



REPRESENTATIVE IMAGE

SANDS INVESTMENT GROUP



Taco Bell  
1709 Battleground Drive  
Iuka, MS 38852

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Offer the Opportunity to Acquire the Brand-New Construction, Absolute Triple Net (NNN) 25-Year Sale Leaseback Taco Bell Located in Iuka, MS. The 2,234 SF Property is Leased to Pacific Bells, LLC, Which Currently Operates Over 270 Locations in 8 Different States. The Lease Features 10% Rental Increases Every 5 Years, Increasing NOI and Allowing Investors to Hedge Against Inflation. This Long Term, Management Free Opportunity, Backed By an Experienced Operator, Provides For an Ideal Passive Investment For Potential Investors.

## OFFERING SUMMARY

PRICE	\$2,812,500
CAP	4.80%
NOI	\$135,000
PRICE PER SF	\$1,258.95
GUARANTOR	Pacific Bells, LLC

## PROPERTY SUMMARY

ADDRESS	1709 Battleground Drive Iuka, MS 38852
COUNTY	Tishomingo
BUILDING AREA	2,234 SF
LAND AREA	0.492 AC
BUILT	2022

REPRESENTATIVE IMAGE



T A C O   B E L L

# HIGHLIGHTS

- New 25 Year Absolute Triple (NNN) Lease With Zero Landlord Responsibility
- 10% Rent Increases Every 5 Years Providing For a Hedge Against Inflation For Potential Investors
- Lease is Guaranteed By One of the Largest Taco Bell Franchisees in the Country, With 270+ Units
- Brand New Construction - Scheduled Opening Early August 2022
- This Opportunity Provides For a Long Term, Safe and Passive Investment - Excellent For 1031 Buyers
- Taco Bell is Owned By Yum! Brands, Inc. - Over 48,000 Restaurants in More Than 145 Countries and Territories
- Close Proximity to Iuka Mississippi Airport and the 48-Bed North Mississippi Medical Center Emergency Room
- Limited Competition in Area - Nearest Taco Bell is 20-Miles Away
- Essential Use Tenant With Drive-Thru, Pandemic and Recession Resistant
- Formed in 1986, Pacific Bells is an Experienced Taco Bell Franchisee Currently Operating Over 270 Locations in 8 Different States
- Excellent Visibility and Accessibility Situated Just Off the Intersection of Hwy 25 and Hwy 72 Which Sees Combined Over 20,000 VPD
- In Close Proximity to Industrial Traffic Generators Such as Northrop Grumman (17 Minutes From Site) and Essity, a 46,000 Employee European Beauty and Health Manufacturing Company (24 Minutes From Site)
- Surrounded By National Retailers: Walmart, McDonald's, Exxon, Jack's, Hardee's, O'Reilly Auto Parts, Dollar General, AutoZone, ACE Hardware, Sonic Drive-In and Fast Pace Health





# LEASE SUMMARY

TENANT	Pacific Bells
PREMISES	A Building of Approximately 2,234 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	25 Years From Close of Escrow
LEASE TERM	25 Years
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% Every 5 Years
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	No

