

# TACO BUENO

EXCLUSIVE NET-LEASE OFFERING



# OFFERING MEMORANDUM



**Taco Bueno**



10114 Mabelvale Plaza Dr, Little Rock, AR 72209

# Confidentiality and Disclaimer



**Taco Bueno**

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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 | Walmart, The Home Depot, McDonald's, Wendy's, Chick-fil-A, Sonic Drive-In, Dollar Tree, and More
- ✓ Outlets of Little Rock | Less than Three Miles Away | 52 Tenants
- ✓ Well Trafficked Area | Interstate 30 and Interstate 430 | 101,000 & 87,200 Vehicles Per Day, Respectively
- ✓ Strong Demographics | Population Exceeds 87,000 Individuals Within a Five-Miles Radius
- ✓ Excellent Real Estate Fundamentals | Located in Little Rock | The State's Capital & Largest City

## 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        | 10114 Mabelvale Plaza Drive |
| City, State, ZIP        | Little Rock, AR 72019       |
| Estimated Building Size | 2,589                       |
| Lot Size                | +/- 0.76 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     | -                   |



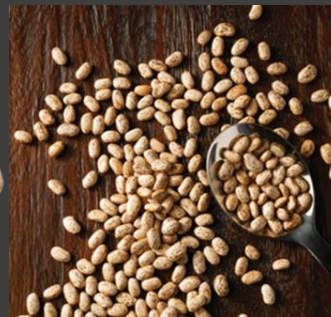
# Concept Overview



**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: 10114 Mabelvale Plaza Dr, Little Rock, AR 72209

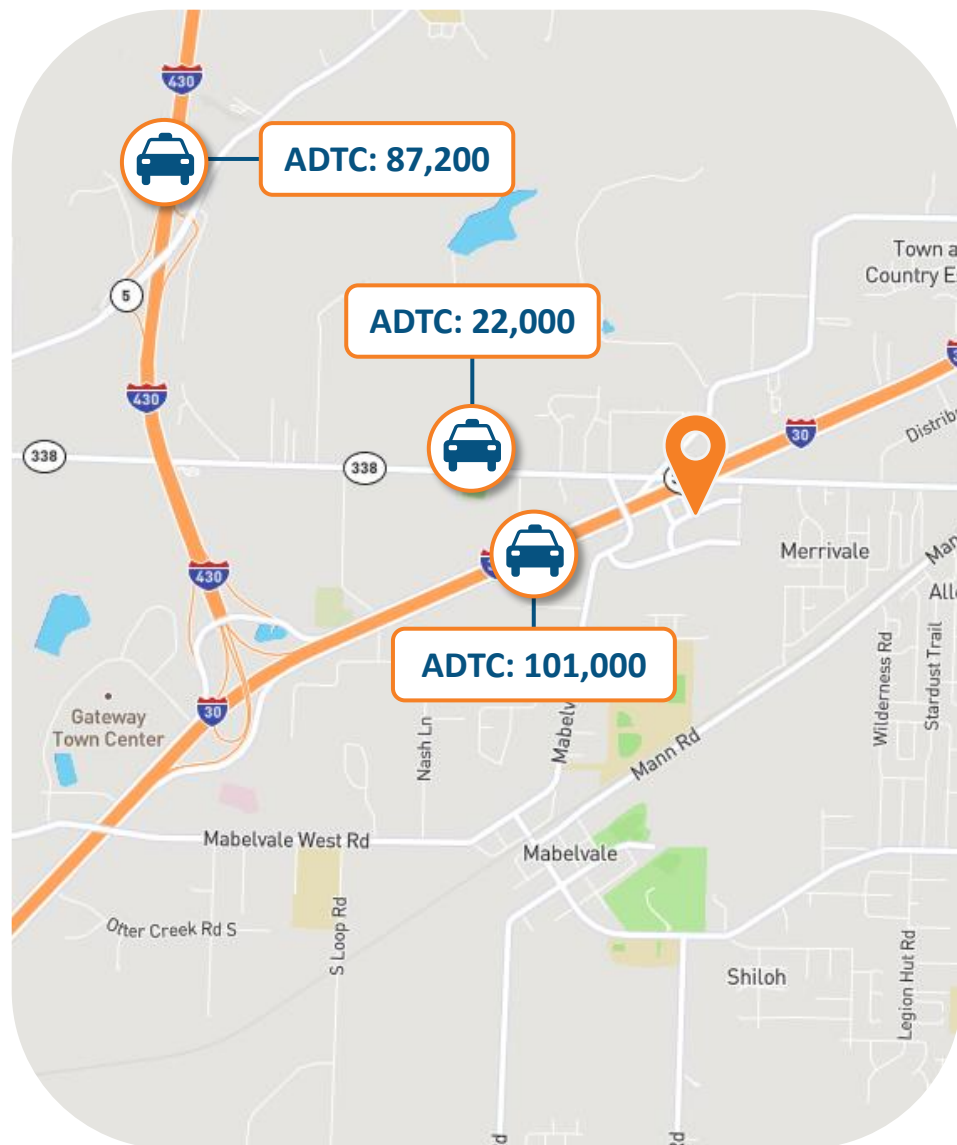


**Taco Bueno**

The subject Taco Bueno benefits from being well-positioned in a dense retail corridor consisting of national and local tenants, shopping centers, hospitality accommodations and schools within close proximity to this property. Major national tenants in the immediate area include Walmart, The Home Depot, McDonald's, Wendy's, Chick-fil-A, Sonic Drive-In, Dollar Tree, and many more. The