

OFFERING MEMORANDUM

# TACO BELL

20 YR ABS NNN SALE LEASEBACK

Absolute NNN  
Zero Landlord Responsibilities

1266 E GREEN BAY ST  
SHAWANO, WI  
GREEN BAY MSA

**\$3,000,000 | 4.50% CAP**

**NNN**  
Retail Investment Group



TAKEN OCT 2021





## EXCLUSIVELY LISTED BY

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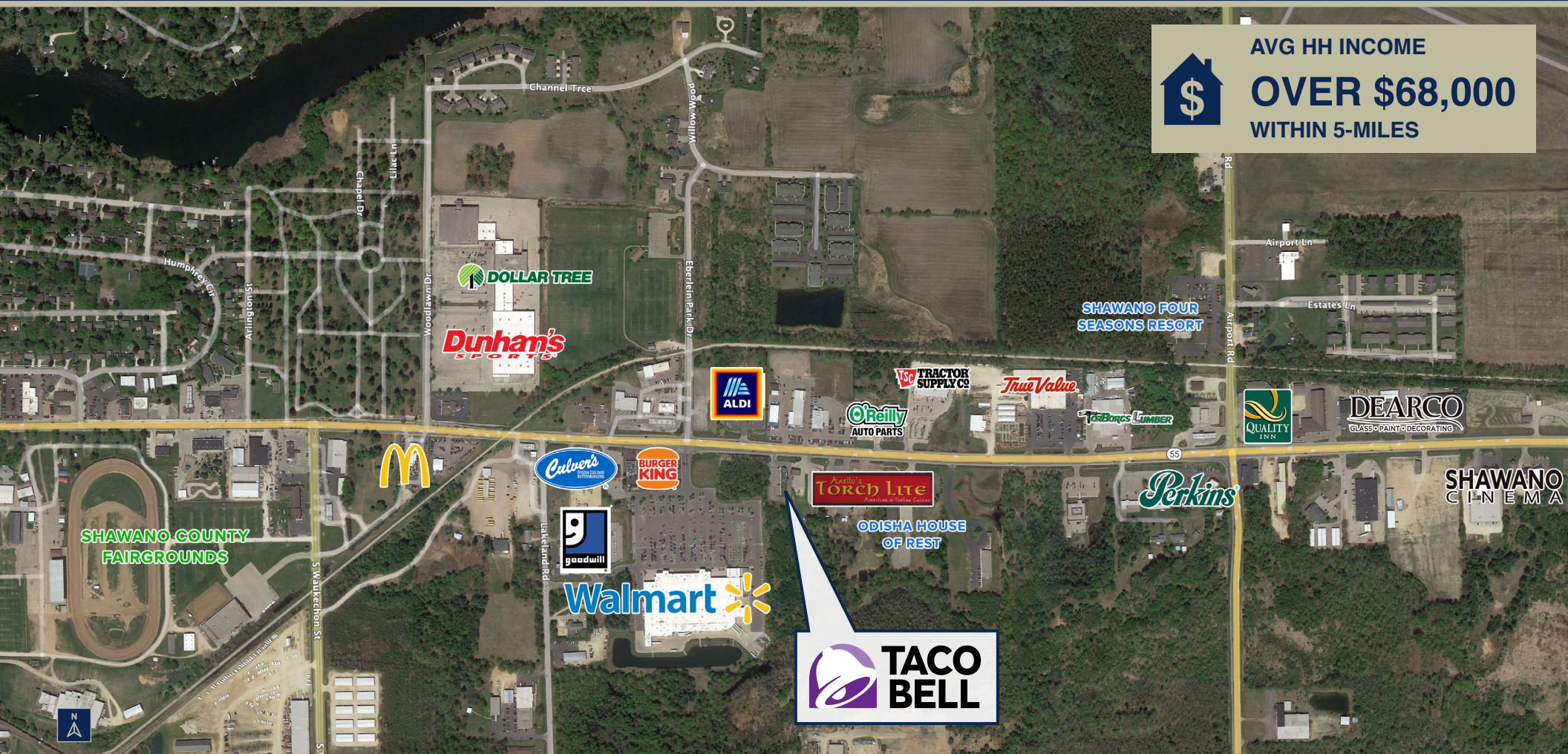
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**BRIAN BROCKMAN**