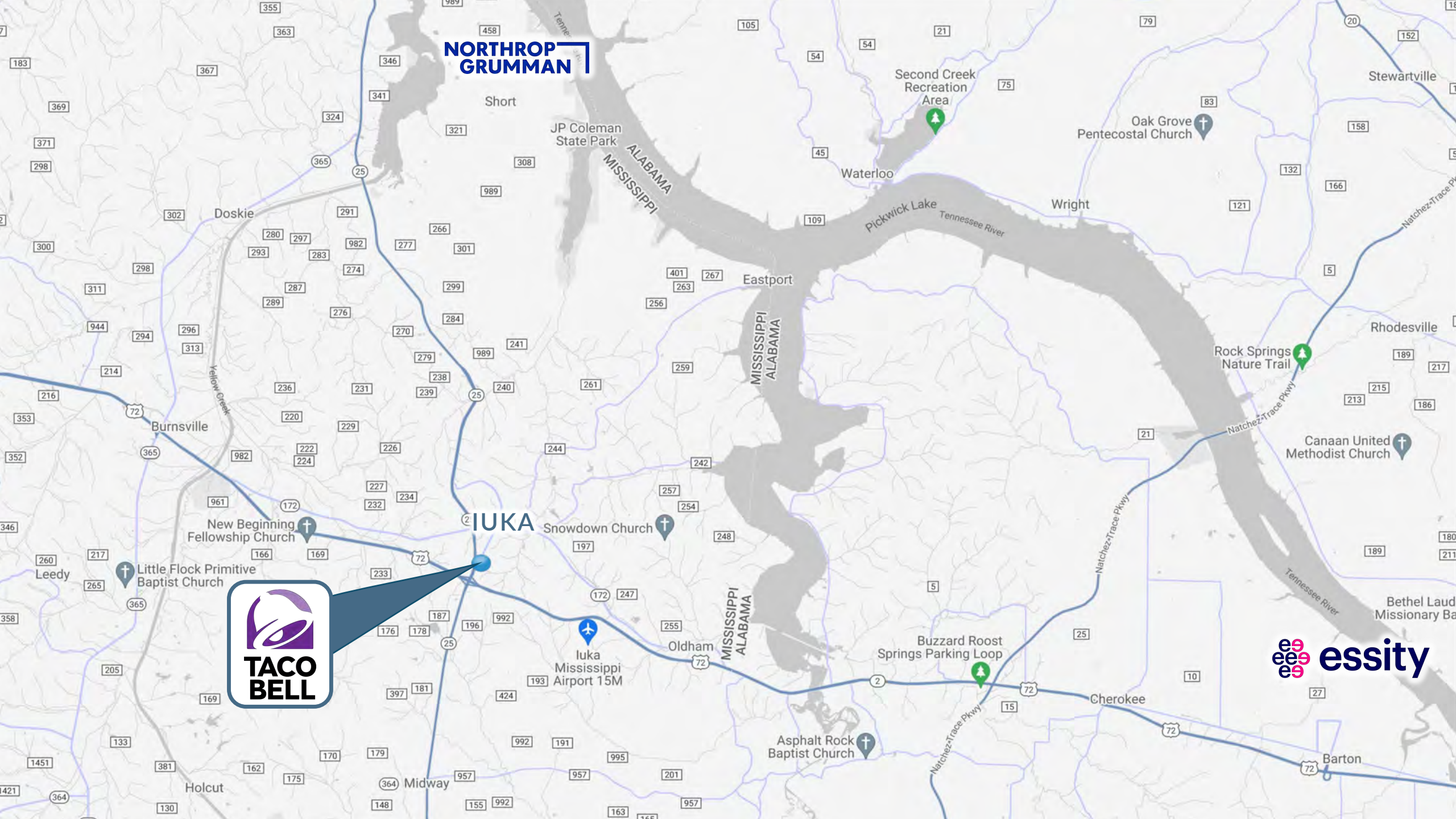
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,234 SF

\$135,000

\$60.43





**NORTHROP  
GRUMMAN**







Town & Country Furniture Co

Tishomingo County Health Department



Tishomingo Circuit Clerk Office

Caribbean Tan

Grace Long Real Estate



>> GeekExpress

Iuka Nutrition

Segars & Koon Attorneys At Law

Lambert's Building Supply

Dixie Bail Bonds- Maggie Bowen



Surgery Associates

Tupelo Orthopedic Satellite Clinic

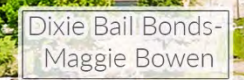
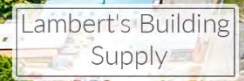
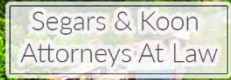
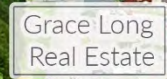
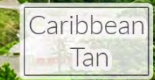


