

# TACO BUENO

EXCLUSIVE NET-LEASE OFFERING



# OFFERING MEMORANDUM



**Taco Bueno**



103 Savannah Drive, Maumelle, AR 72113

# Confidentiality and Disclaimer



**Taco Bueno**

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# Investment Highlights

PRICE: \$1,310,924 | CAP: 5.95% | RENT: \$78,000



**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 | Walgreens, Dollar General, Kroger, Starbucks, Pizza Hut, Dominos, Arby's, Wendy's, Zaxby's, Chick-fil-A, and Many More
- ✓ Strong Traffic Counts | Carnahan Drive and Club Manor Drive | 7,500 and 5,800 Vehicles Per Day | Maumelle Boulevard | 24,500 Vehicles Per Day
- ✓ Less Than Two Miles From Pine Forest Elementary School, Maumelle Middle School, and Maumelle High School | Over 2,100 Total Students Enrolled
- ✓ Less Than Twenty Miles From Bill and Hillary Clinton International Airport

## 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: \$1,310,924 | CAP: 5.95% | RENT: \$78,000



**Taco Bueno**

## PROPERTY DESCRIPTION

Property	Taco Bueno
Property Address	103 Savannah Drive
City, State, ZIP	Maumelle, AR 72113
Estimated Building Size	2,538
Lot Size	+/- 1.34 Acres
Type of Ownership	Fee Simple

## THE OFFERING

Purchase Price	\$1,310,924
CAP Rate	5.95%
Annual Rent	\$78,000

## 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	\$78,000	\$6,500	-
Year 3	\$78,000	\$6,500	-
Year 4	\$78,000	\$6,500	-
Year 5	\$78,000	\$6,500	-
Year 6	\$81,900	\$6,825	5.00%
Year 7	\$81,900	\$6,825	-
Year 8	\$81,900	\$6,825	-
Year 9	\$81,900	\$6,825	-
Year 10	\$81,900	\$6,825	-
Year 11	\$85,995	\$7,166	5.00%
Year 12	\$85,995	\$7,166	-
Year 13	\$85,995	\$7,166	-
Year 14	\$85,995	\$7,166	-
Year 15	\$85,995	\$7,166	-
Year 16	\$90,295	\$7,525	5.00%
Year 17	\$90,295	\$7,525	-
Year 18	\$90,295	\$7,525	-
Year 19	\$90,295	\$7,525	-
Year 20	\$90,295	\$7,525	-