Wisconsin Broker of Record

WI Lic: 58914-90







TACO BELL | SHAWANO, WI

## EXECUTIVE SUMMARY

**\$3,000,000**

PRICE

**4.50%**

CAP

**\$135,000**

NOI

LOCATION

1266 E Green Bay St  
Shawano, WI 54166

LEASE TYPE

Absolute NNN  
Zero Landlord Responsibilities

LEASE EXPIRATION

20 Years from Close of Escrow

LESSEE

Albor Restaurant Group, LLC

GUARANTOR

Albor Restaurant Group, LLC  
30 Units

OPTIONS

6x5 Year Options to Extend

INCREASES

2% Annual Increases

LAND SIZE

±0.99 Acres

BUILDING SIZE

±2,320 Square Feet

YEAR BUILT

2000

ROFR

N/A





TACO BELL | SHAWANO, WI

## INVESTMENT HIGHLIGHTS

- 20 Year Absolute NNN Sale Leaseback
- 2% Annual Increases Hedging Against Inflation
- 30 Unit Guarantee, Experienced Operator Group Encompassing  $\pm 240$  Locations
- Healthy Rent to Sales Ratio - Ask Broker
- Nearby Retailers Include Walmart Supercenter, Culver's, O'Reilly Auto Parts, Tractor Supply Co, Dunham's Sports, True Value, Dollar Tree, ALDI and More
- Traffic Counts of  $\pm 14,589$  VPD on Green Bay Street
- Fee Simple - Land and Building





