



INVESTMENT OFFERING

7752 E Brainerd Rd, Chattanooga, TN 37421

Taco Bell Investment Sale
Located in Chattanooga, TN

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 27 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 2014
- This property is part of a larger portfolio for sale, inquire with Broker



ASKING RATE:

\$2,555,812



CAP RATE:

4.25%



LEASE EXPIRATION:

10/15/2049



NOI:

\$108,622



BUILDING SIZE:

±1,921 SF



LOT SIZE:

± 1.11 Acres



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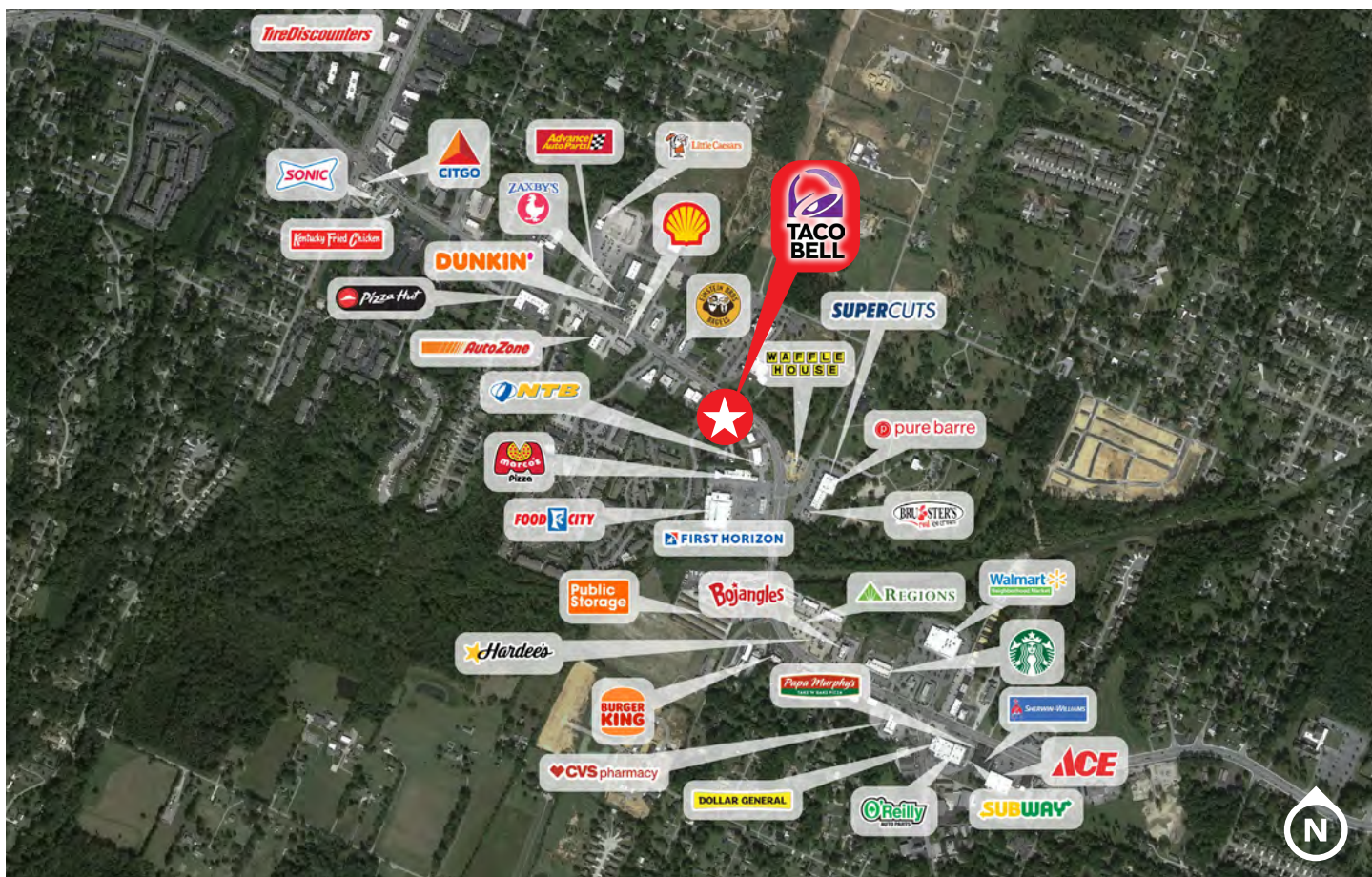


