



BRAND NEW TACO BELL GROUND LEASE

11535 SE FEDERAL HWY, HOBE SOUND, FL 33455

ACTUAL STORE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT SUMMARY

List Price:	\$1,835,294
Current NOI:	\$78,000.00
Initial Cap Rate:	4.25%
Land Acreage:	+/- 0.96
Year Built	2021
Lease Type:	Ground Lease
Lease Term:	15 Years
Average CAP Rate:	4.69%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new Taco Bell restaurant located in Hobe Sound, Florida. The property offers a Fifteen (15) Year Ground Lease, leaving zero landlord responsibilities. The lease contains 10% rent increases every 5 years and also includes 6 (5 year) options to renew. The lease is guaranteed by a 250 unit franchisee. This Taco Bell is a high class restaurant frequented by celebrities in the area. The store was constructed in 2021 and opened in June.

This Taco Bell is highly visible as it is strategically positioned on SE Federal Highway which sees 26,518 cars per day near both a Publix anchored and a Winn-Dixie anchored shopping center. Located in an excellent trade area, the 5 mile population from the site is 22,708 while the 1 mile average household income \$99,774 per year, making this location ideal for a Taco Bell. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain ownership of a Taco Bell. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant. List price reflects a 4.25% cap rate based on NOI of \$78,000.



PRICE \$1,835,294



CAP RATE 4.25%



LEASE TYPE Ground Lease



RENT INCREASES 10% Every 5 Years



TERM REMAINING 13.75 Years

INVESTMENT HIGHLIGHTS

- **15 Year Ground Lease | Zero Landlord Responsibilities**
- **2021 BTS Construction | Opened in June 2021**
- **Excellent Trade Area | AAA+ Site Near Many Major Retailers**
- **10% Rent Increases Every 5 Years**
- 6 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$99,774
- **Five Mile Population 22,708**
- **26,518 Cars Per Day on SE Federal Highway**
- **205 Unit Franchisee Operator Guaranty**
- Surrounded by Local Golf Courses | Wealthy Community

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$78,000.00	\$78,000.00
Gross Income	\$78,000.00	\$78,000.00
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$78,000.00	\$78,000.00

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 0.96 Acres
Traffic Count:	26,518
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Taco Bell
Lease Type:	Ground Lease
Primary Lease Term:	15 Years
Annual Rent:	\$78,000
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/2/2021
Lease Expiration Date:	6/1/2036
Lease Term Remaining:	13.75 Years
Rent Bumps:	10% Every 5 Years
Renewal Options:	Six (5 Year)
Lease Guarantor:	Luihn Four, Inc.
Lease Guarantor Strength:	250 Unit Franchisee
Tenant Website:	www.TacoBell.com



GROSS SALES:
\$1.49 BILLION



STORE COUNT:
7,500+

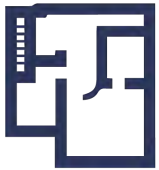


GUARANTOR:
YES



S&P:
BBB

TENANT NAME	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE
Taco Bell	6/2/2021	6/1/2036	\$78,000 \$85,800 \$94,380	100	6/2/2026 6/2/2031
Totals/Averages			\$86,060	100%	



YEAR BUILT
2021



TOTAL ANNUAL RENT
\$78,800



OCCUPANCY RATE
100.0%



AVERAGE ANNUAL RENT
\$86,060



NUMBER OF TENANTS
1



OVERVIEW

Company:	Taco Bell
Founded:	March 21, 1962
Total Revenue:	\$1.49 Billion
Net Income:	\$326 Million
Net Worth:	\$36.38 Billion
Headquarters:	Irvine, California
Website:	www.TacoBell.com

TENANT HIGHLIGHTS

- Over 7,500 Restaurants in the United States
- Completed 2020 Menu Revamp, Making Room For Future Innovations And Streamlining Restaurant Experience
- The Taco Bell Foundation is committed to empowering youth to reach their full potential through a high school diploma and beyond
- In January 2019, Taco Bell nearly doubled its television advertising spending to \$64 million



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-5	\$78,000	\$6,500	-	4.25%
6-10	\$85,800	\$7,150	10%	4.68%
11-15	\$94,380	\$7,865	10%	5.14%


COMPANY INFORMATION

Taco Bell is an American-based chain of fast food restaurants originating in Irvine, California in 1962, by founder Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of "value menu" items. As of 2018, Taco Bell serves over two billion customers each year, with more than 93 percent of restaurants owned and operated by independent franchisees and licensees.