Veterans Memorial Dr

Battleground Dr









belk DOLLAR GENERAL  
SHOE DEPT. POPEYES

ALDI Marshalls  
HOBBY LOBBY  
five BELOW

TSC TRACTOR SUPPLY CO Walmart  
MALCO CATO  
Supercenter

CARQUEST SONIC  
SUBWAY BancorpSouth  
cricket RENASANT BANK

ACE O'Reilly  
DOLLAR GENERAL AUTO PARTS  
AutoZone

Hampton by HILTON  
Holiday Inn Express  
EconoLodge Quality  
DOLLAR GENERAL

Kroger OLLIE'S  
GOOD STUFF CHEAP  
HARBOR FREIGHT Advance Auto Parts

goodwill LOWE'S  
burkes OUTLET  
Aaron's  
petsense

Walmart  
Hardee's  
DOLLAR TREE

McDonald's Jack's

TACO BELL







I U K A | T I S H O M I N G O C O U N T Y | M S

luka was founded in 1857 and is the county seat of Tishomingo County. luka is built on the site of a Chickasaw Indian village that is thought to have been subordinate to the settlement at Underwood Village. Woodall Mountain, the highest point in Mississippi, is located just south of luka. According to the United States Census Bureau, the city has a total area of 9.7 square miles. luka has a 2020 population of 2,931. The city is ninety eight miles of Huntsville, AL. Huntsville is one of the fastest growing communities in Alabama. There are approximately 1.2 million people within a 50-mile radius of Huntsville.

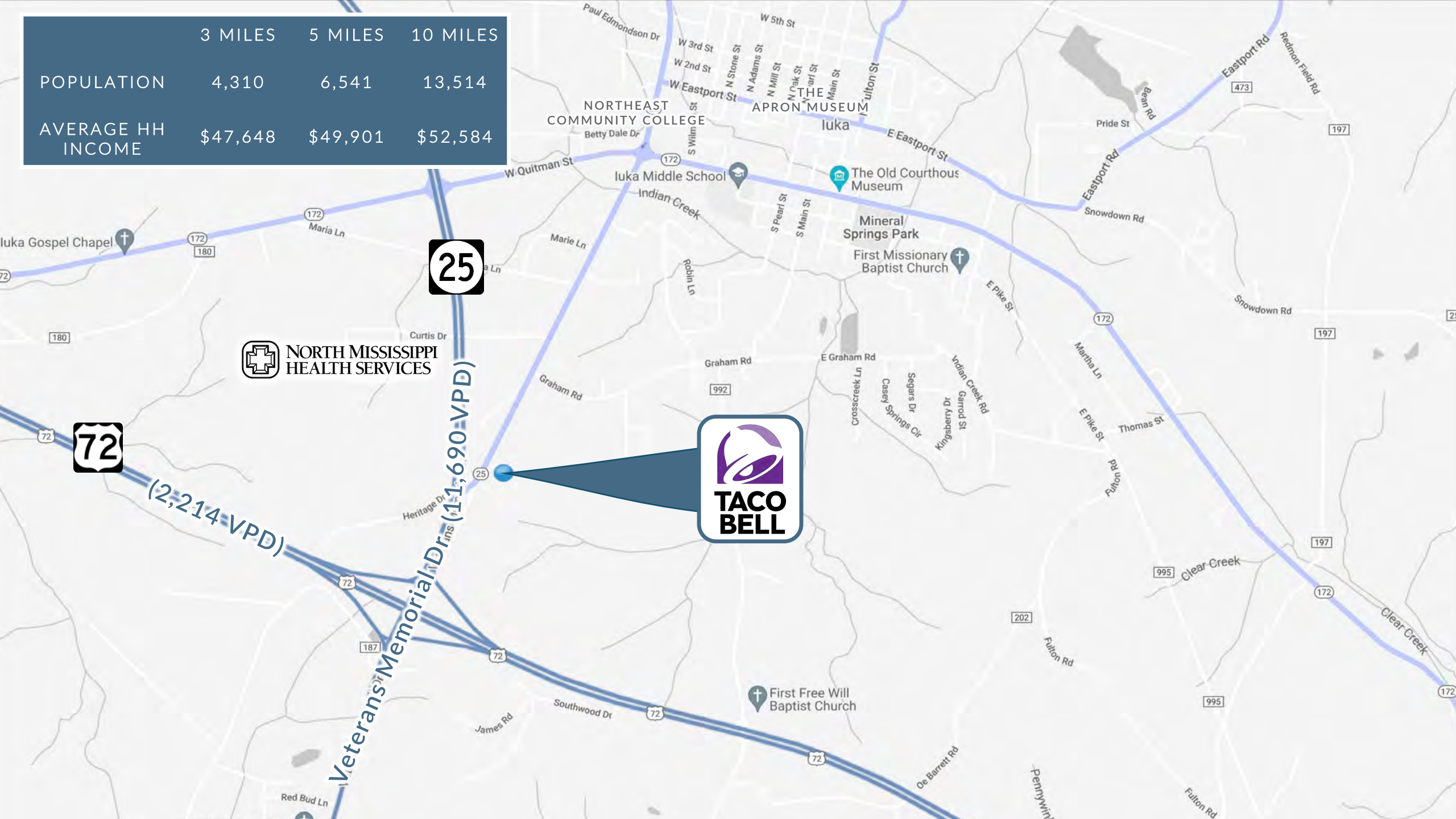
The largest industries in luka, MS are Retail Trade, Health Care & Social Assistance, and Manufacturing , and the highest paying industries are Professional, Scientific, & Management, & Administrative & Waste Management Services, Transportation & Warehousing, & Utilities, and Transportation & Warehousing. A Major employer in luka's industrial sector is Alliant Techsystems, a major U.S. aerospace and defense contractor. luka is home to the Apron Museum, the only museum in the United States dedicated to aprons. Proximity to Memphis is beneficial for the economy of luka. Technology, space, and defense industries have a major presence in Huntsville along with the Cummings Research Park. With multiple established economic cornerstones in our community like Redstone Arsenal, Huntsville Hospital, and NASA Marshall Space Flight Center, the City remains poised to continue strong growth in all economic sectors. The Federal Base, Redstone Arsenal is a large employer and a major presence in the area. Huntsville is considered the leader in aerospace engineering.

