

TACO BUENO

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



Taco Bueno



20742 I-30 N, Benton, AR 72019

Confidentiality and Disclaimer



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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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: \$2,722,689 | CAP: 5.95% | RENT: \$162,000



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 | Target, Kroger, Academy Sports, Discount Tire, Hobby Lobby, Red Robin, Nissan, Five Below, Chili's Starbucks any many others
- ✓ New Development in the Area
- ✓ Freestanding Property | Benefits from Excellent Frontage along Interstate 30 (Frontage Road)
- ✓ Robust Population | Over 73,000 Residents within a Five-Mile Radius
- ✓ Affluent Population Boasting an Average Household Income of \$81,000 within a Three-Mile Radius
- ✓ Strong Student Population | Over 3,100 Students Attend Classes within a Five-Mile Radius of the Property
- ✓ Positive Real Estate Fundamentals | Less Than 30 Miles from Little Rock, Arkansas

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: \$2,722,689 | CAP: 5.95% | RENT: \$162,000



Taco Bueno

PROPERTY DESCRIPTION

Property	Taco Bueno
Property Address	20742 I-30 North
City, State, ZIP	Benton, AR 72019
Estimated Building Size	2,456
Lot Size	+/- 1.34 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$2,722,689
CAP Rate	5.95%
Annual Rent	\$162,000

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	\$162,000	\$13,500	-
Year 3	\$162,000	\$13,500	-
Year 4	\$162,000	\$13,500	-
Year 5	\$162,000	\$13,500	-
Year 6	\$170,100	\$14,175	5.00%
Year 7	\$170,100	\$14,175	-
Year 8	\$170,100	\$14,175	-
Year 9	\$170,100	\$14,175	-
Year 10	\$170,100	\$14,175	-
Year 11	\$178,605	\$14,884	5.00%
Year 12	\$178,605	\$14,884	-
Year 13	\$178,605	\$14,884	-
Year 14	\$178,605	\$14,884	-
Year 15	\$178,605	\$14,884	-
Year 16	\$187,535	\$15,628	5.00%
Year 17	\$187,535	\$15,628	-
Year 18	\$187,535	\$15,628	-
Year 19	\$187,535	\$15,628	-
Year 20	\$187,535	\$15,628	-



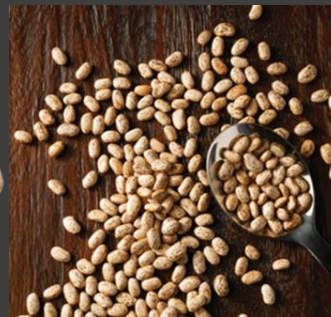
Concept Overview



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: 20742 I-30, Benton, AR 72019

