

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



1531 W. 117th Street

CLEVELAND OHIO

ACTUAL SITE



NATIONAL
NET LEASE
GROUP





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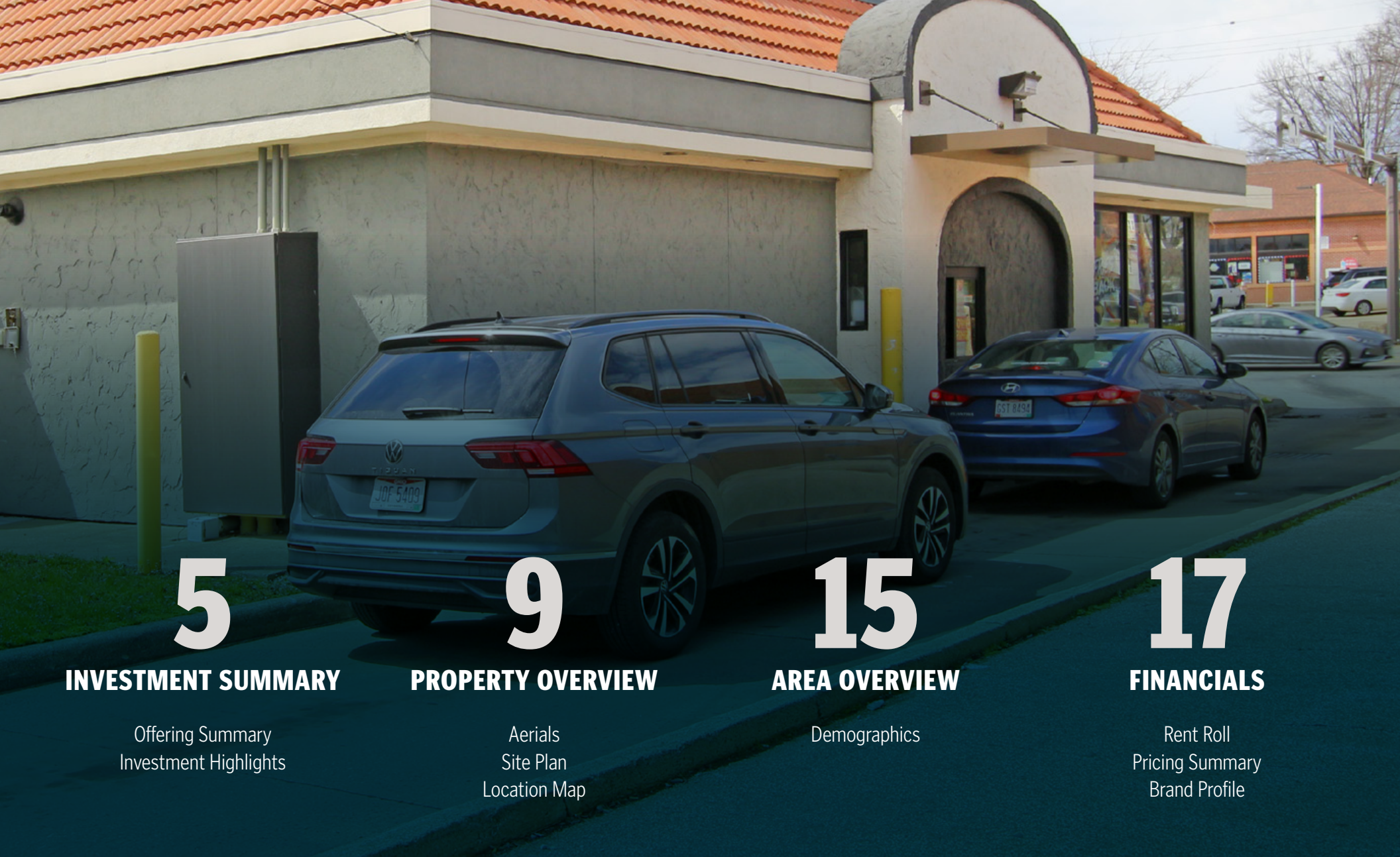
5003 Milan Road

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FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group, in collaboration with Hoty Enterprises, Inc. is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in a NNN leased, drive-thru equipped, Taco Bell investment property located in Cleveland, Ohio. The tenant, Pacific Bells, LLC, has recently signed a brand-new 20-year lease, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term, growing NOI and hedging against inflation. The lease is an absolute NNN ground lease with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Formed in 1986, Pacific bells is a highly experienced Taco Bell franchisee currently operating over 240 restaurants in 8 states. Taco Bell and their franchise organizations operate more than 7,000 restaurants and serve more than 40 million customers each week in the United States. Internationally, the brand is growing with more than 500 restaurants across nearly 30 countries across the globe.

