0.90%
Annual Growth 2021-2026	0.90%	0.90%	0.80%

AVERAGE HOUSEHOLD INCOME (2021)

\$187,769	\$181,539	\$188,810
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MEDIAN HOUSEHOLD INCOME (2021)

\$187,769	\$181,539	\$188,810
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HOUSEHOLDS BY HOUSEHOLD INCOME (2021)

< \$25,000	4,966	6,612	8,513
\$25,000 - 50,000	4,294	5,782	8,084
\$50,000 - 75,000	3,928	4,971	7,117
\$75,000 - 100,000	2,664	3,677	5,333
\$100,000 - 125,000	1,806	2,243	3,242
\$125,000 - 150,000	725	901	1,379
\$150,000 - 200,000	680	878	1,202
\$200,000+	991	1,247	1,662





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