



INVESTMENT OFFERING

2880 Bell St, Harlan, KY 40831

Taco Bell Investment Sale
Located in Harlan, KY

INVESTMENT HIGHLIGHTS

- Leased to a subsidiary of the largest Taco Bell Operator in the country, Tacala, with 300+ units under management
- Long Term absolute NNN lease which expires in 25 years
- Leased is guaranteed by Tacala Tennessee Corp. - operator of 83 units
- Rent increases 1.5% annually throughout the base term and the option periods
- Healthy Rent/Sales Ratio, inquire with Broker
- Site was scraped and rebuilt at tenant's cost in 2017
- This property is part of a larger portfolio for sale, inquire with Broker



ASKING RATE:

\$1,783,671



CAP RATE:

4.25%



LEASE EXPIRATION:

12/31/47



NOI:

\$75,806



BUILDING SIZE:

±2,377 SF



LOT SIZE:

±0.85 Acres



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Area Overview



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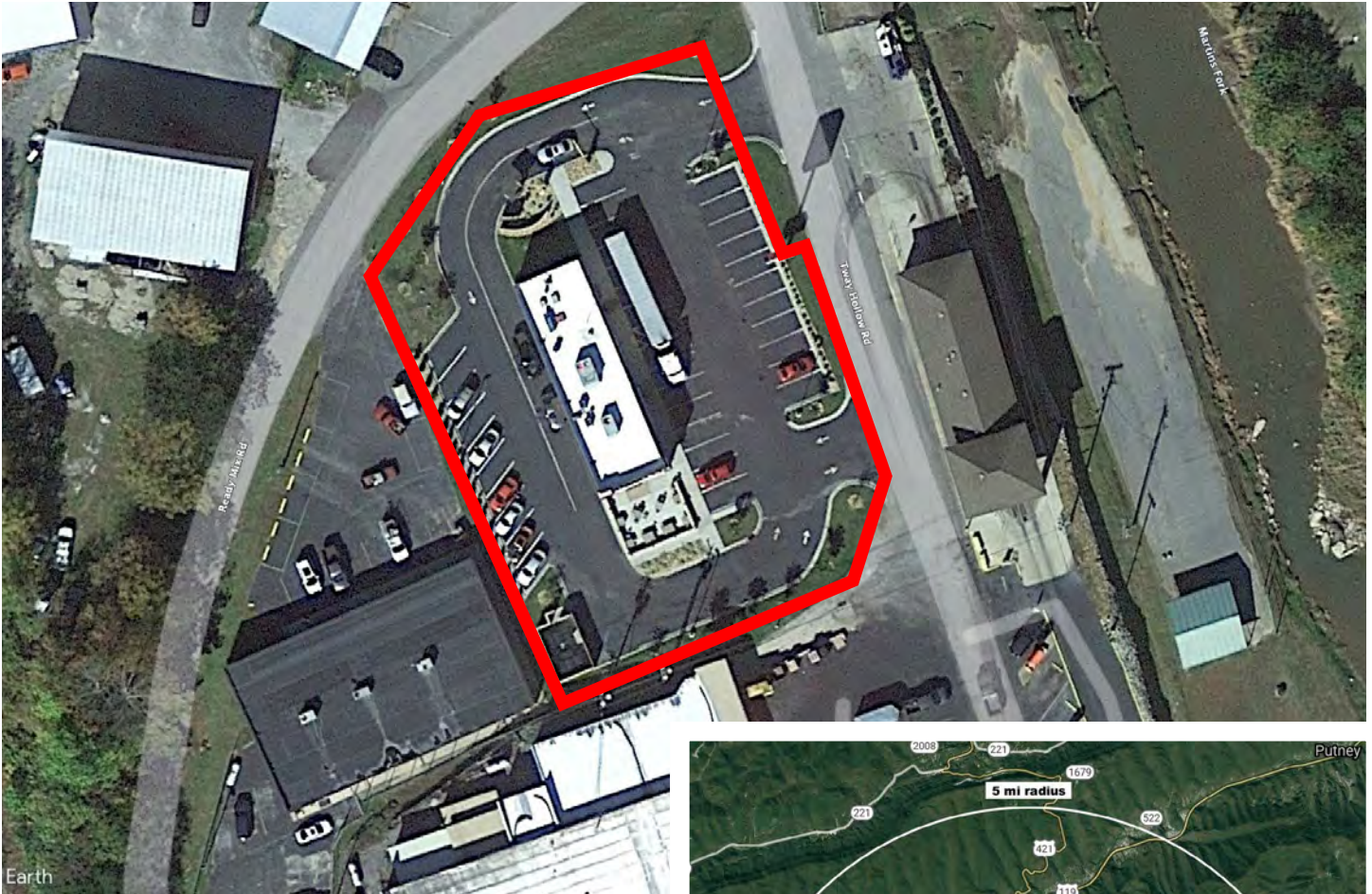