The subject property is strategically located near the signalized, hard corner intersection of West 117th Street and Franklin Blvd, averaging a combined 27,000 vehicles passing by daily. The property benefits from significant street frontage and is equipped with a large monument sign, creating excellent store visibility along West 117th Street. Located in a dense retail corridor, Taco Bell is in within close proximity to multiple national/credit tenants including Home Depot, Target, Aldi, CVS, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The site benefits from nearby direct on/off ramp access to Interstate 90 (126,600 VPD), the longest interstate highway in the United States covering over 3,000 miles. The building is equipped with a drive-thru, providing ease and convince for customers. On average, stores with drive-thrus experience higher sales than those without. The 5-mile trade area is supported by a population of more than 269,000 residents and 191,000 daytime employees, with an average household income of \$64,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$3,461,000
Net Operating Income	\$173,048
Cap Rate	5.00%
Guaranty	Franchisee Guaranteed
Tenant	Pacific Bells (240+ unit entity)
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	2,200 SF
Land Area	0.27 Acres
Property Address	1531 W. 117th Street Cleveland, Ohio 44107
Year Built	2022
Parcel Number	001-23-005 & 001-23-004
Ownership	Leased Fee (Land Ownership)



Brand New 20-Year Ground Lease | Scheduled Rental Increases | Strong Operator (240+ Units) | Reputable Restaurant Brand

- The tenant recently signed a brand-new 20-year ground lease, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5-years throughout the initial term, steadily growing NOI and hedging against inflation
- Formed in 1986, Pacific Bells is an experienced Taco Bell franchisee currently operating over 240 restaurants in 8 states
- Taco Bell and their 350 franchisee organizations operate more than 7,100 restaurants and serve more than 40 million customers each week in the U.S.

Strong Demographics in 5-Mile Trade Area

- More than 269,000 residents and 191,000 employees support the trade area
- \$64,000 average household income

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Interstate 90 (126,000 VPD) Excellent Visibility

- The subject property is strategically located near the signalized, hard corner intersection of West 117th Street and Franklin Blvd, averaging a combined 27,000 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 90 (126,600 VPD), the longest interstate highway in the United States covering over 3,000 miles
- The property benefits from significant street frontage and is equipped with a large monument sign, creating excellent store visibility along West 117th Street

Strong National/Credit Tenants | Drive-Thru Equipped

- Located in a dense retail corridor, Taco Bell is in within close proximity to multiple national/credit tenants including Home Depot, Target, Aldi, CVS, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The building is equipped with a drive-thru, providing ease and convince for customers
- On average, stores with drive-thrus experience higher sales than those without

PROPERTY OVERVIEW



LOCATION



Cleveland, Ohio
Cuyahoga County

ACCESS



W. 117th Street: 1 Access Point

TRAFFIC COUNTS



W. 117th Street: 16,000 VPD
Franklin Boulevard: 11,600 VPD
Northwest Freeway/Interstate 90: 126,600 VPD

IMPROVEMENTS



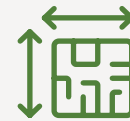
There is approximately 2,200 SF of existing building area

PARKING



There are approximately 11 parking spaces on the owned parcel.
The parking ratio is approximately 5.0 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 001-23-005 & 001-23-004
Acres: 0.27
Square Feet: 12,000

CONSTRUCTION



Year Built: 2022

ZONING



Limited Retail Business



LAKEWOOD CITY
CENTER DENTAL

DOLLAR GENERAL
CVS pharmacy

SUPERCUTS
Marc's
CHIPOTLE

giant eagle
Domino's
Orangetheory FITNESS

CHILLY
KICKS

Waggs N' Whiskers
PET GROOMING

LAKEWOOD
HIGH SCHOOL

Westside
SKATES

BARROCO
curepa bar

Panera
BREAD

Cane's
SOUTHERN
COMFORT

ST EDWARD HIGH
SCHOOL

GARFIELD
MIDDLE
SCHOOL

PeachFuzz
LEMON

Thai Kitchen
RESTAURANT

Jade Manor
Apartments

FAMILY DOLLAR

HOLA
TAQUERIA & DRIVE-IN

RISE

Hertz

FIFTH THIRD BANK

ALDI

HABERDA
TAQUERIA

KFC

INN THE
DOGHOUSE

DUNKIN'
DONUTS

SAVE
ORDER
TIME ONLINE

16,000
VEHICLES PER DAY

TAKE
5
RESTAURANT

W. 117TH ST.

TACO
BELL

FRANKLIN BLVD.