subject property further benefits from being located less than three miles from the Outlets of Little Rock. The Outlets of Little Rock are the only outlet shopping center in Arkansas, features some of the nation's best brand names, including such stores as Bath & Body Works, Nike Factory Store, Tommy Hilfiger, and Under Armour.

The property is located on Mabelvale Plaza Drive in Little Rock, Arkansas. Mabelvale Plaza Drive is situated immediately off Baseline Road, which boasts an average daily traffic count of 22,000 vehicles. Baseline Road serves as an access road to Interstate 30, which brings an additional 101,000 vehicles into the immediate area everyday. There are more than 38,500 individuals reside within a three-mile radius of the property and more than 87,500 individuals within a five-mile radius.

Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South. Several cultural institutions are in Little Rock, such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. Little Rock's history is available through history museums, historic districts or neighborhoods like the Quapaw Quarter, and historic sites such as Little Rock Central High School. The city is the headquarters of Dillard's, Windstream Communications, Acxiom, Stephens Inc., University of Arkansas for Medical Sciences, Heifer International, the Clinton Foundation, and the Rose Law Firm. Other large corporations, such as Dassault Falcon Jet and LM Wind Power have large operations in the city. State government is a large employer, with many offices being in downtown Little Rock. Two major Interstate highways, Interstate 30 and Interstate 40, meet in Little Rock, with the Port of Little Rock serving as a shipping hub.