PepsiCo purchased Taco Bell in 1978, and later spun off its restaurants division as Tricon Global Restaurants, which later changed its name to Yum! Brands.

The Taco Bell Foundation breaks down barriers to educate and inspire the next generation of America's leaders. Since 1992, the Taco Bell Foundation has reached more than 4 million young people across the country and has awarded more than \$110 million in Live Más Scholarships and grants to youth-serving nonprofit organizations focused on education and career readiness.

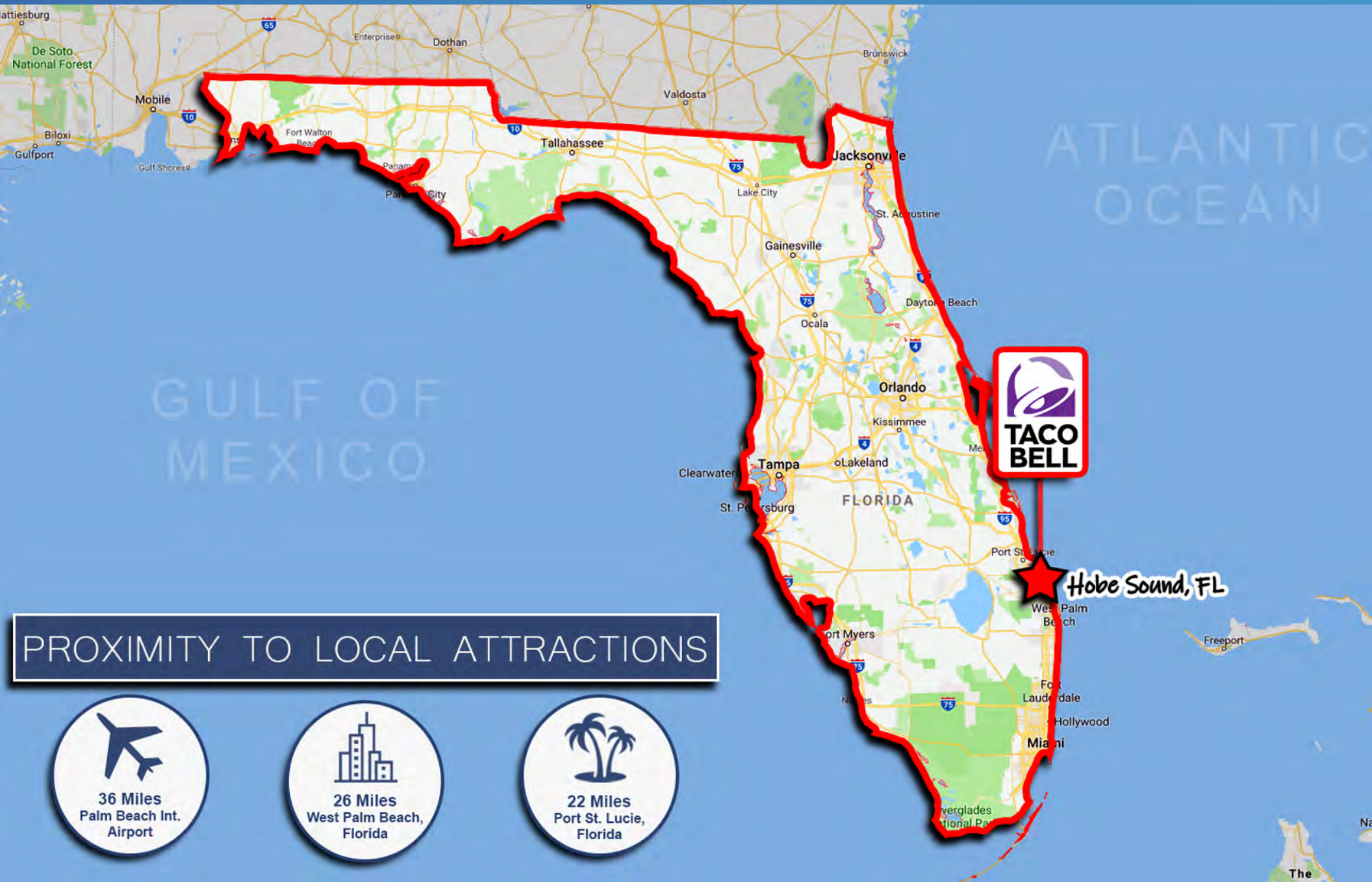
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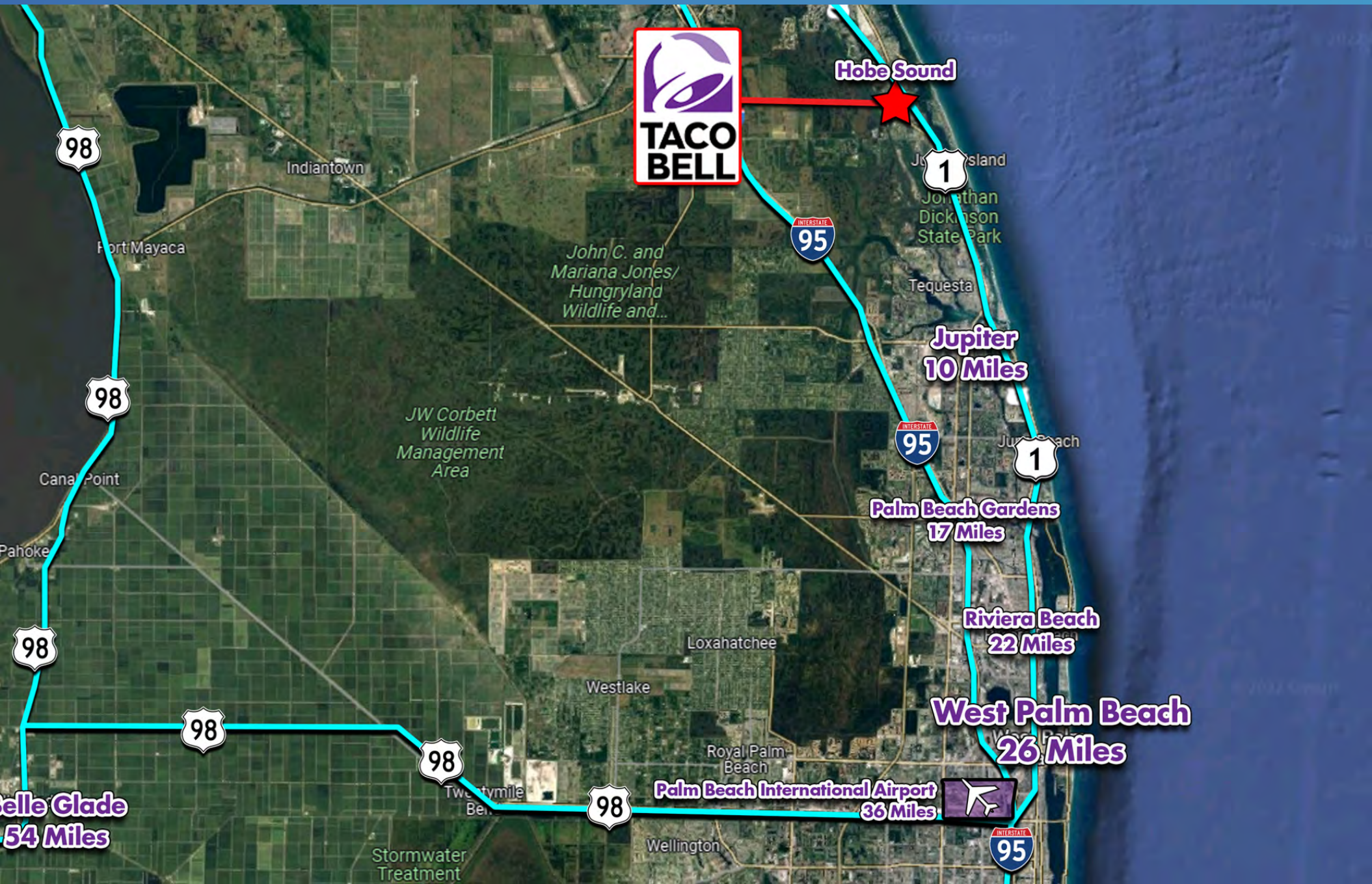