11,600
VEHICLES PER DAY







16,000
VEHICLES PER DAY

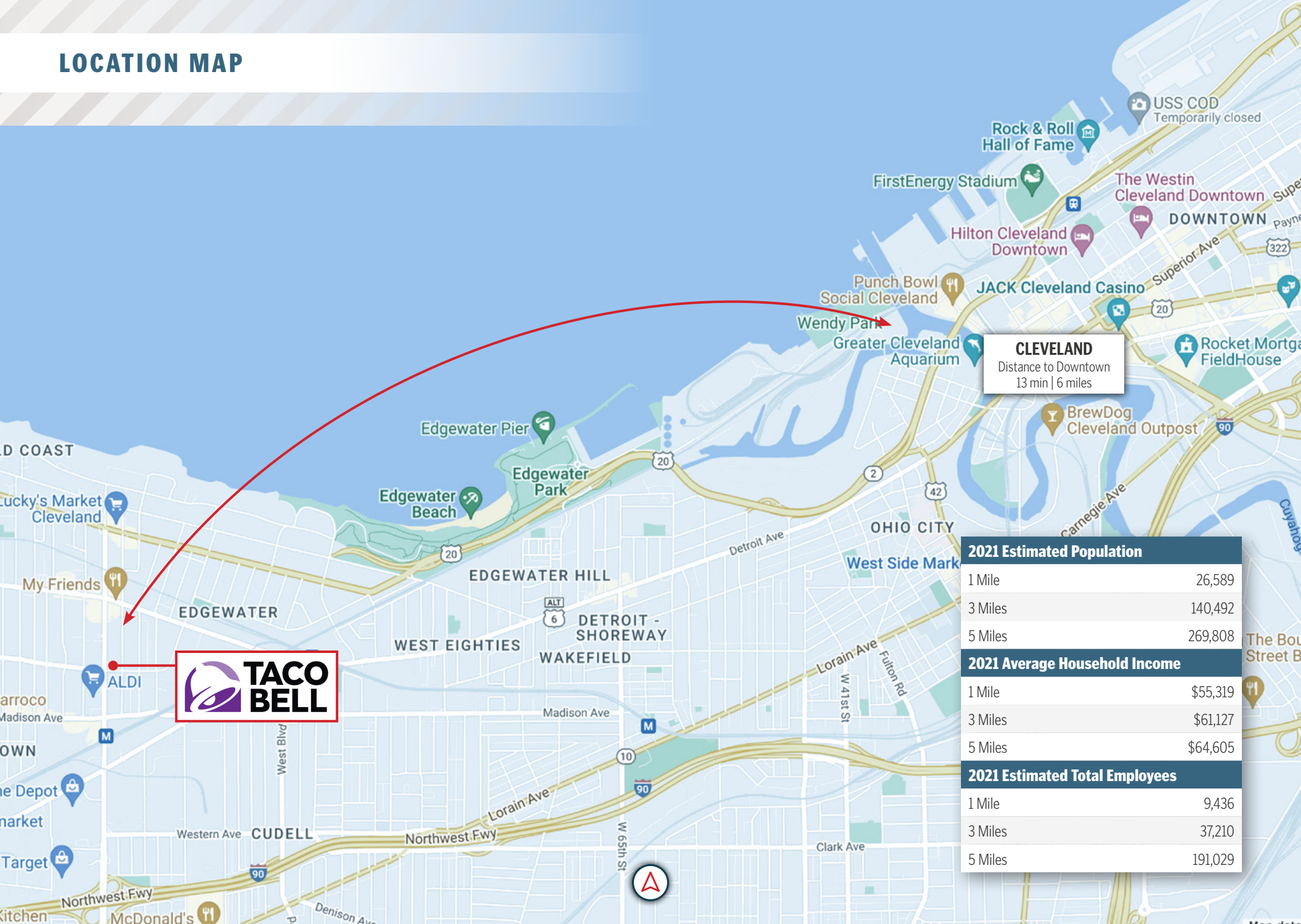
W. 17TH ST.

