

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



W/ Drive-Thru

LOCATED ALONG PRIMARY THOROUGHFARE (30,000+ VPD) | EXPERIENCED OPERATOR



2136 6th Avenue SE | Decatur, Alabama

HUNTSVILLE MSA

ACTUAL SITE



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Taco Bell investment property located in Decatur, Alabama. The tenant, TACALA, LLC has over 2 years remaining on their current term with 1 (10-year) and 2 (5-year) options to extend, demonstrating their commitment to the site. The lease features 1% annual increases throughout the initial term and throughout the option periods, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Taco Bell and its franchisees operate more than 7,791 restaurants, including more than 600 restaurants across 30 countries outside of the U.S.

The Taco Bell is strategically located along U.S. Hwy 31, which averages over 30,000 vehicles per day. U.S. Hwy 31, is the major retail thoroughfare serving the city of Decatur. The site is equipped with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The property's significant street frontage and pylon sign along U.S. Hwy 31 create excellent visibility for the site. The subject property is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Target, Big Lots, Old Navy, Staples, Dollar Tree, Advance Auto Parts, Kroger, Hobby Lobby, Dollar General, Family Dollar, PepBoys, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The Taco Bell is located in close proximity to Courtney Square Apartments (96 units), further increasing consumer traffic to the site. The 5-mile trade area is supported by over 61,000 residents and 32,000 employees, providing a direct consumer base from which to draw. Residents within a 5-mile radius of the subject property have an average household income of \$76,572.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,500,000
NOI	\$107,650
Cap Rate	7.18%
Guaranty	Franchisee (300+ Units)
Tenant	TACALA, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	2,561 SF
Land Area	1.01 Acres
Property Address	2136 6th Avenue SE Decatur, Alabama 35601
Year Built	2006
Parcel Number	03-09-32-1-004-015.000
Ownership	Fee Simple (Land & Building Ownership)



Over 2 Years Remaining | Annual Increases | Options To Extend | Well-Known & Established Brand | Experienced Operator

- The tenant, TACALA, LLC has over 2 years remaining on its current term with 1 (10-year) option period and 2 (5-year) options to extend
- The lease features 1% annual increases throughout the term and options, steadily growing NOI and hedging against inflation
- TACALA, LLC is one of the largest Taco Bell operators with over 300 units
- Globally, Taco Bell and its franchisees operate more than 7,791 restaurants, including more than 600 restaurants across 30 countries outside of the U.S

Absolute NNN | Fee Simple 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

Strong Demographics in 5-Mile Trade Area

- More than 61,000 residents and 32,000 employees support the trade area
- \$76,572 average household income

Dense Retail Corridor | Strong National/Credit Tenant Presence | Courtney Square Apartments (96 Units)

- Ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Kroger, Target, Old Navy, Staples, Dollar Tree, Family Dollar, Dollar General, Big Lots, Hobby Lobby, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the asset is in close proximity to Courtney Square Apartments (96 units), further increasing consumer traffic to the site

Ideally Situated Along U.S. Hwy 31 (30,400 VPD) | Excellent Visibility | Drive-Thru Equipped

- The asset is strategically located along U.S. Hwy 31, which averages over 30,000 vehicles per day
- The site is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without
- Excellent visibility via significant street frontage and large pylon sign

PROPERTY OVERVIEW



LOCATION



Decatur, Alabama
Morgan & Limestone County
Huntsville MSA

ACCESS



6th Avenue SE/U.S. Highway 31: 1 Access Point

TRAFFIC COUNTS



6th Avenue SE/U.S. Highway 31: 30,400 VPD
Stratford Road SE: 4,800 VPD
State Highway 67: 34,300 VPD

IMPROVEMENTS



There is approximately 2,561 SF
of existing building area

PARKING



There are approximately 39 parking spaces
on the owned parcel.
The parking ratio is approximately 15.22 stalls
per 1,000 SF of leasable area.

PARCEL



Parcel Number: 03-09-32-1-004-015.000
Acres: 1.01
Square Feet: 43,960

CONSTRUCTION



Year Built: 2006

ZONING



B-2 - General Commercial





6TH AVE. SE
31

30,400
VEHICLES PER DAY

COUNTRY
FINANCIAL

GREENS OFFICE
PARK

SURVTECH
SOLUTIONS

TACO BELL

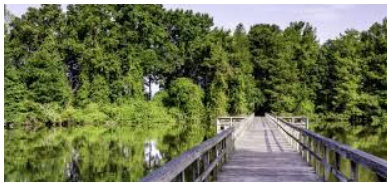
PYLON SIGN

NORTH
AMERICAN
TITLE LOANS



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2022 Estimated Population	
1 Mile	4,398
3 Miles	42,211
5 Miles	61,649
2022 Average Household Income	
1 Mile	\$71,837
3 Miles	\$71,470
5 Miles	\$76,572
2022 Estimated Total Employees	
1 Mile	4,972
3 Miles	26,315
5 Miles	32,829



DECATUR, ALABAMA

Decatur, Alabama was named in honor of the illustrious naval hero, Commodore Stephen Decatur, famed for his gallantry in the conflict with the Barbary States of North Africa, and later in the War of 1812. The town was incorporated December 8, 1826 by an act of the legislature. Decatur, the county seat of Morgan County, is situated in northern Alabama, on the Tennessee River, midway between Nashville, Tennessee (110 miles to the north), Birmingham, Alabama (85 miles to the south), Atlanta, Georgia (200 miles to the east), and Memphis, Tennessee (200 miles to the west). Huntsville, Alabama is twenty miles east of Decatur. The City of Decatur had a population of 58,023 as of July 1, 2022.