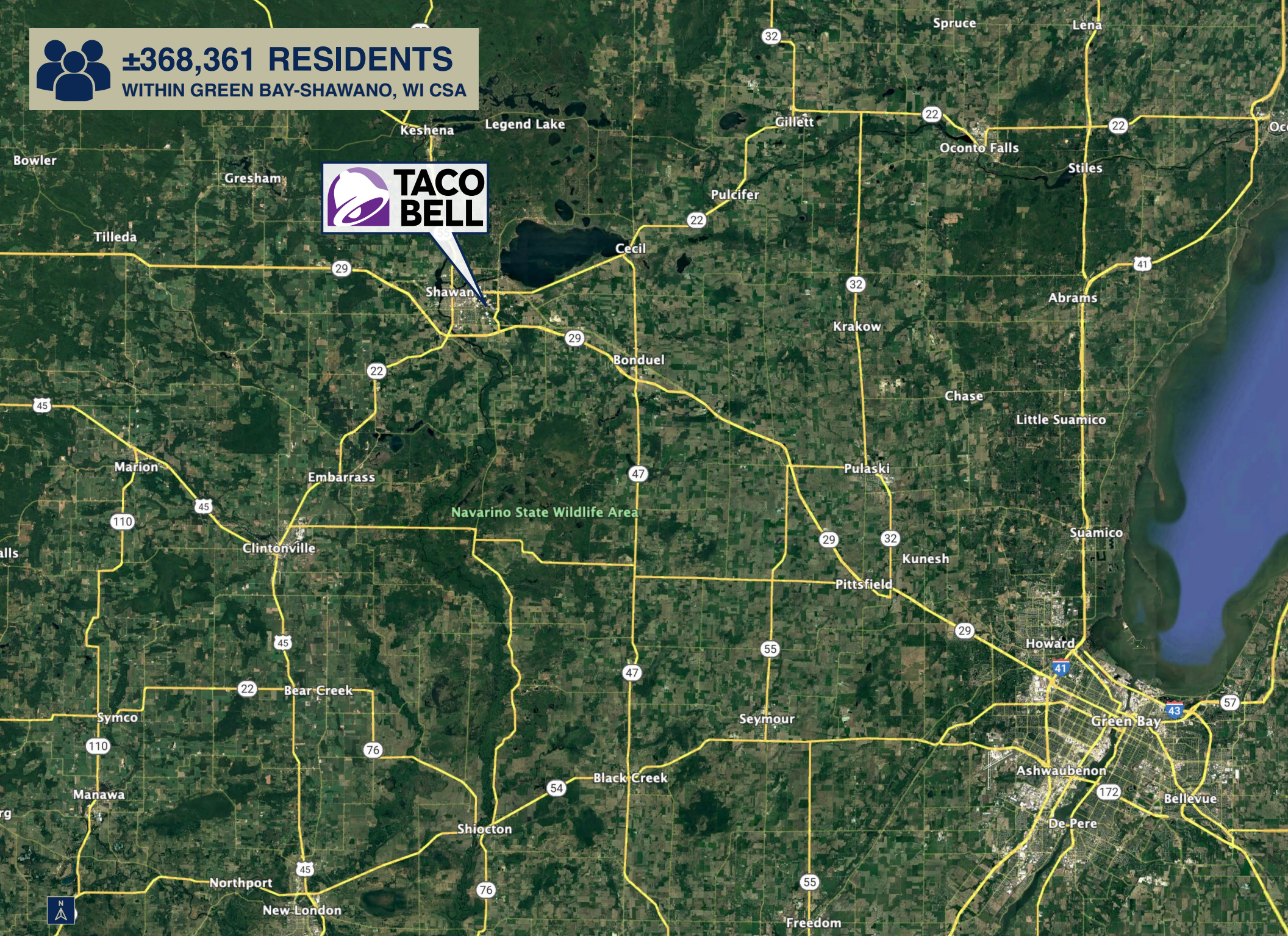








**±368,361 RESIDENTS**  
WITHIN GREEN BAY-SHAWANO, WI CSA





## TENANT PROFILE

### TACO BELL



±7,496  
Locations



±50 STATES  
in the U.S.



1962  
Founded



Parent  
Company

Taco Bell is an American-based chain of fast food restaurants originating in Irvine, California in 1962, by founder Glen Bell.

Taco Bell serves a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of “value menu” items.

Taco Bell is a subsidiary of Yum! Brands, Inc., one of the largest restaurant chains in the world with over 50,000 restaurants in over 150 countries and territories, primarily operating the company’s brands — KFC, Pizza Hut, Taco Bell and Habit Burger — global leaders of the chicken, pizza, Mexican-style food, and hamburger categories, respectively.