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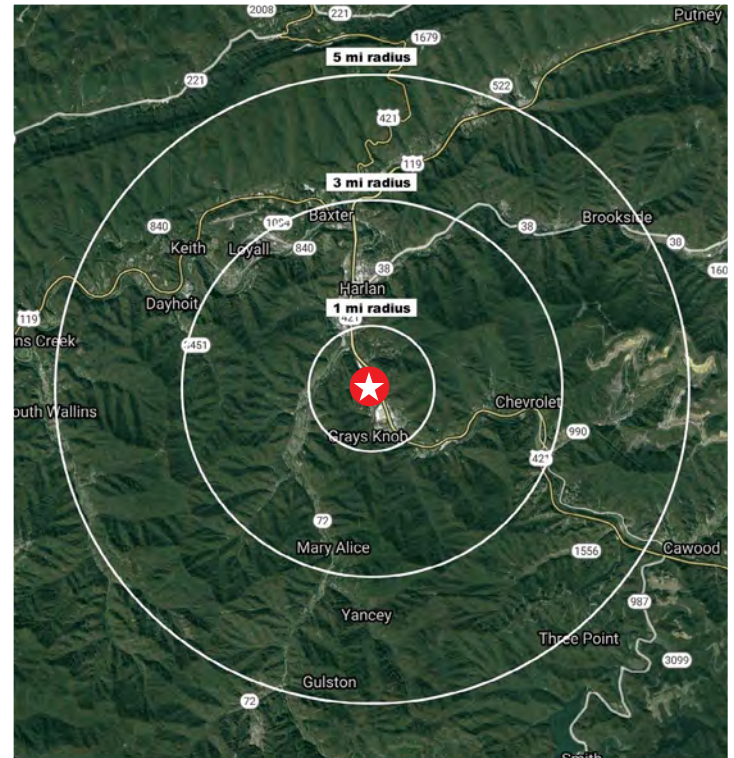
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	827	6,370	10,789

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	1,939	3,151	3,460

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$35,378	\$44,050	\$45,089



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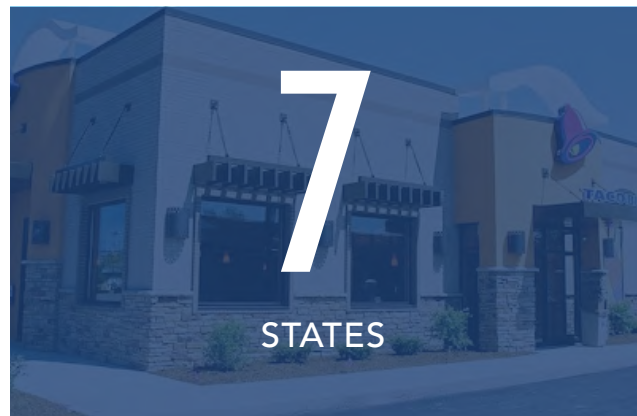
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Franchisee



Tacala's Founders, Dick Reese and Don Ghareeb opened their first Taco Bell in 1989 in Columbiana, Alabama. **Taco Bell locations have more than tripled in the past 30+ years**, and Tacala has grown to over **300 locations in the Southeast and Texas**. Altamont Capital Partners invested in Tacala in 2012 and has helped drive explosive unit growth over the past eight years.



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