



SANDS INVESTMENT GROUP



Taco Bell

2403 East Wabash Street
Frankfort, IN 46041

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
Indiana, LLC IN Lic. # RC52000211
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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,209 SF Taco Bell Located at 2403 East Wabash Street in Frankfort, Indiana. This Deal Includes an Absolute NNN Lease With No Landlord Responsibilities, With Strong K-Mac Enterprises Franchisee Guarantee, Providing For a Secured Investment.

OFFERING SUMMARY

PRICE	\$1,976,019
CAP	5.20%
NOI	\$102,753
PRICE PER SF	\$894.53
GUARANTOR	K-Mac Enterprises

PROPERTY SUMMARY

ADDRESS	2403 East Wabash Street Frankfort, IN 46041
COUNTY	Clinton
BUILDING AREA	2,209 SF
LAND AREA	1.45 AC
BUILT	1995



HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- 1% Annual Rent Increases Providing Strong Hedge Against Inflation
- K-Mac Enterprises is One of the Largest Taco Bell Operators and Has Operated Successfully For Over 58 Years
- Established Location With 20+ Year Occupancy
- Exercised Renewal Option Early Showing Commitment to the Site
- Strong K-Mac Enterprises Franchisee Guarantee (290+ Locations)
- Strong Demographics For the Region With a Population of 18,942 Residents Making an Average Household Income of \$59,059 Within a 5-Mile Radius
- Excellent Visibility on Main East/West Corridor Into Frankfort Which Sees Traffic Counts Over 13,300 VPD
- Adjacent to Walmart Supercenter; Frankfort High School (Over 500 Students) and Frankfort Middle School (700 Students) Providing For Ample Foot Traffic
- Frito Lay Has Two Plants in Frankfort and Employ Over 1,100 People Running 17 Snack Production Lines
- Frankfort Has Made Progress on Several Improvement Projects Including a New 28,000 SF Police Station and a New Park Aquatic Center That Will Include a Kiddie Pool Area, Lazy River, Lap Pool and More
- Frankfort is 37-Miles Southeast From Lafayette and 45-Miles North of Indianapolis



LEASE SUMMARY

TENANT	KMAC Enterprises
PREMISES	A Building of Approximately 2,209 SF
LEASE COMMENCEMENT	March 14, 2006
LEASE EXPIRATION	March 31, 2026
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes; 15 Days

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,209 SF	\$102,753	\$46.52





FRANKFORT



Frankfort
Municipal Airport



St Mary's Catholic
Church



Village
Pantry



Frankfort First Church
Of The Nazarene

The King of
Pancake House



421

E Wabash St

Wampler's Disposal
Service & Recycling

Frankfort
High School

Community Schools
of Frankfort
Transportation Dept

Community Schools
of Frankfort

Rural King
America's Farm and Home Store

27 Leaves
Boutique

Silky
Nails



Super China
Buffet

Great China
Buffet



SHOE DEPT.



Walmart
SUPERCENTER

Great Clips
IT'S GONNA BE GREAT

T-Mobile

Arby's

Applebee's
GRILL + BAR

SHOE DEPT.

421

E Wabash St

WITHAM
HEALTH
SERVICES

ALDI

TACO
BELL

Heritage Child
Care Ministry

The Frankfort
Crossing

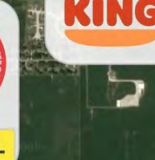
Loyal Order
of Moose

Christian Life
Church

Community Schools
of Frankfort



WAREHOUSES/
DISTRIBUTION CENTER



S Maish Rd

E Wabash St



SHOE DEPT.

Great Clips



Frankfort, Indiana, in Clinton county, is 21 miles SE of Lafayette, Indiana. The people of the city are in the Lafayette metropolitan area. The city is the county seat of Clinton County. According to the census, Frankfort has a total area of 6.31 square miles. U.S. 421 and Indiana state routes 28, 39 and 75 converge in the city. Interstate 65 is a short distance to the west of Frankfort. Frankfort is 40 miles NW of Indianapolis, Indiana. Indianapolis is the capital and most populous city of the U.S. state of Indiana and the seat of Marion County. The city is located in the East North Central region of the Midwestern United States. The city is the economic and cultural center of the Indianapolis metropolitan area. The City of Indianapolis is the largest city in Indiana with a population of 874,859 as of July 1, 2021.