Industry is now the basis of the city's economy, with poultry processing and the manufacture of automotive parts, refrigerators, booster rocket cores, synthetic fibres, and copper tubing being most important. Tourism is also a factor; the city has two historic districts with many preserved buildings. Decatur has grown to be the busiest river port on the Tennessee River. The city now finds its economy heavily based on manufacturing industries, cargo transit, and hi-tech industries. Bi employers include General Electric and the United Launch Alliance, which combined Lockheed-Martin and Boeing's rocket manufacturing contracts into one manufacturing plant within the city.

Local attractions include Wheeler National Wildlife Refuge, Old State Bank Museum, Point Mallard Water Park, Cook's Natural Science Museum, Sauta Cave and Fern Cave National Wildlife Refuges, and Huntsville - Madison County Botanical Garden.

Decatur is home to many parks and open spaces including Malone Park, Morgan Lake Park, Decatur Day Use Park, Point Mallard Park, Rhodes Ferry Park, and Delano Park. The Albany Heritage Neighborhood Historic District and Bank Street-Old Decatur Historic District are also worth visiting. The Cedar Ridge Golf Course and Decatur Golf and Country Club are ideal destinations for golf lovers.

AREA OVERVIEW



HUNTSVILLE, ALABAMA

Huntsville is a city centrally located in the northernmost part of the state of Alabama. It is located in Madison County and extends west into neighboring Limestone County. Huntsville is the county seat of Madison County, and the fourth-largest city in Alabama. The city of Huntsville had a population of 221,986 as of 2022. There are approximately 1.2 Million people within a 50-Mile radius of Huntsville.

Huntsville, Alabama is one of the most recognized cities in the Southeast – consistently named as one of the best places to live and work by a variety of national publications. The city is regularly named as a premier location for both business and quality of life. Technology, space, and defense industries have a major presence here with the Army's Redstone Arsenal, NASA's Marshall Space Flight Center, and Cummings Research Park. Home to several Fortune 500 companies, Huntsville also offers a broad base of manufacturing, retail and service industries.

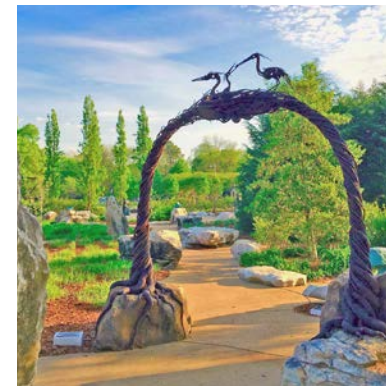
Huntsville's main economic influence is derived from aerospace and military technology. Redstone Arsenal, Cummings Research Park (CRP), and NASA's Marshall Space Flight Center comprise the main hubs for the area's technology-driven economy. CRP is the second largest research park in the United States and the fourth largest in the world. There are commercial technology companies such as the network access company ADTRAN, computer graphics company Intergraph and design and manufacturer of IT infrastructure Avocent. Telecommunications provider Datacom, Inc. is based in the city. Cinram manufactures and distributes 20th Century Fox DVDs and Blu-ray Discs out of their Huntsville plant. Sanmina-SCI has a presence in the area. Fifty-seven Fortune 500 companies have operations in Huntsville.

The University of Alabama in Huntsville is the largest university serving the greater Huntsville area. The research-intensive university has more than 7,700 students. The University of Alabama Huntsville has been ranked by the Carnegie Foundation as a very high research institution.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	4,398	42,211	61,649
2027 Projected Population	4,407	42,438	61,826
2010 Census Population	4,258	40,505	59,760
Projected Annual Growth 2022 to 2027	0.04%	0.11%	0.06%
Historical Annual Growth 2010 to 2020	0.26%	0.37%	0.30%
Households & Growth			
2022 Estimated Households	1,763	17,348	25,113
2027 Projected Households	1,770	17,476	25,239
2010 Census Households	1,660	16,497	23,891
Projected Annual Growth 2022 to 2027	0.08%	0.15%	0.10%
Historical Annual Growth 2010 to 2020	0.56%	0.44%	0.45%
Race & Ethnicity			
2022 Estimated White	69.38%	64.20%	65.84%
2022 Estimated Black or African American	16.89%	22.73%	22.58%
2022 Estimated Asian or Pacific Islander	0.82%	0.86%	0.94%
2022 Estimated American Indian or Native Alaskan	1.39%	0.89%	0.76%
2022 Estimated Other Races	15.87%	13.08%	10.79%
2022 Estimated Hispanic	23.42%	19.41%	16.14%
Income			
2022 Estimated Average Household Income	\$71,837	\$71,470	\$76,572
2022 Estimated Median Household Income	\$53,928	\$50,875	\$53,100
2022 Estimated Per Capita Income	\$29,690	\$29,094	\$31,240
Businesses & Employees			
2022 Estimated Total Businesses	433	2,061	2,541
2022 Estimated Total Employees	4,972	26,315	32,829



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
TACALA, LLC	2,561	8/15/2006	8/15/2025	Current	-	\$8,882	\$3.47	\$106,584	\$41.62	Absolute NNN	1 (10-Year) 2 (5-Year)
(Franchisee)				8/16/2023	1%	\$8,971	\$3.50	\$107,650	\$42.03		
				8/16/2024	1%	\$9,061	\$3.54	\$108,726	\$42.45		
1% annual increases throughout initial term and options thereafter											

FINANCIAL INFORMATION

Price	\$1,500,000
NOI	\$107,650
Cap Rate	7.18%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2006
Rentable Area	43,960 SF
Land Area	1.01 Acres
Address	2136 6th Avenue SE Decatur, Alabama 35601



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: 7,791+

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 7,791 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

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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

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SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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