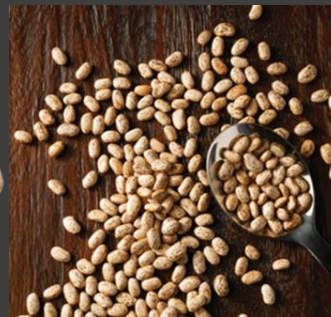
# Concept Overview



**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: 103 Savannah Drive, Maumelle, AR 72113

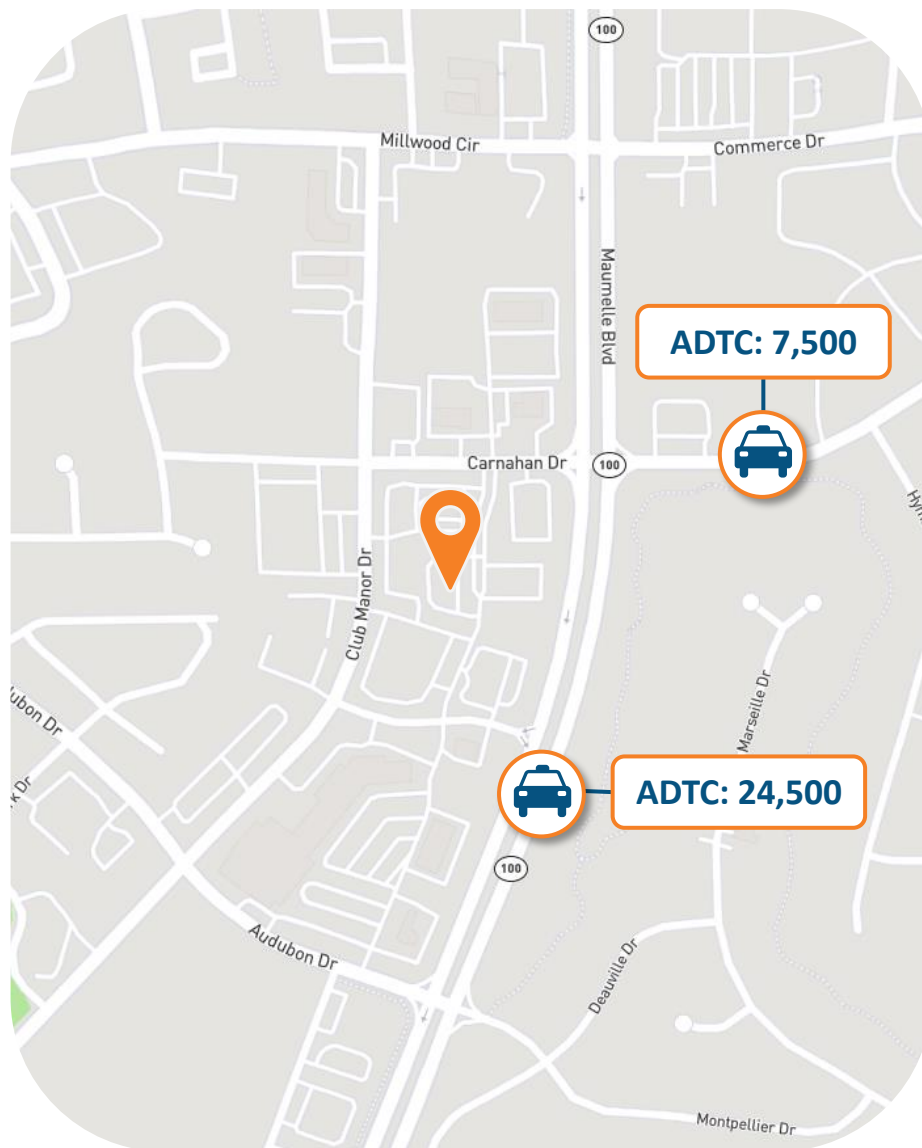


**Taco Bueno**

The property is located just after the intersection of Carnahan Drive and Club Manor Drive which experience average daily traffic counts of 7,500 and 5,800 Vehicles. Maumelle Boulevard intersects with Carnahan Drive nearby and brings an additional 24,500 vehicles into the immediate area on average daily. There are more than 25,000 individuals living within a 3-mile radius of the subject property and more than 43,000 individuals living within a 5-mile radius of the subject property. The property lies within an affluent suburban area with average household income exceeding \$78,000 within a 1-mile radius.

The subject Taco Bueno benefits from being well-positioned in an urban infill consisting of national and local tenants, shopping centers, and schools within close proximity to this property. Major National Tenant include Major national tenants in the immediate area include Walgreens, Dollar General, Kroger, Starbucks, Pizza Hut, Dominos, Arby's, Wendy's, Zaxby's, Chick-fil-A, and many more. The property is also located within a 2-mile radius of Pine Forest Elementary School, Maumelle Middle School, and Maumelle High School which feature a combined total enrollment of over 2,100 students. Lake Maumelle, a man-made lake covering 8,900 acres is a popular local recreational destination for sport fishing and boating and is located 20 miles east of the property. Additionally, Bill and Hillary Clinton International Airport is located less than 20 miles from the subject Taco Bueno.

Maumelle is a city in Pulaski County, Arkansas. The city is located northwest of Little Rock, bordering the opposite shore of the Arkansas River and is part of the Little Rock metropolitan area. The Little Rock metropolitan area is the most populous metro area in the state of Arkansas. Located at the convergence of Arkansas's other geographic regions, the region's central location make it an important population, economic, education, and political center in Arkansas and the Southern United States. Little Rock is the state's capital, and the city is also home to two Fortune 500 Companies, Arkansas Children's Hospital, and University of Arkansas for Medical Sciences.