Frankfort's business community is alive and well, fostered by an entrepreneurial spirit, drive and a willingness to contribute to the City's overall economic strength and health. Whether it's a small business on the Courthouse square or a major international corporate citizen in the Industrial Park, Frankfort is home to a diverse and robust family of businesses. Frankfort is a city very diverse economic sector based on manufacturing and food processing. Frankfort has the largest contiguous industrial park in the state, and the second largest Frito-Lay, globally, which is the city's largest employer. It employs 1,100 individuals, and across the industrial park, and as a whole, there are near 4,500 employees." Other major businesses in Frankfort include food giants Archer Daniels Midland (ADM), and Conagra Brands, which has its world-largest distribution center in the city. Proximity to Indianapolis is beneficial for the city's economy. Indianapolis has a growing and diversified economy. Anchoring the 25th largest economic region in the country, the city has a gross domestic product of \$134 billion. Biotechnology, life sciences and health care are major sectors of Indianapolis's economy.

There are countless opportunities for outdoor recreation in and around Frankfort. A number of golf courses are also nearby. The largest of Frankfort's parks, TPA Park is home to a variety of recreational amenities. Local TPA park has a public pool and other facilities like playgrounds, picnic spots and paved walking paths. The most anticipated local festival is the Hot Dog Festival, which is celebrated every July. Thursday Thunder is the premier cruise-in in Central Indiana, located in Frankfort, IN. very January the Frankfort JAYCEES put on the Fire & Ice Festival in downtown Frankfort. Indianapolis is home to two major sports clubs, the Indiana Pacers of the National Basketball Association and the Indianapolis Colts of the National Football League. The city's philanthropic community has been instrumental in the development of its cultural institutions and collections, including the world's largest children's museum, nation's largest privately funded zoo, historic buildings and sites, and public art.