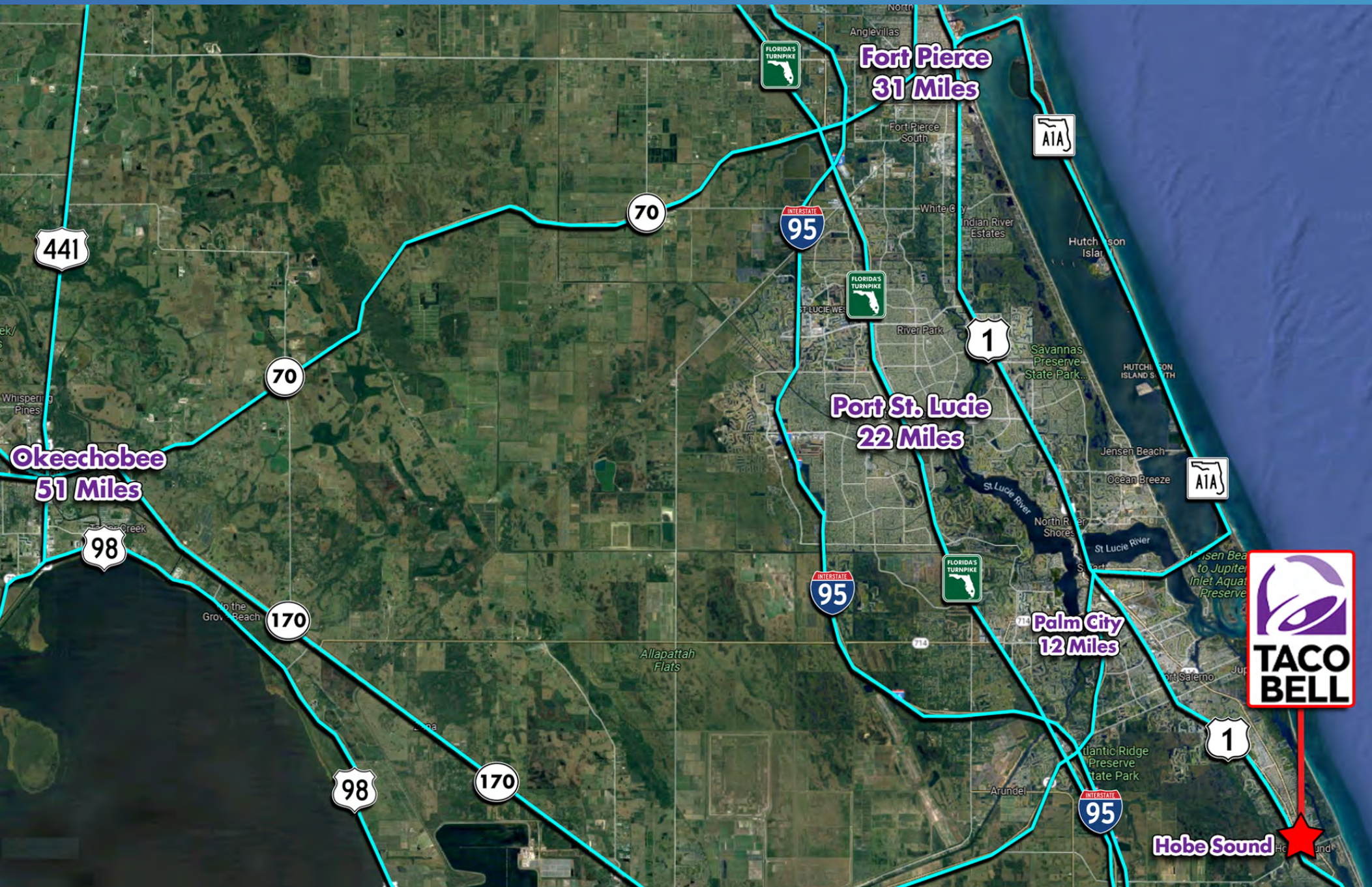




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