luka is rich with history, steeped in culture. There is much to do and see in luka. There are several historic homes from the Civil War period and before still standing today. luka is a smaller but beautiful upcoming tourist destination that is worth a visit. Visit the Old Tishomingo County Courthouse Museum, Cappleman's Antiques, Mineral Springs Park and so much more. luka has much to offer tourists and residents alike. Located in the foothills of the Appalachian Mountains, Tishomingo State Park is steeped in history and scenic beauty. Located on old Hwy 72E, the Mineral Springs Park is home to gazebos, a Log Cabin, playground, tennis courts, basketball courts, a walking track, picnic tables, and peaceful beauty. Jay Bird Park is located in downtown luka on Front Street. It offers a gazebo, picnic tables, a beautiful grassy area and shade trees. luka Drive-in Theatre, Goat Island RV Park, Piney Grove Campground etc are some of the other places to visit in the city.





	3 MILES	5 MILES	10 MILES
POPULATION	4,310	6,541	13,514
AVERAGE HH INCOME	\$47,648	\$49,901	\$52,584





# 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 7,600 restaurants in the United States alone. There are currently more than 600 Taco Bell restaurants across 30 countries outside of the United States. Yum! Brands, Inc., based in Louisville, Kentucky, has nearly 44,000 restaurants in more than 135 countries and territories. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development.

Pacific Bells was formed in 1986 by Dennis and Anna January. They opened their first store in Tualatin, Oregon, a store that is still open to this day. A few years later, in 1989, Tom Cook partnered with Dennis and Anna with the goal to build and operate multiple Taco Bell restaurants in the Pacific Northwest. The next few years the company grew to 20 stores. Then, in 1995, Pacific Bells acquired 53 stores in Ohio from the Taco Bell Corporation. The next wave of significant Pacific Bells growth started in 2011 with an acquisition of 11 stores in the Seattle WA area. 2015 was another milestone in Pacific Bells history as the company welcomed a strategic growth partner, Partner's Group, in addition to acquiring another 25 Taco Bell stores in Wisconsin. With Partner's Group support, the pace of both organic growth and acquisition activity is increasing rapidly. Pacific Bells acquired 40 Taco Bell stores in 2016, which were located in Mississippi and Tennessee. Then, in late 2017, 56 Taco Bell stores were acquired in central California. As of today, Pacific Bells operates 271 restaurants in 8 states (Alabama, California, Mississippi, Ohio, Oregon, Tennessee, Washington, and Wisconsin). The owners are also a major franchisee of Buffalo Wild Wings.



COMPANY TYPE  
Subsidiary



FOUNDED  
1962



# OF LOCATIONS  
7,600+



HEADQUARTERS  
Irvine, CA



WEBSITE  
[tacobell.com](http://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.







## SANDS INVESTMENT GROUP

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