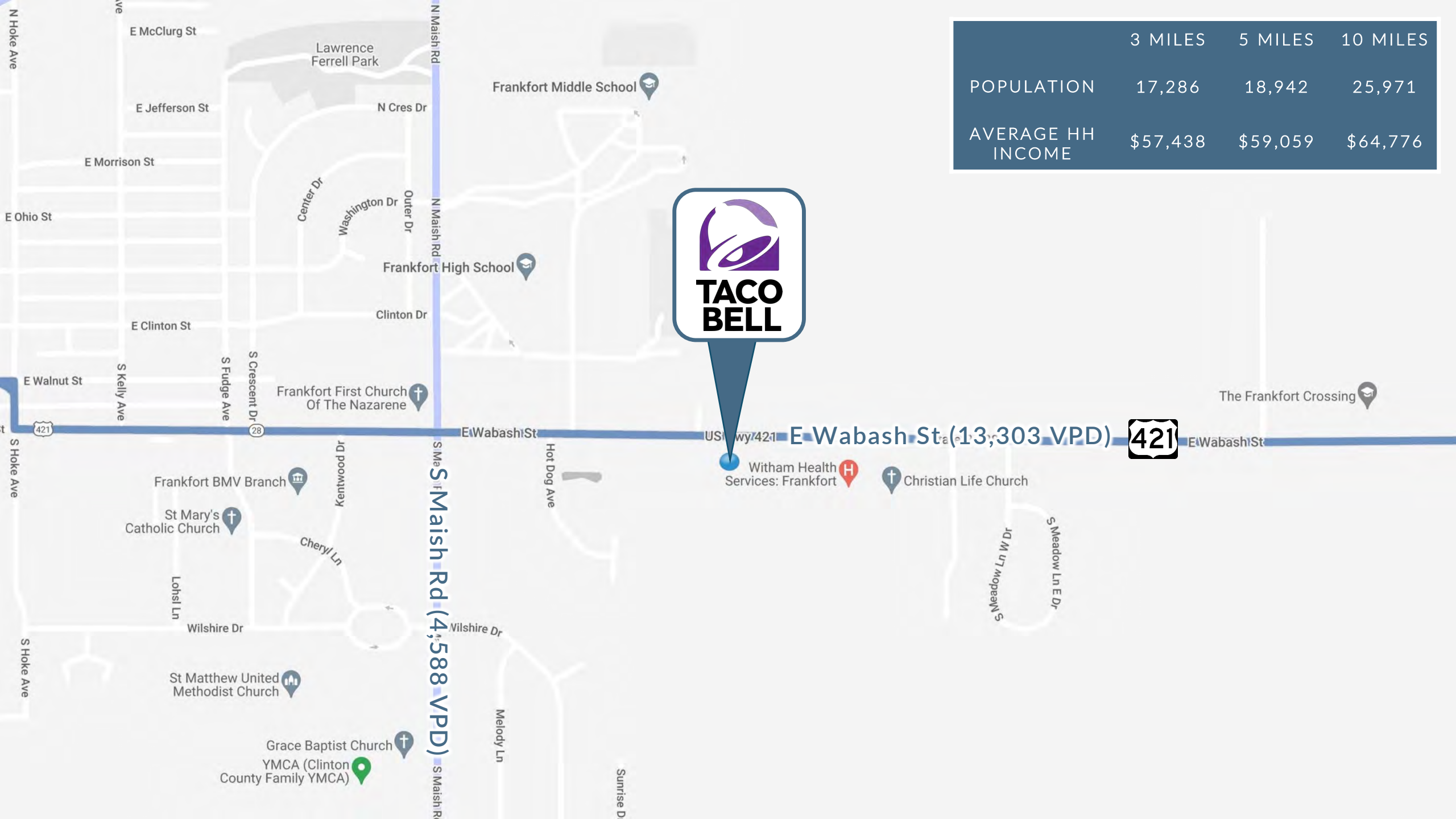


FRANKFORT, IN



HOT DOG FESTIVAL





	3 MILES	5 MILES	10 MILES
POPULATION	17,286	18,942	25,971
AVERAGE HH INCOME	\$57,438	\$59,059	\$64,776



E Wabash St (13,303 VPD)



S Maish Rd (4,588 VPD)

FRANCHISEE PROFILE

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50-year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 300+ restaurants in the Taco Bell, KFC and Golden Corral systems. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas.

K-Mac achieves over \$400 million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.

K-Mac was recently purchased by a Mideast Sovereign Wealth Fund. The Arkansas-based Taco Bell operator attracted Mubadala Investment Co., the state-owned holding company connected to Mohamed bin Zayed, crown prince of Abu Dhabi. It is the first Middle East sovereign wealth fund to invest in a U.S.-based restaurant franchisee.



COMPANY TYPE
Private



FOUNDED
1964



OF LOCATIONS
300+ Restaurants



HEADQUARTERS
Fort Smith, AR



WEBSITE
www.kmaccorp.com

TENANT PROFILE

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick service restaurant (QSR) brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavours, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. Under our parent company, Yum! Brands Inc. Taco Bell is part of a family of fast food powerhouses which include both KFC and Pizza Hut. The company and its franchisees operate more than 7,000 restaurants in the United States alone. There are currently more than 600 Taco Bell restaurants across 30 countries outside of the United States.

Outside of the restaurants, fans can access Taco Bell through the mobile app, desktop on Ta.co and delivery through the partnership with Grubhub. Taco Bell became the first QSR to launch a mobile app in U.S. restaurants for both drive-thru and dining orders. In 2016, Taco Bell was named as one of Fast Company's Top 10 Most Innovative Companies in the World. We provide educational opportunities and serve the community through our non-profit organization, the Taco Bell Foundation, and support fans and team members with their passions through programs such as the Live Más Scholarship. We provide access to sports, gaming and new music through our Feed The Beat program.



COMPANY TYPE
Subsidiary



FOUNDED
1962



OF LOCATIONS
7,000+



HEADQUARTERS
Irvine, CA



WEBSITE
tacobell.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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**NOW
HIRING**

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