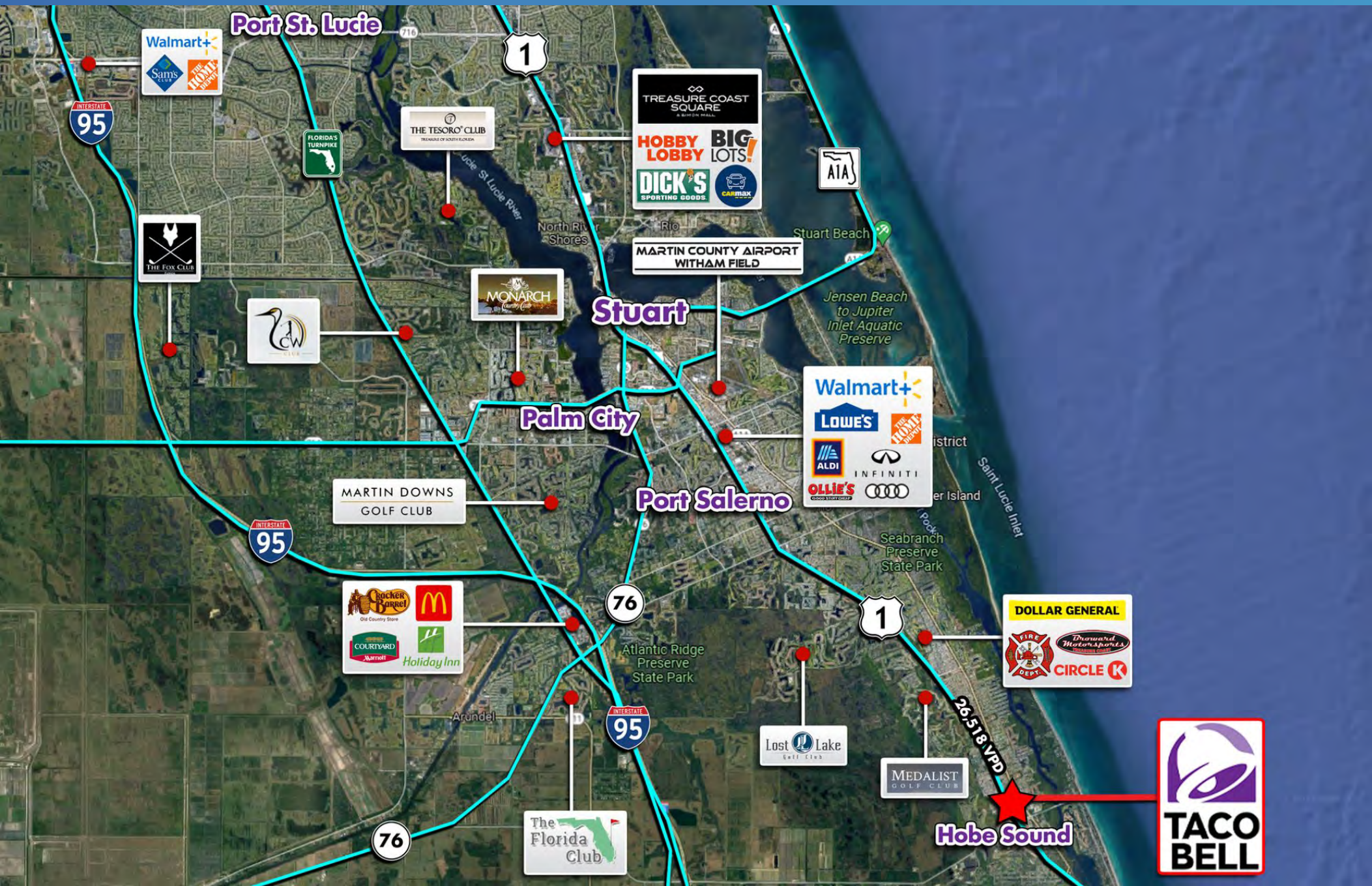