# Property Photo



**Taco Bueno**







# Surrounding Area Photos



Taco Bueno





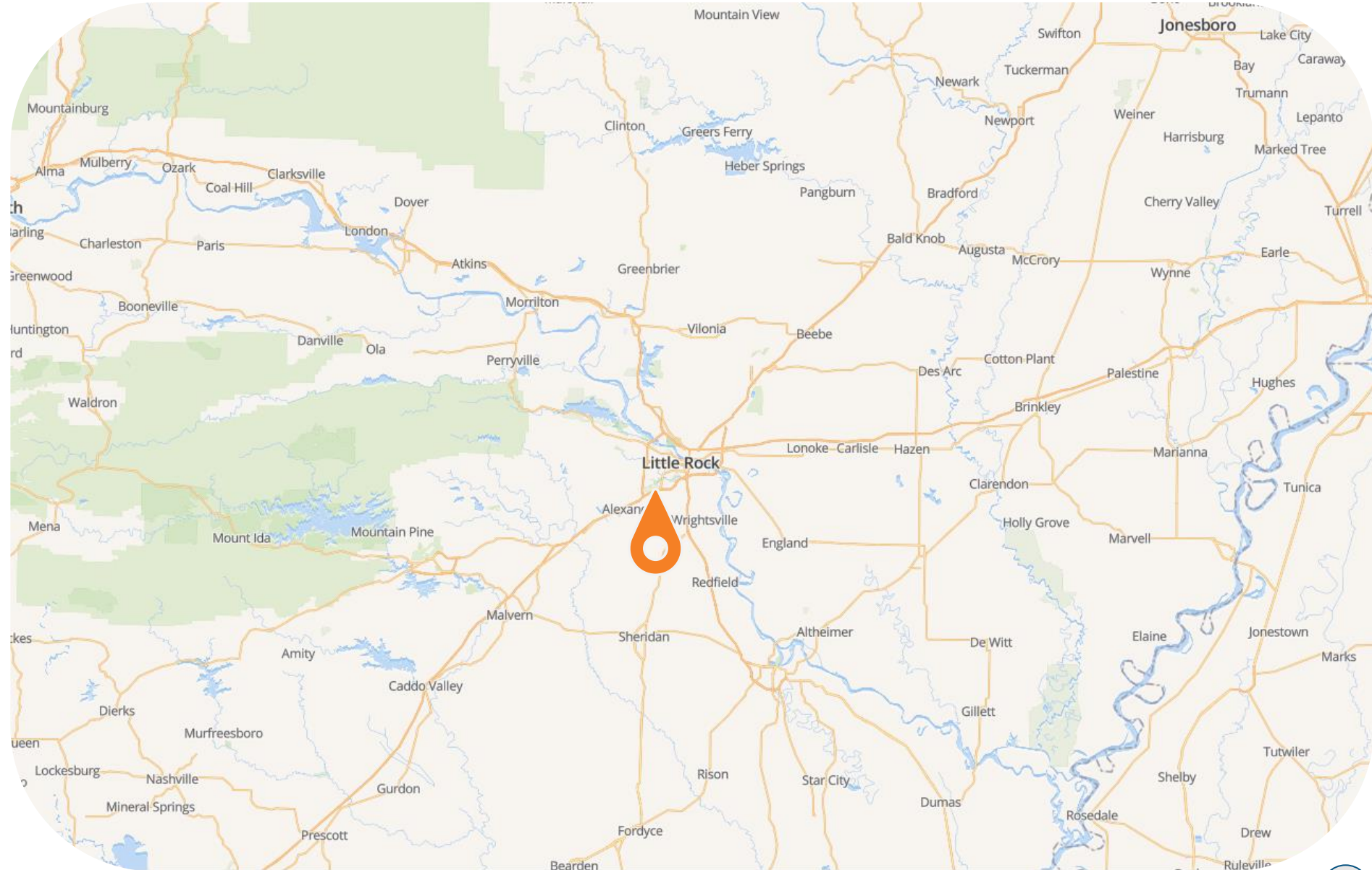


# Local Map

Property Address: 10114 Mabelvale Plaza Dr, Little Rock, AR 72209



**Taco Bueno**





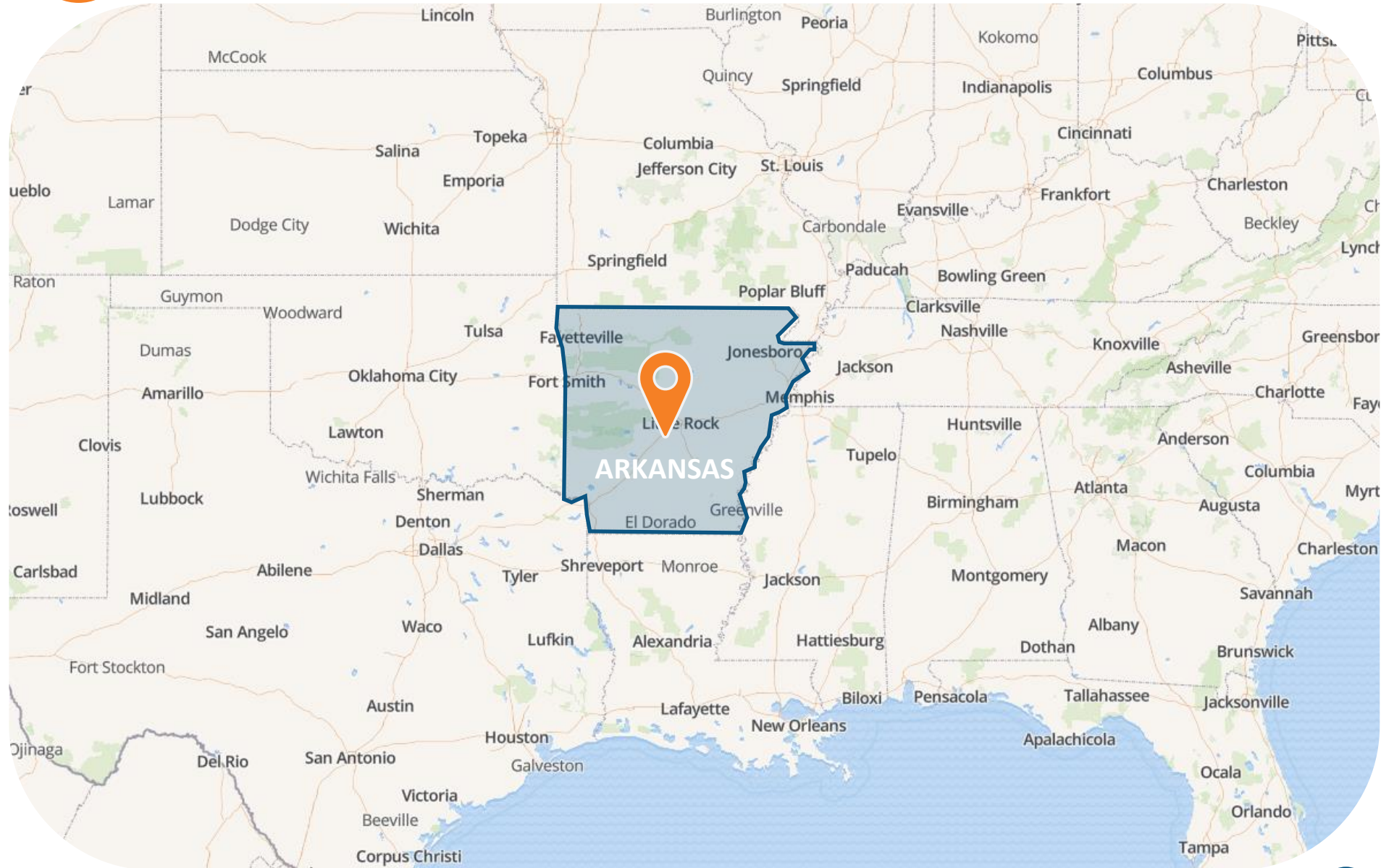


# Regional Map

Property Address: 10114 Mabelvale Plaza Dr, Little Rock, AR 72209



**Taco Bueno**





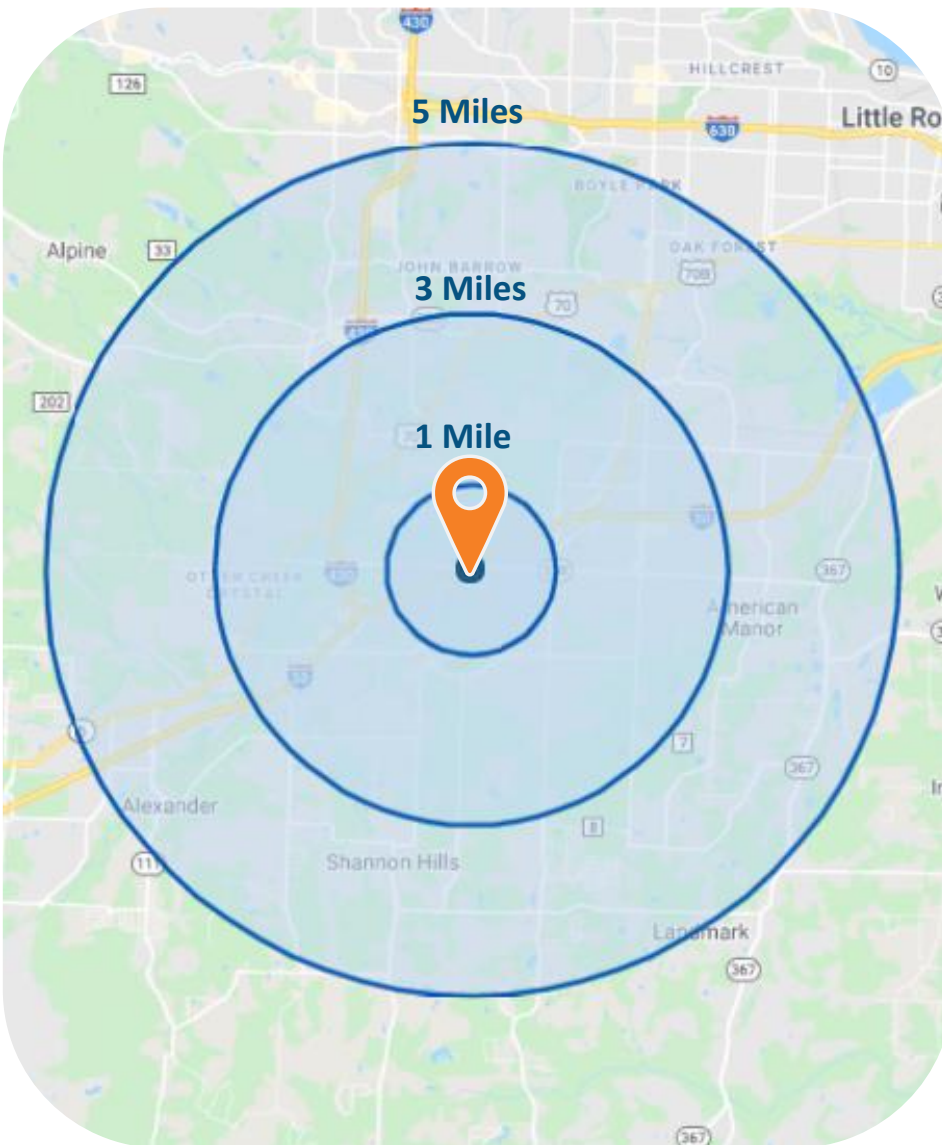
# Demographics

Property Address: 10114 Mabelvale Plaza Dr, Little Rock, AR 72209



**Taco Bueno**

**1 Mile 3 Miles 5 Miles**



## Population Trends:

|                            |       |        |        |
|----------------------------|-------|--------|--------|
| 2010 Population            | 3,956 | 38,689 | 83,815 |
| 2020 Population            | 4,152 | 38,545 | 87,586 |
| 2025 Population Projection | 4,154 | 38,199 | 87,869 |
| Growth 2010 - 2020         | 0.50% | 0.00%  | 0.40%  |