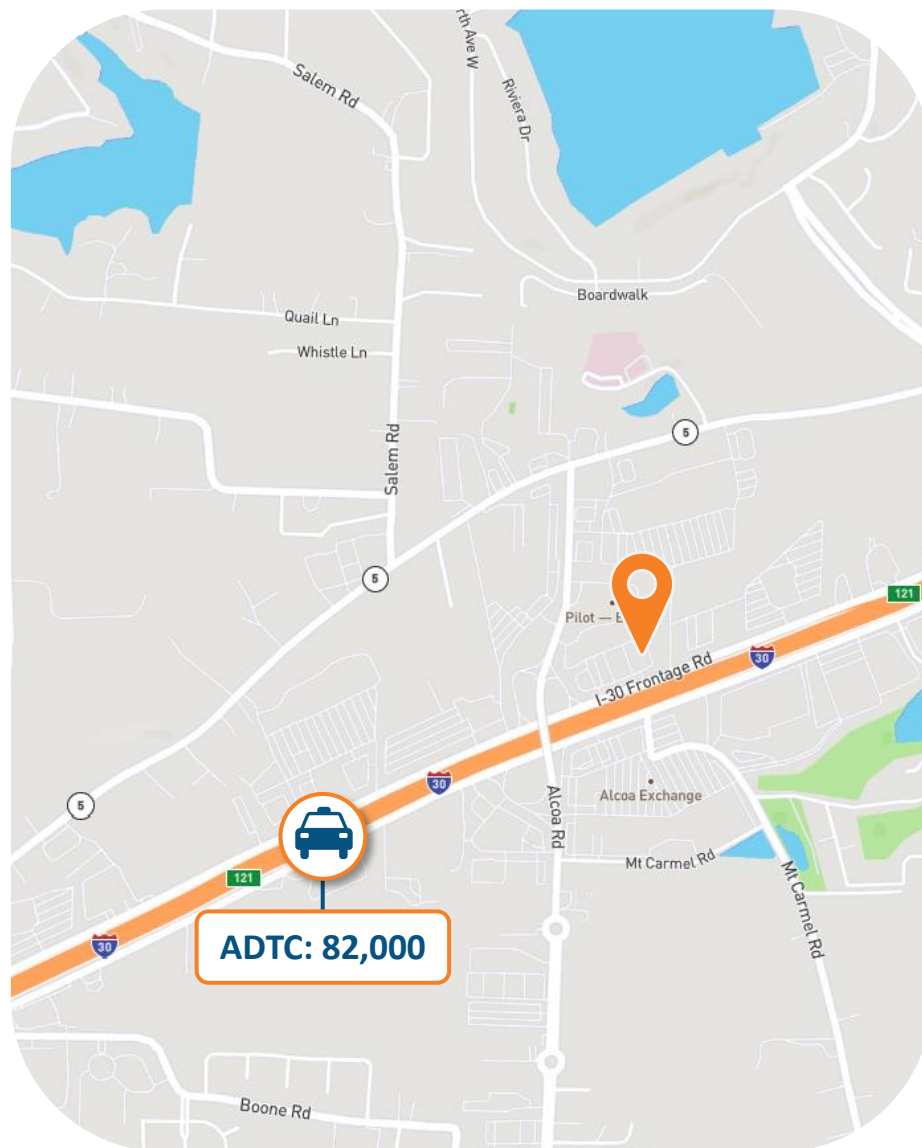


Taco Bueno

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 tenants in the immediate area include Target, Kroger, Academy Sports, Discount Tire, Hobby Lobby, Red Robin, Nissan, Five Below, Chili's Starbucks any many others. The subject property benefits from its close proximity to several schools, including Bryant High School and Bryant Middle School. These school are less than five miles from the subject property and serve an excess of 3,100 students.

The property is located on Interstate 30, which experiences an average daily traffic counts of more than 82,000 vehicles. Interstate 30 is the main thoroughfare for drivers traveling through Arkansas and Texas. Just southwest of the subject property, Interstate 30 (Frontage Road) intersects with Alcoa Road. This intersection attracts over 17,100 vehicles per day.

Benton is a city in and the county seat of Saline County, Arkansas, United States and a suburb of Little Rock. It was established in 1837. At the 2010 census, the city had a population of 30,681. In 2019 the population was estimated at 36,820. It is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area. The city of Benton, first settled in 1833 and named after Missouri Senator Thomas Hart Benton, was formally chartered in 1836 when Arkansas became a state. Located halfway between Little Rock and Hot Springs along I-30, Benton makes a perfect home base for those wanting to visit both communities while partaking of Benton's charms as well. The discovery of bauxite ore, the source ore for aluminum, is the reason this area of Saline County was settled. As of May 2021, there were 145M people employed within the state of Arkansas, this figure represents a 8.45% increase over May 2020. The economy of Benton, AR employs 17.3k people. The largest industries in Benton, AR are Health Care & Social Assistance (3,749 people), Retail Trade (2,381 people), and Manufacturing (1,363 people), and the highest paying industries are Wholesale Trade (\$58,559), Information (\$56,891), and Professional, Scientific, & Technical Services (\$50,802).