# Property Photo



**Taco Bueno**







# Surrounding Area Photos



Taco Bueno



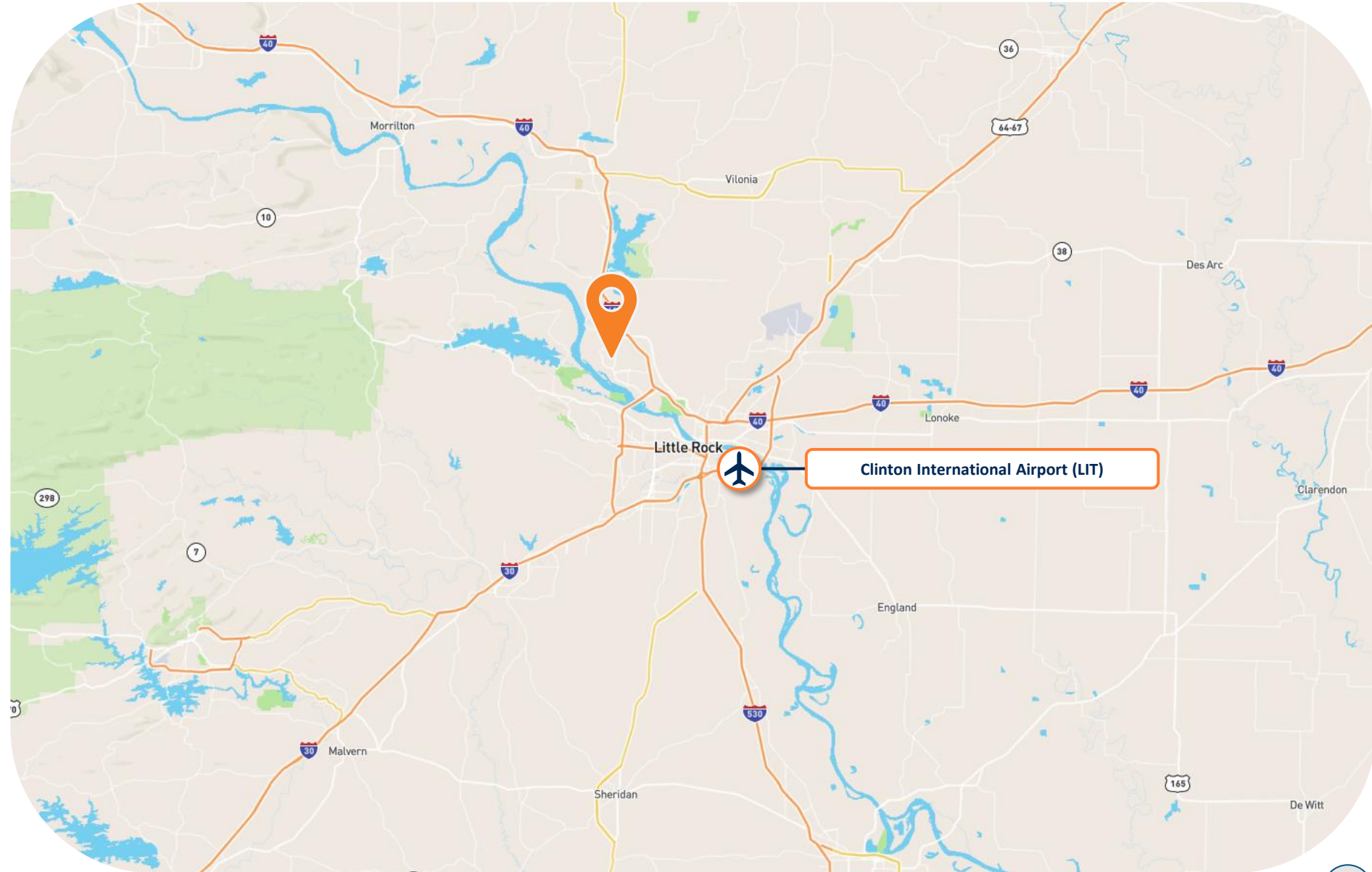


# Local Map

Property Address: 103 Savannah Drive, Maumelle, AR 72113



**Taco Bueno**







# Regional Map

Property Address: 103 Savannah Drive, Maumelle, AR 72113



**Taco Bueno**



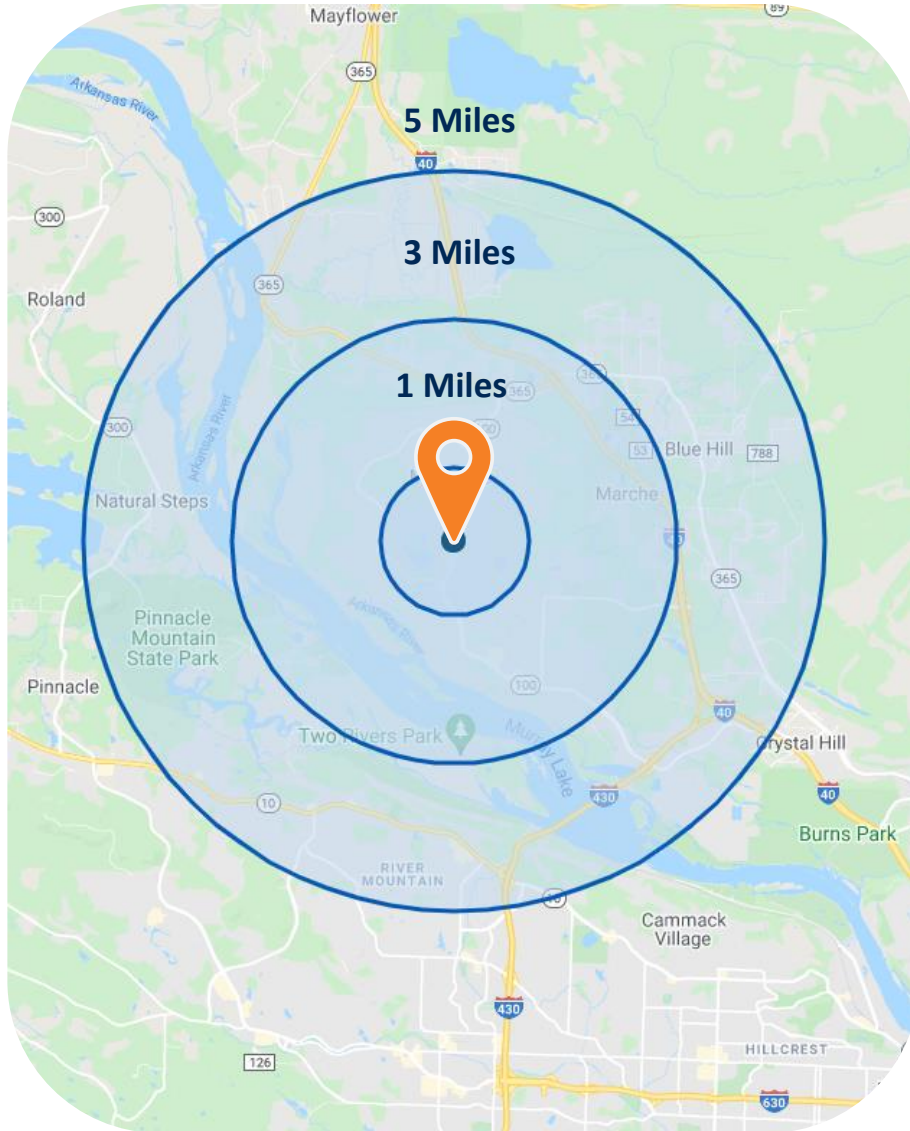


# Demographics

Property Address: 103 Savannah Drive, Maumelle, AR 72113



**Taco Bueno**



## POPULATION TRENDS

	1 Mile	3 Miles	5 Miles
2010 Population	5,197	22,143	40,591
2021 Population	5,574	25,206	43,278
2026 Population Projection	5,599	25,575	43,431
Growth 2010 – 2021	0.70%	1.30%	0.60%
Growth 2020 – 2026	0.10%	0.30%	0.10%