| Growth 2020 - 2025         | 0.00% | -0.20% | 0.10%  |

## Population by Race (2020):

|                                |       |        |        |
|--------------------------------|-------|--------|--------|
| White                          | 1,186 | 12,573 | 35,671 |
| Black                          | 2,823 | 24,624 | 48,264 |
| American Indian/Alaskan Native | 36    | 260    | 520    |
| Asian                          | 25    | 311    | 1,319  |
| Hawaiian & Pacific Islander    | 14    | 91     | 110    |
| Two or More Races              | 68    | 686    | 1,702  |
| Hispanic Origin                | 669   | 6,577  | 11,820 |

## Household Trends:

|                           |       |        |        |
|---------------------------|-------|--------|--------|
| 2010 Households           | 1,424 | 14,376 | 31,883 |
| 2020 Households           | 1,498 | 14,417 | 33,367 |
| 2025 Household Projection | 1,501 | 14,311 | 33,490 |
| Growth 2010 - 2020        | 0.90% | 0.30%  | 0.70%  |
| Growth 2020 - 2025        | 0.00% | -0.10% | 0.10%  |
| Owner Occupied            | 755   | 8,086  | 20,054 |
| Renter Occupied           | 746   | 6,224  | 13,435 |

## Average Household Income (2020):

**\$44,775 \$53,533 \$58,197**

## Households by Household Income (2020):

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| <\$25,000             | 497 | 3,598 | 8,753 |
| \$25,000 - \$50,000   | 555 | 5,013 | 9,888 |
| \$50,000 - \$75,000   | 226 | 2,697 | 6,464 |
| \$75,000 - \$100,000  | 73  | 1,217 | 3,074 |
| \$100,000 - \$125,000 | 88  | 1,083 | 2,449 |
| \$125,000 - \$150,000 | 20  | 370   | 1,199 |
| \$150,000 - \$200,000 | 38  | 351   | 991   |
| \$200,000+            | 0   | 90    | 549   |

## Median Household Income (2020):

**\$35,536 \$41,802 \$44,042**





**Taco Bueno®**

Marcus & Millichap

**EXCLUSIVE NET-LEASE OFFERING**

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