Property Photo



Taco Bueno





Surrounding Area Photos



Taco Bueno



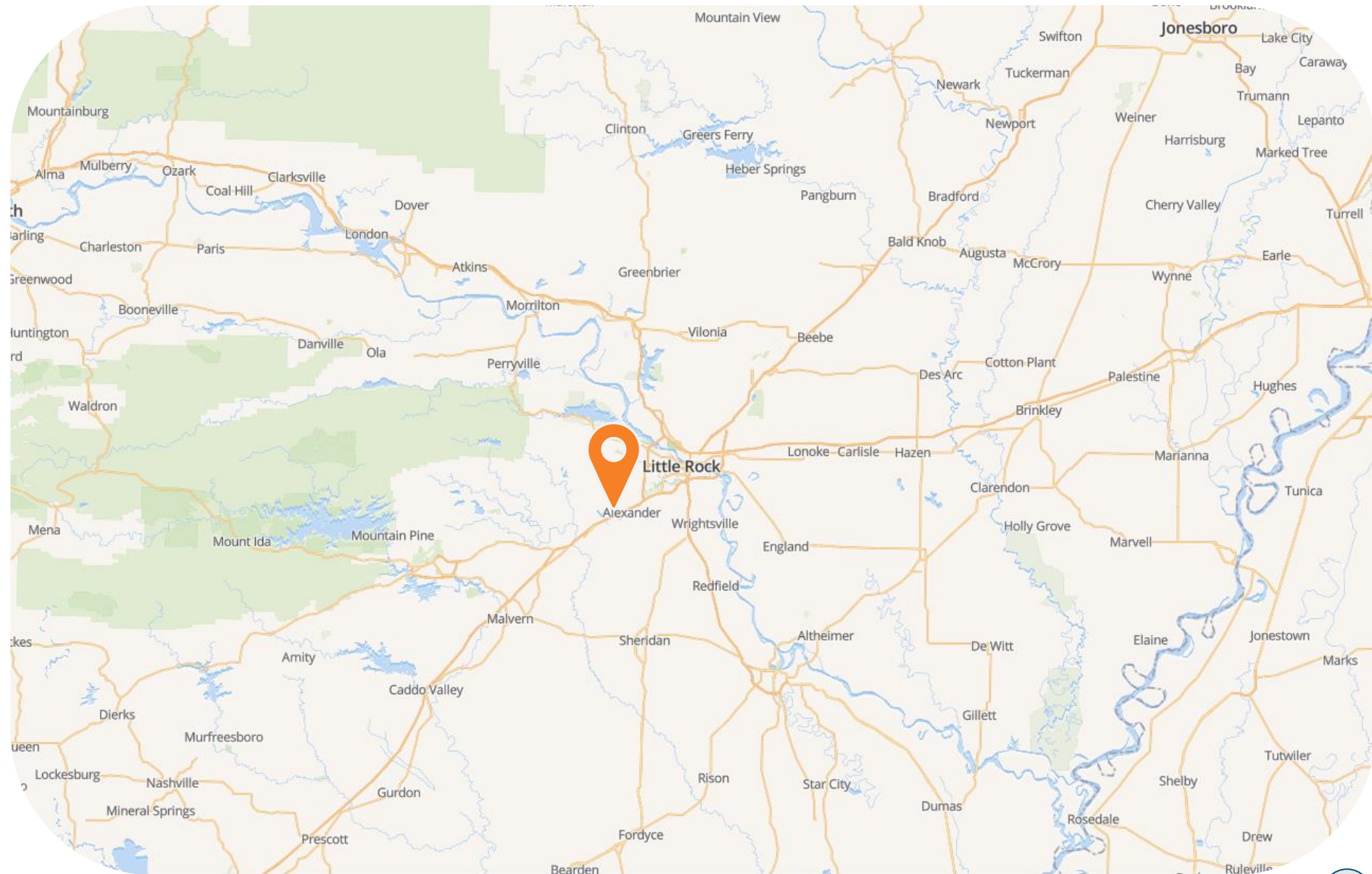


Local Map

Property Address: 20742 I-30, Benton, AR 72019



Taco Bueno



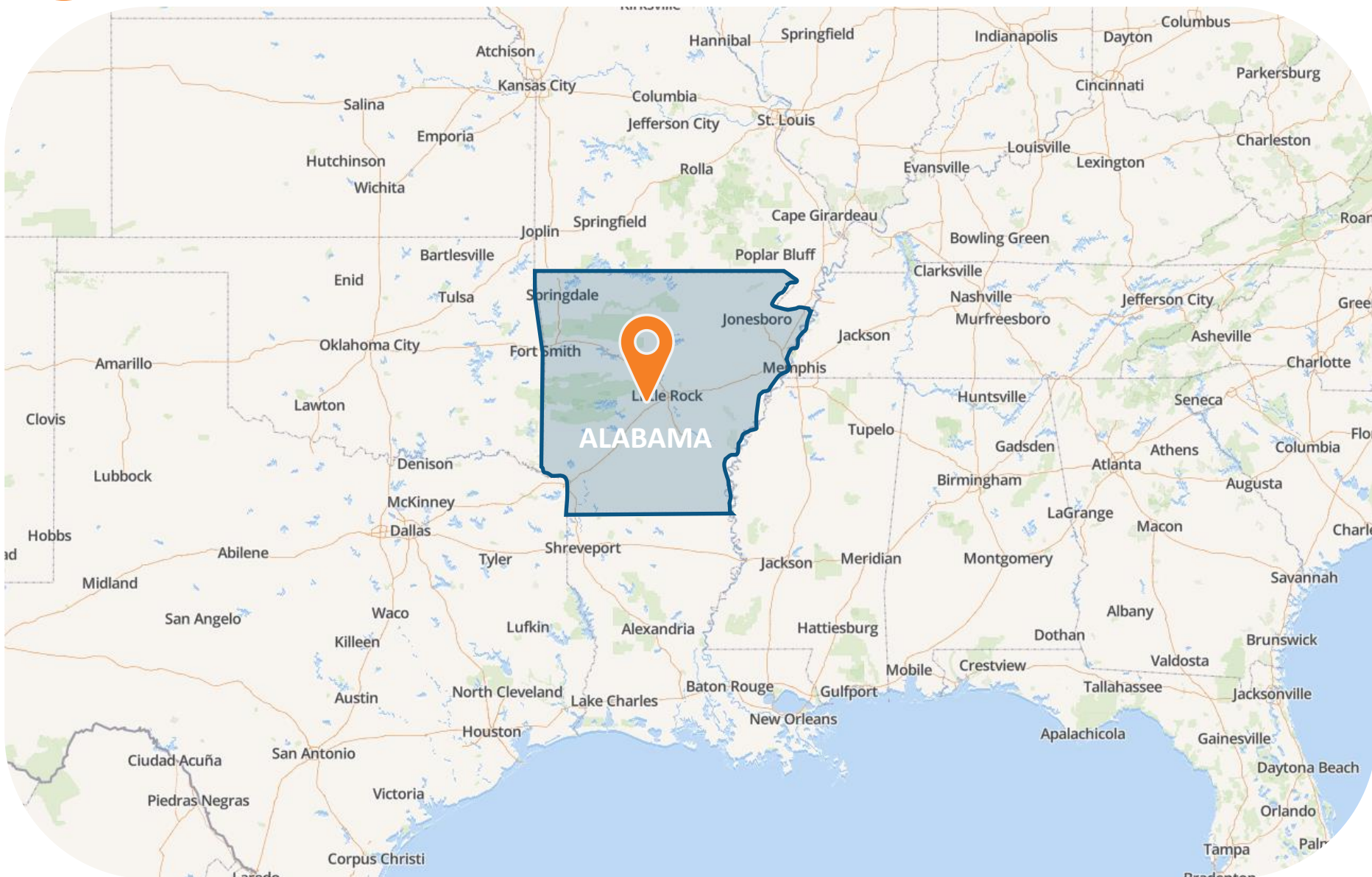


Regional Map

Property Address : 20742 I-30, Benton, AR 72019



Taco Bueno





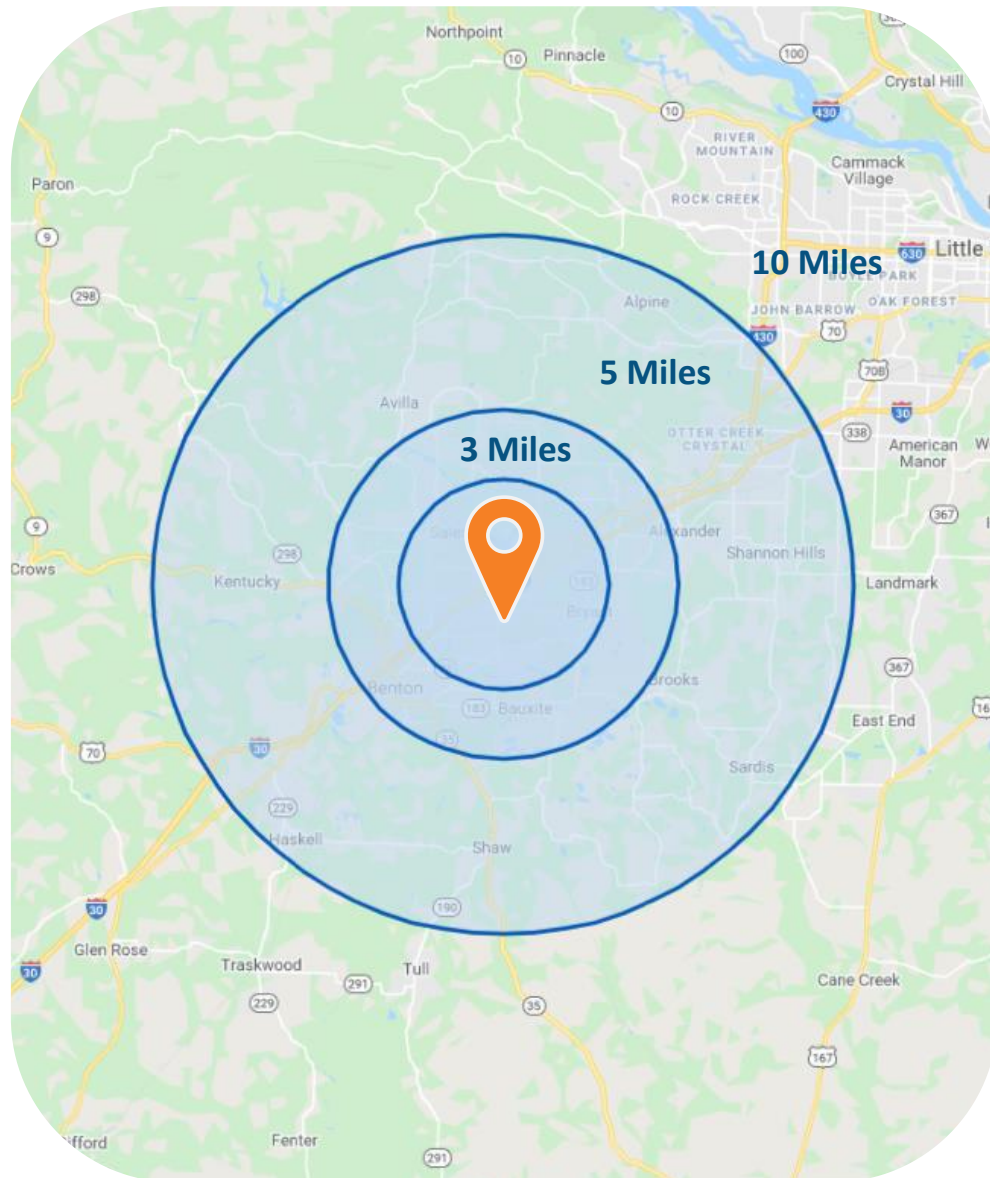
Demographics

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Taco Bueno

3 Miles 5 Miles 10 Miles



POPULATION TRENDS

2010 Population	30,330	57,037	105,237