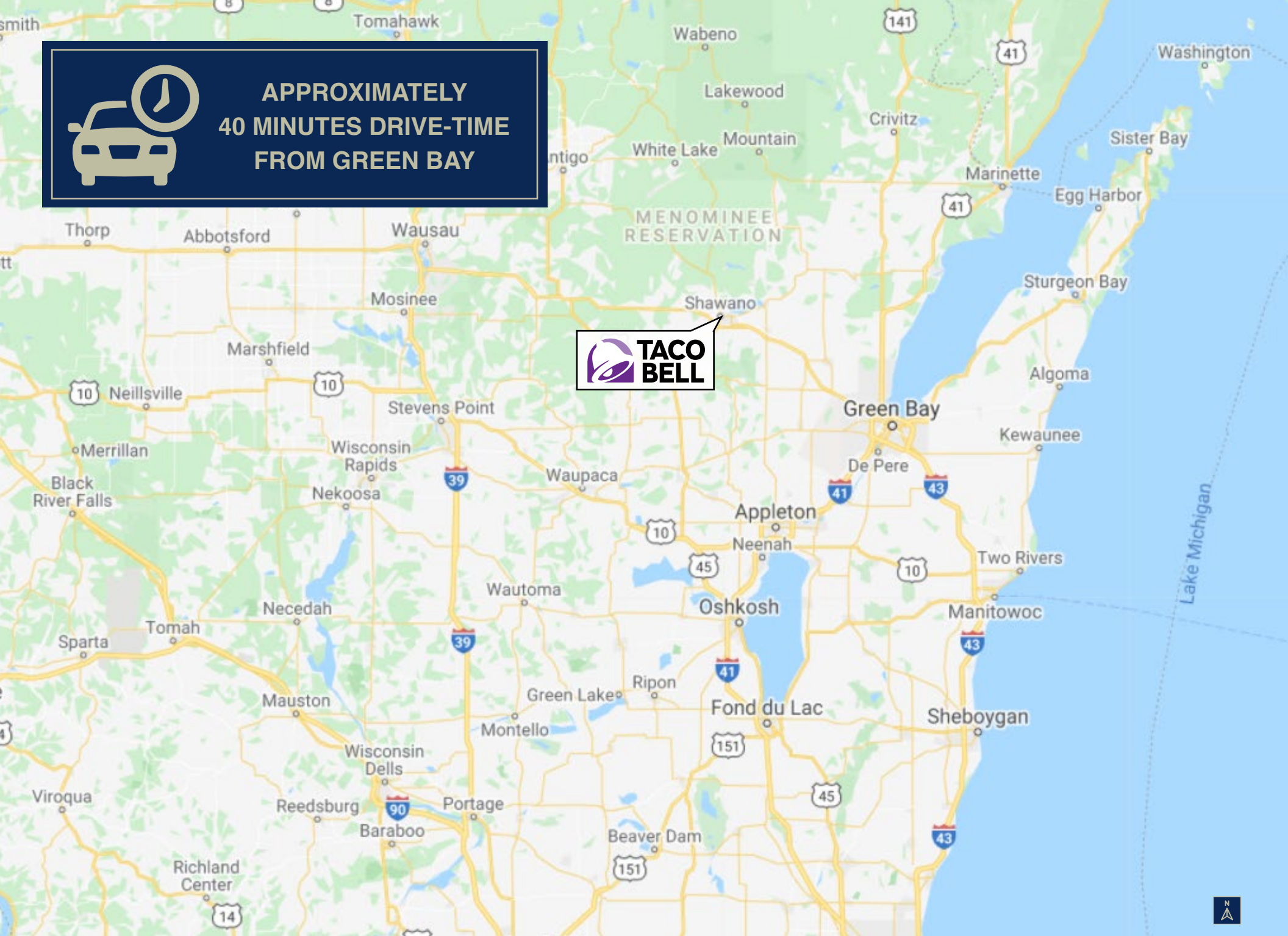
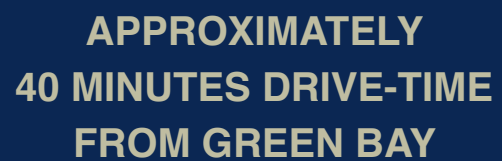






TAKEN OCT 2021









TACO BELL | SHAWANO, WI

## ABOUT SHAWANO

The City of Shawano is a thriving and growing community located 40 miles west of the Green Bay area in northeastern Wisconsin. With a population of 9,200 residents, the City offers excellent schools, 24 parks, miles of hiking and biking trails, safe neighborhoods, healthy economic growth, and a reemerging downtown.

This City is home to the Wolf River, and Shawano Lake is located just at the edge of city limits. These waterways provide excellent opportunities for residents and visitors alike to participate in various water related activities. Year-round festivals, parades, and art fairs showcase Shawano's small-town charm and community spirit.



2019 POPULATION



**±368,361 RESIDENTS**  
WITHIN GREEN BAY-SHAWANO, WI CSA



## DEMOGRAPHICS

### Population



	3 Miles	5 Miles	10 Miles
2021 Population	11,764	15,027	27,570
2026 Population Proj	11,863	15,265	27,959



FOOD AWAY FROM HOME SPENDING OF  
**±\$18,762,506**  
WITHIN 5-MILES

### 2021 Household Income



	3 Miles	5 Miles	10 Miles
Avg Household Income	\$65,824	\$68,210	\$73,217
Med Household Income	\$50,932	\$53,661	\$58,198



2021 POPULATION OF OVER  
**27,000 RESIDENTS**  
WITHIN 10-MILES

### Households



	3 Miles	5 Miles	10 Miles
2021 Households	5,073	6,506	11,284
2026 Household Proj	5,122	6,615	11,445



**Green Bay St @ Eberlein Park Dr** ±13,111 VPD  
**Green Bay St @ Arlington St** ±14,589 VPD

*Costar 2020*

### Traffic Counts



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