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Area Overview



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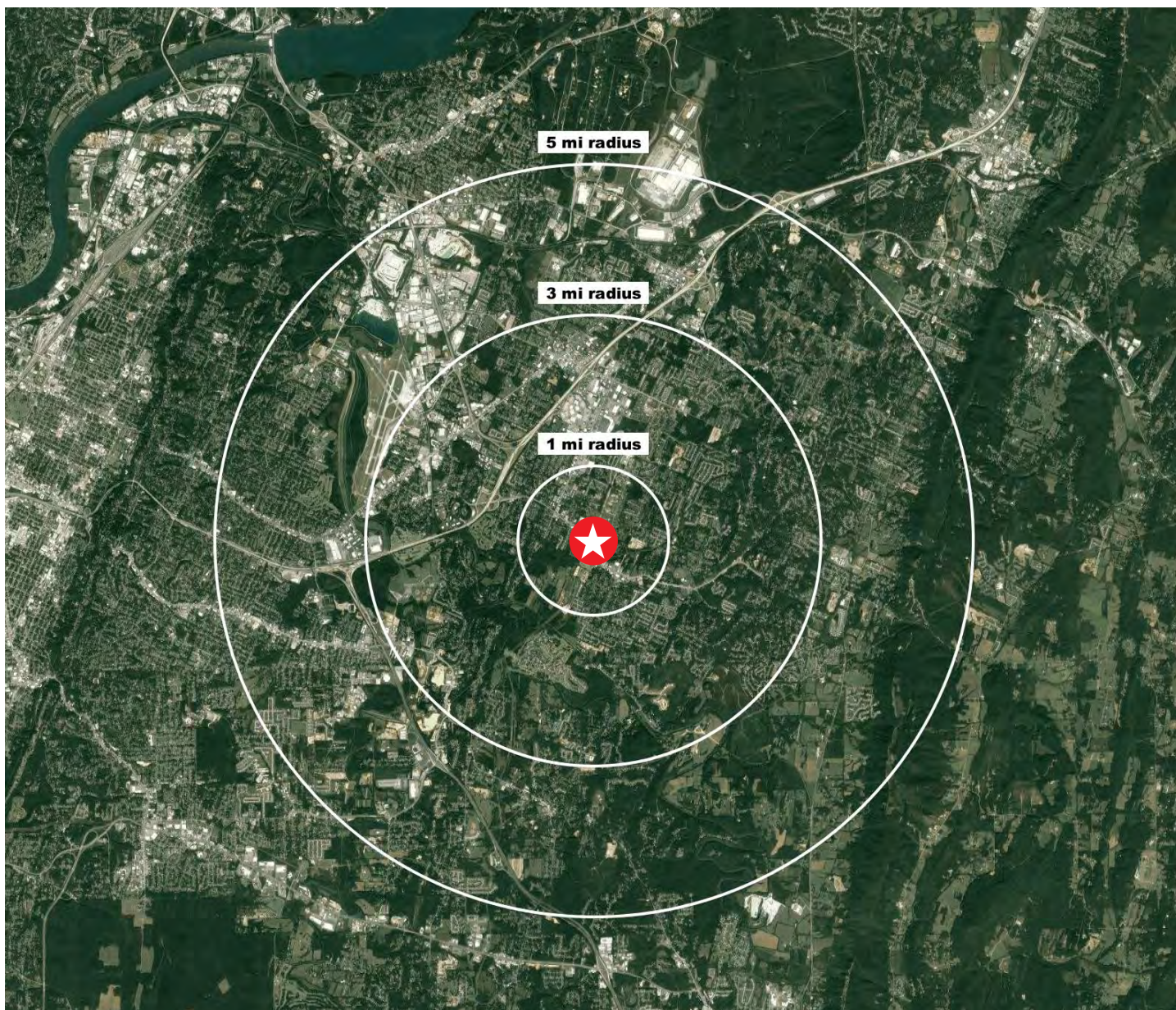


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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	6,030	48,218	101,044

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	3,380	34,037	63,974

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$95,973	\$88,768	\$81,646



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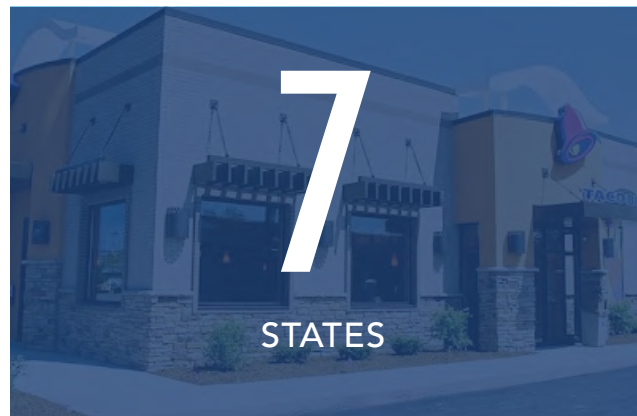
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Franchisee



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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