

Long Term NNN Lease  
1.5% Annual Increases

# Taco Bell

2413 N 89th St  
Caseyville, IL



**CLICK HERE**  
FOR DRONE VIDEO

## Newer Store Remodel



**FIRST STREET**

BROKERAGE

SONOMA | CA

Representative Photo



## INVESTMENT ADVISORS

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## PROPERTY HIGHLIGHTS

- Bell American Group - 2nd Largest Taco Bell Operator in the U.S. (282 Units)
- 8.8 Miles from Downtown St. Louis, IL
- Excellent Freeway Access to Interstate 64
- Newer Store Remodel
- 1.5% Annual Rent Increases in the Base Term and Option Periods
- Long Term Operating History at Location



INVESTMENT SUMMARY

PROPERTY OVERVIEW

Property Name:	Taco Bell   Caseyville, IL
Address:	2413 N 89th St. Caseyville, IL
Map Link:	<a href="#">Click Here</a>
Building Square Footage:	1,467 SF
Lot Size:	0.74 Acres
# of Parking Spaces:	55

LEASE OVERVIEW

Tenant:	Bell Missouri, LLC
Parent:	Bell American Group (Operates 282 Units)
Lease Commenced:	August 21, 2013
Original Lease Term:	20 Years
Extension Options:	Six 5-year
Current Annual Rent:	\$114,304
Rent Increases:	1.5% annual
Lease Term / Lease Type:	Absolute NNN

CORPORATE OVERVIEW

Flynn Restaurant Group (U.S. Largest Restaurant Franchisee)	
Headquarters:	San Francisco
Website:	<a href="https://www.flynnrestaurantgroup.com/">https://www.flynnrestaurantgroup.com/</a>

FINANCIAL OVERVIEW

Price:	\$2,219,495
Current Cap Rate:	5.15%
NOI:	\$114,304

RENT SCHEDULE

Lease Year	NOI	CAP
8/21/2021 - 8/20/2022	\$114,304.08	5.15%
8/21/2022 - 8/20/2023	\$116,018.64	5.23%
8/21/2023 - 8/20/2024	\$117,758.92	5.31%
8/21/2024 - 8/20/2025	\$119,525.30	5.39%
8/21/2025 - 8/20/2026	\$121,318.18	5.47%
8/21/2026 - 8/20/2027	\$123,137.95	5.55%
8/21/2027 - 8/20/2028	\$124,985.02	5.63%
8/21/2028 - 8/20/2029	\$126,859.80	5.72%
8/21/2029 - 8/20/2030	\$128,762.69	5.80%
8/21/2030 - 8/20/2031	\$130,694.13	5.89%
8/21/2031 - 8/20/2032	\$132,654.55	5.98%
8/21/2032 - 8/20/2033	\$134,644.37	6.07%
8/21/2033 - 8/20/2034	\$136,664.03	6.16%



## TENANT OVERVIEW

### FLYNN RESTAURANT GROUP

We strive to be the premier franchise group in the restaurant industry. Our structure is designed to hire and retain great people, empower them to run consistently superior operations, and achieve sustained growth in the strongest concepts.



We own restaurants in Portland, Maine, and Portland, Oregon. These restaurants are more than 3,000 miles apart and require a different approach to reach their full potential. That's why we give our managers the freedom to run their restaurant as if they owned it. We have "federal" standards and rules that we apply everywhere, but we believe the best results come from giving local operators the opportunity to determine what's right for their business.

In our restaurants, "Own it!" has become a mantra. Empowering our operators to make local decisions works only when they own their results. To ensure that happens, we purposefully build our teams with leaders who are nimble, decisive, and action-oriented. In doing so, we've created a culture where mediocrity is never acceptable and people strive to earn a reputation for excellence.

Hiring and retaining great talent is mission critical. Doing so requires that we invest in our teams, create a culture of accountability, and staff for the sales we want to have.

At Bell American, our vision remains constant – to be the premier Taco Bell franchisee and one of the best operators in the industry. Our structure is designed to hire and retain great people, empower them to run consistently superior operations, and achieve sustained growth.

No Taco Bell restaurant is the same. For example, we have restaurants in Summerville, SC, and Madison, WI. These restaurants are more than 1,000 miles apart and require a different approach to reach their full potential. That's why we give our managers the freedom to run their restaurant as if they owned it. We have "federal" standards and rules that we apply everywhere, but we believe the best results come from giving local operators the opportunity to determine what's right for their business.

At Bell American, the community we serve reaches from the Wisconsin Dells in the north to Summerville, South Carolina, encompassing countless neighborhoods. It includes our team members and their families as well as the guests that dine at our restaurants. As an organization, we're committed to taking care of our own and giving back to our community. We do this through the Family Fund, as well as our ongoing support of numerous charities, including Big Brothers Big Sisters of Central Indiana and Alex's Lemonade Stand.









## AREA INFORMATION

### ST. LOUIS, ILLINOIS

East St. Louis is a city in St. Clair County, Illinois, United States. It is directly across the Mississippi River from Downtown St. Louis, Missouri and the Gateway Arch National Park. It is a suburb of St. Louis. East St. Louis is in the Metro-East region of Southern Illinois. Once a bustling industrial center, like many cities in the Rust Belt, East St. Louis was severely affected by the loss of jobs due to industrial restructuring during the second half of the 20th century. In 1950, East St. Louis was the fourth-largest city in Illinois when its population peaked at 82,366. As of the 2020 census, the city had a population of 18,469, less than one-quarter of the 1950 census and a decline of almost one third since the 2010.