2021 Population	37,349	69,303	122,786
2026 Population Projection	39,718	73,571	128,824
Annual Growth 2010-2021	2.10%	2.00%	1.50%
Annual Growth 2021-2026	1.30%	1.20%	1.00%

POPULATION BY RACE (2021)

White	32,112	60,084	99,222
Black	3,661	6,572	18,830
American Indian/Alaskan Native	204	427	818
Asian	788	1,095	1,780
Hawaiian & Pacific Islander	41	51	102
Two or More Races	542	1,074	2,035
Hispanic Origin	2,192	4,130	8,307

HOUSEHOLD TRENDS

2010 Households	11,845	22,068	40,457
2021 Households	14,486	26,706	47,176
2026 Household Projection	15,387	28,328	49,465
Annual Growth 2010-2021	1.80%	1.60%	1.30%
Annual Growth 2021-2026	1.20%	1.20%	1.00%

Avg Household Income \$81,868 \$81,526 \$76,784

Median Household Income \$65,165 \$66,448 \$62,282

HOUSEHOLDS BY HOUSEHOLD INCOME (2021)

< \$25,000	2,352	4,511	8,354
\$25,000 - 50,000	2,974	5,384	10,465
\$50,000 - 75,000	2,926	5,117	9,467
\$75,000 - 100,000	1,726	3,369	5,967
\$100,000 - 125,000	2,006	3,794	5,944
\$125,000 - 150,000	806	1,559	2,520
\$150,000 - 200,000	1,162	2,017	3,059



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