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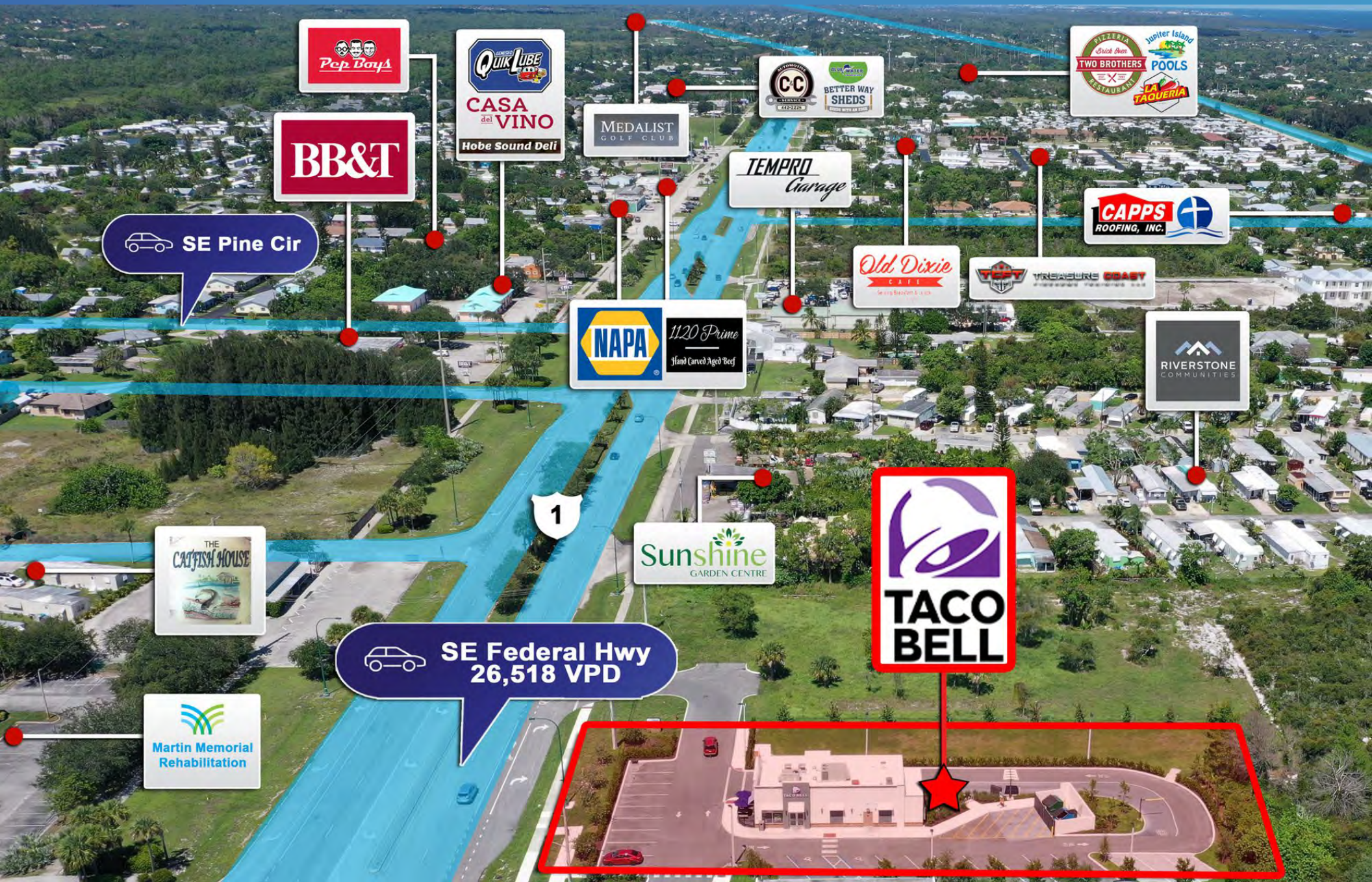
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Hobe Sound is an unincorporated area and census-designated place in Martin County, Florida located along Florida's Treasure Coast. The population was 14,003 at the 2020 census.

Centrally located between Jupiter and Stuart along Florida's Atlantic coast, Hobe Sound is home to some of the most beautiful nature spots in the state. Travelers from all around the world enjoy the pristine beaches, unspoiled parks and championship golf courses of Hobe Sound. Explore nearby Jonathan Dickinson State Park for camping and canoeing or Blowing Rocks Preserve to view the limestone-studded beach. At high tide, particularly in winter and after storms, water is forced through the holes in the rocks as high as 50 feet in the air. Snorkelers are fond of the preserve's limestone formations, the largest on the nation's east coast, found right in Hobe Sound.

Hobe Sound is a predominantly wealthy community whose residents have included such celebrities and other prominent persons as "Tiger" Woods, Alan Jackson, Celine Dion, Burt Reynolds, and Marion Margery Scranton, among others. Over the decades, it was home or a winter home for wealthy businessman and industrialists, politicians, and sports and entertainment celebrities.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	5,265	13,383	22,708
Total Population 2027	5,422	13,689	23,338
Population Growth Rate	2.98%	2.29%	2.77%
Average Age	52.3	53.9	60.4
# Of Persons Per HH	2.2	2.2	2.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,327	5,956	10,664
Average HH Income	\$99,774	\$96,786	\$95,248
Median House Value	\$341,152	\$306,286	\$304,659
Consumer Spending	\$76.5 M	\$192.7 M	\$342.0 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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