A recent addition to the city's waterfront is the Gateway Geyser. On the grounds of Malcolm W. Martin Memorial Park, the fountain is the second-tallest in the world. Designed to complement the Gateway Arch across the river in St. Louis, it shoots water to a height of 630 feet (190 m), the same height as the arch.

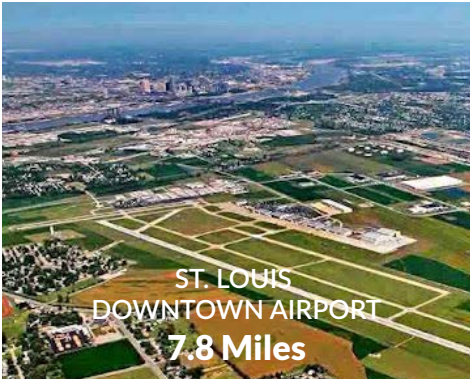
Several neighborhoods are lumped together in categories such as "North City", "South City", and "The Central West End".



## DEMOGRAPHICS OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population:	1,400	24,835	88,338
Total Households:	603	9,481	35,490
Average Household Size:	365	6,149	22,211
Median Household Income:	1.88	2.52	2.45
Average Household Income:	\$47,458	\$46,244	\$48,123

## DISTANCE FROM PROPERTY





# TACO BELL || 2413 N 89TH ST., CASEYVILLE, IL



Subject Property

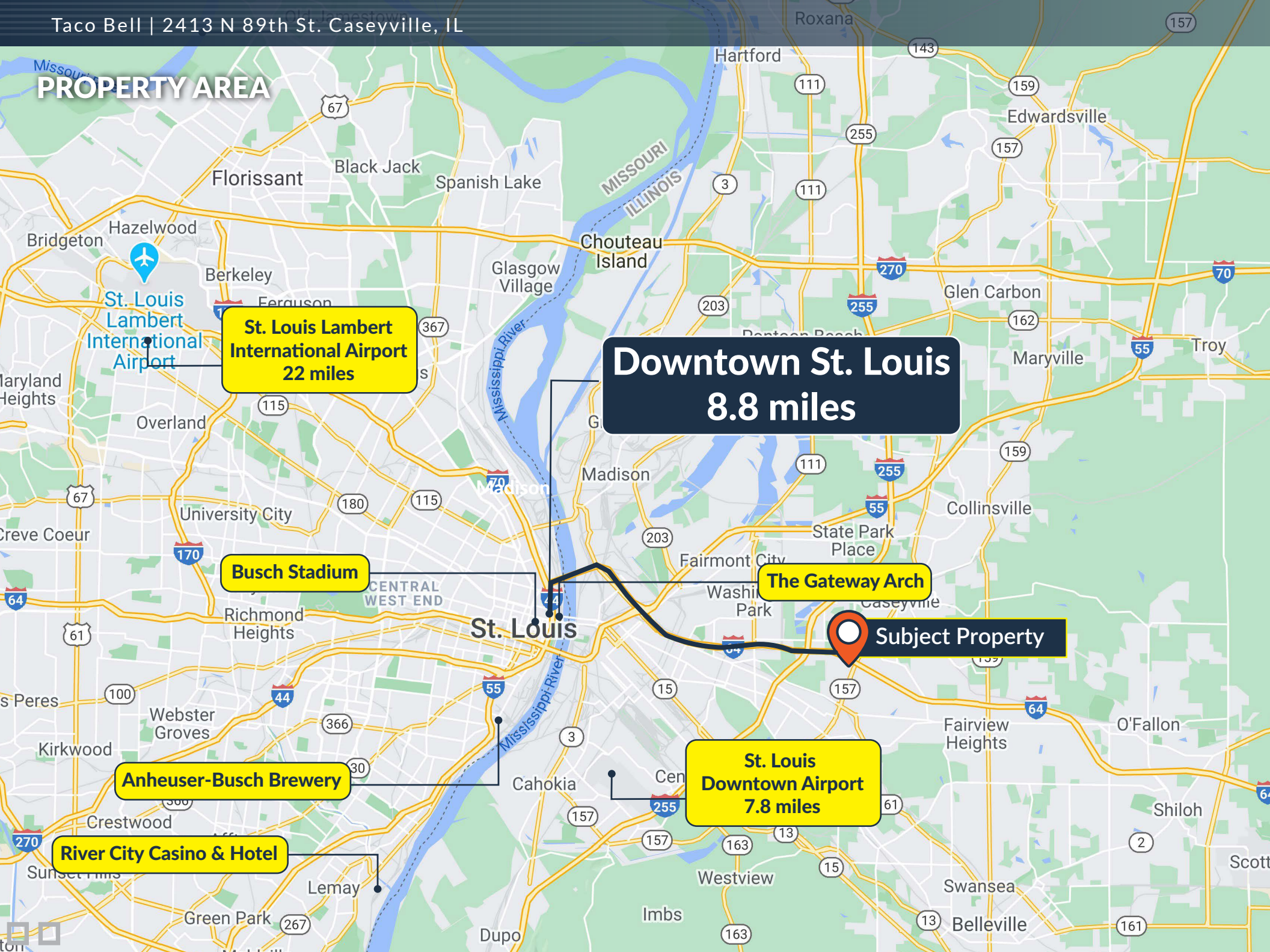


St. Louis  
Downtown Airport





## PROPERTY AREA





# FIRST STREET

B R O K E R A G E

S O N O M A | C A

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