## POPULATION BY RACE (2021)

	1 Mile	3 Miles	5 Miles
White	4,227	19,377	33,720
Black	1,065	4,566	7,235
American Indian/Alaskan Native	22	99	173
Asian	139	655	1,341
Hawaiian & Pacific Islander	1	4	6
Two or More Races	119	505	803
Hispanic Origin	173	834	1,311

## HOUSEHOLD TRENDS

	1 Mile	3 Miles	5 Miles
2010 Households	2,306	9,323	16,994
2021 Households	2,493	10,804	18,377
2026 Household Projection	2,509	10,997	18,492
Growth 2010 – 2021	1.10%	1.80%	1.20%
Growth 2020 - 2026	0.10%	0.40%	0.10%

## AVERAGE HOUSEHOLD INCOME (2021)

1 Mile	3 Miles	5 Miles
\$78,462	\$91,126	\$96,926

## MEDIAN HOUSEHOLD INCOME (2021)

1 Mile	3 Miles	5 Miles
\$62,457	\$68,369	\$70,871

## HOUSEHOLDS BY HOUSEHOLD INCOME (2021)

	1 Mile	3 Miles	5 Miles
<\$25,000	580	1,744	2,766
\$25,000 - \$50,000	497	2,223	3,726
\$50,000 - \$75,000	319	1,873	3,158
\$75,000 - \$100,000	278	927	1,693
\$100,000 - \$125,000	394	1,702	2,578
\$125,000 - \$150,000	142	518	975
\$150,000 - \$200,000	196	1,066	1,794
\$200,000+	90	750	1,687





# Market Overview

City: Maumelle | County: Pulaski | State: Arkansas



**Taco Bueno**

## *Little Rock*

The Little Rock area is the central hub of Arkansas' economy. Central Arkansas has enjoyed significant economic and population growth in recent history, and the Little Rock area continues to grow, gaining more and more impressive national ratings in economy, commerce, and industry. Little Rock has recently made Kiplinger's "10 Great Places to Live," Gallup's "America's Happiest Cities," Moody's "Most Diverse Economy in the Nation," Forbes "Top 200 Best Places for Business and Careers, as well as Kiplinger's "Best Value City" feature. According the City's website, Little Rock and the Central Arkansas area have seen over \$2.5 billion in economic development since 1994. This growth has been both characterized and facilitated by an increasingly active private sector and a highly dedicated Regional Chamber of Commerce. Strong economic growth in Central Arkansas has also driven new commercial and residential real estate development trends. In 2015, Little Rock saw significant commercial real estate development, exemplified by new retail and industrial areas. Even more significant commercial growth has appeared in the past few years. Shoppers from all over the state now go to Little Rock to visit the Outlets at Little Rock, the Bass Pro Shop, stores and restaurants at Shackleford Crossing, and the new Dave and Buster's sports bar and arcade.

Major industry has also been increasingly active in Central Arkansas. Aviation, for instance, has been and continues to be a dynamic industry in the Little Rock area. Little Rock is home to the facilities of companies such as Dassault Falcon Jet, Raytheon, and Central Flying Service that contribute greatly to the economy and provide tons of jobs. Biotechnology is also an emerging industry in Central Arkansas.

Aside from the growing commercial and industrial sectors, real estate development in Central Arkansas has been impressive. The area has seen "years of steady appreciation in commercial real estate values," and this appreciation is expected to continue as more and more real estate is demanded for business and industrial growth.





**Taco Bueno®**

Marcus & Millichap

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