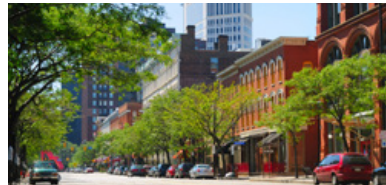
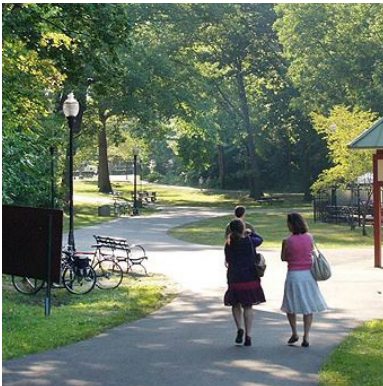
THE MIDLAND
HARDWARE COMPANY

MONUMENT SIGN



LOCATION MAP





CLEVELAND, OHIO

Cleveland is located on the southern shore of Lake Erie and is the county seat of Cuyahoga County. The City is included in the Cleveland-Elyria, OH Metropolitan Statistical Area (MSA), comprised of Cuyahoga, Lake, Lorain, Geauga and Medina counties. This MSA is the 31st largest of 381 Metropolitan Areas in the United States and the second largest Metropolitan Area in the State of Ohio. The City of Cleveland is the 2nd largest city in Ohio with a population of 374,062 as of July 1, 2021. Cleveland is located in the northeast part of the state, approximately 150 miles north-east of Columbus. Bordering Lake Erie, Cleveland is home to world-renowned medical facilities, professional sports venues, a casino, Severance Hall, numerous lakefront parks, the Port of Cleveland, the Rock and Roll Hall of Fame and operates the nation's ninth largest water system. Interstate highways I-71, I-480, I-77 and I-90 serve as some of the City's major transportation arteries.

Once a manufacturing center, Cleveland has since transitioned to a more service-based economy. The City's economic condition draws strength and stability from its evolving role as the focal point of a growing, changing and substantial regional economy. The City is located at the center of one of the nation's heaviest population concentrations. The Cleveland Metropolitan area is a significant local market, housing 2.1 million people. The City also provides superior links to the global markets.

Cleveland is considered part of the Midwest, as well as what many refer to as the "Great Lakes Region." Cleveland is also home to the I. M. Pei-designed Rock and Roll Hall of Fame, located on the Lake Erie waterfront at North Coast Harbor. Neighboring attractions include the Great Lakes Science Center, the Steamship Mather Museum, and the USS Cod, a World War II submarine. Sports fans in Cleveland can root for three major league teams. Jacobs Field, considered one of the finest ballparks in baseball, is the downtown home of the Cleveland Indians. Adjacent is 20,000-seat Gund Arena, hosting home games of the NBA's Cleveland Cavaliers, the WNBA's Rockers and the AHL's Barons.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	26,589	140,492	269,808
2026 Projected Population	26,188	139,290	268,511
2010 Census Population	26,764	142,543	271,651
Households & Growth			
2021 Estimated Households	13,956	62,345	121,030
2026 Projected Households	13,789	61,986	121,282
2010 Census Households	13,860	62,348	119,351
Race & Ethnicity			
2021 Estimated White	69.00%	71.96%	73.27%
2021 Estimated Black or African American	20.09%	17.32%	16.82%
2021 Estimated Asian or Pacific Islander	3.59%	2.64%	2.64%
2021 Estimated American Indian or Native Alaskan	0.44%	0.44%	0.40%
2021 Estimated Other Races	5.07%	8.87%	8.41%
2021 Estimated Hispanic	12.75%	20.03%	19.16%
Income			
2021 Estimated Average Household Income	\$55,319	\$61,127	\$64,605
2021 Estimated Median Household Income	\$38,878	\$43,656	\$46,302
2021 Estimated Per Capita Income	\$29,099	\$27,227	\$28,943
Businesses & Employees			
2021 Estimated Total Businesses	689	3,251	10,171
2021 Estimated Total Employees	9,436	37,210	191,029



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Pacific Bells	2,200	TBD	20 Years	Current	-	\$14,420	\$6.55	\$173,048	\$78.67	Absolute NNN	TBD
(Franchisee Guaranty)				6 Years	10%	\$15,863	\$7.21	\$190,353	\$86.52		
				11 Years	10%	\$17,449	\$7.93	\$209,388	\$95.18		
				16 Years	10%	\$19,194	8.72	230,327	104.69		

FINANCIAL INFORMATION

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PROPERTY SPECIFICATIONS

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



TACO BELL

tacobell.com

Company Type: Subsidiary

Locations: 7,100+

Parent: Yum! Brands

2021 Employees: 36,000

2021 Revenue: \$6.58 Billion

2021 Net Income: \$1.58 Billion

2021 Assets: \$5.97 Billion

Credit Rating: S&P: BB

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick-service restaurant brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavors, quality ingredients, breakthrough value, and best-in-class customer service to over 46 million customers weekly across the globe. Globally, Taco Bell and its franchisees operate more than 7,100 restaurants, including more than 600 restaurants across 30 countries outside of the U.S. The company was founded in 1962 and is headquartered in Irvine, California.



SRS

NATIONAL
NET LEASE
GROUP

Hoty
ENTERPRISES, INC.

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