

BERKELEY
CAPITAL ADVISORS



Taco Bell

KANSAS CITY, MO

FILE PHOTO

FIRST STREET

BROKERAGE

SONOMA | CA

IN COOPERATION WITH
SCOTT REID & PARASELL INC.
KANSAS RE LICENSE NO.:
CO00002998

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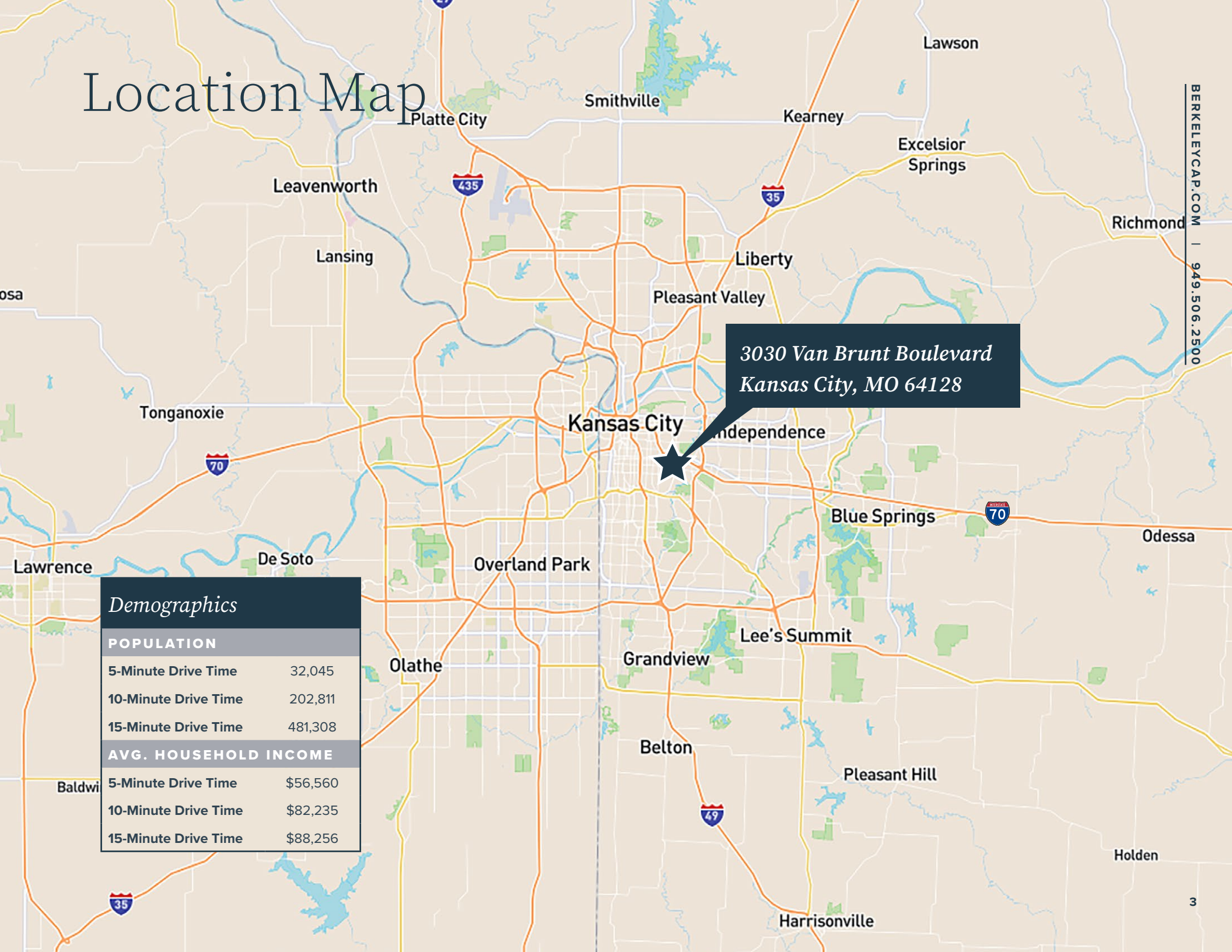
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IN COOPERATION WITH
SCOTT REID & PARASELL INC.
MISSOURI RE LICENSE NO.:
2019035835

Location Map



*3030 Van Brunt Boulevard
Kansas City, MO 64128*

Demographics	
POPULATION	
5-Minute Drive Time	32,045
10-Minute Drive Time	202,811
15-Minute Drive Time	481,308
AVG. HOUSEHOLD INCOME	
5-Minute Drive Time	\$56,560
10-Minute Drive Time	\$82,235
15-Minute Drive Time	\$88,256

Investment Overview

PROPERTY

Taco Bell

ADDRESS

*3030 Van Brunt Boulevard
Kansas City, MO 64128*

TENANT

Taco Bell

LEASE GUARANTOR

Royal City Bell, LLC (±73 units)

RENT COMMENCEMENT

Close of Escrow

LEASE EXPIRATION

20 Years from Rent Commencement

ORIGINAL LEASE TERM

20 Years

LEASE TERM REMAINING

20 Years

OPTIONS REMAINING

Four, 5-Year

LEASE TYPE

NNN

NOI

\$165,000

RENT INCREASES

8% Every 5 Years

RIGHT OF FIRST REFUSAL

Yes - 15 Days

PROPERTY DETAILS

1,290
Square Feet

1.13
Acres

2023
Year Built

19
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$3,300,000

Asking Price (5.00% Cap Rate)

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Years 1-5	\$13,750.00	\$165,000	–	5.00%
Years 6-10	\$14,850.00	\$178,200	8%	5.40%
Years 11-15	\$16,038.00	\$192,456	8%	5.83%
Years 16-20	\$17,321.04	\$207,852	8%	6.30%
Option 1	\$18,706.72	\$224,481	8%	6.80%
Option 2	\$20,203.26	\$242,439	8%	7.35%
Option 3	\$21,819.52	\$261,834	8%	7.93%
Option 4	\$23,565.08	\$282,781	8%	8.57%



SITE RENDERING

Property Highlights

PROPERTY HIGHLIGHTS

- Brand-new, build-to-suit construction and Taco Bell's latest prototype with a drive-thru and no dining room to maximize drive-thru, delivery, and pick-up order business
- Long-term, passive investment | Subject to a new, 20-year lease with 8% rent increases every 5 years | Absolute NNN
- Experienced and successful operator | Site is operated by Royal City Bell, whose principals are affiliated with Diversified Restaurant Group (DRG), the highest grossing Taco Bell franchisee in the world and operators of ±357 Taco Bells & Arby's
- Strong guarantee | Lease is backed by Royal City Bell, LLC which encompasses 73+ units
- Direct access and visibility from Van Brunt Blvd which sees ±24,200 VPD
- Located one block from an on-ramp/off-ramp to I-70 (aka Dwight D. Eisenhower Hwy) | Boasts nearly 95,000 VPD
- 3+ miles from Arrowhead Stadium (home of the NFL, Super Bowl Champion Kansas City Chiefs) and Kauffman Stadium (home of the MLB Kansas City Royals)
- Walking distance to the Kansas City VA Medical Center | 142 beds
- About a mile from East High School and Central High School | 1,500 combined students
- Extremely dense area | Over 202,800 residents within a 10-minute drive
- The investment entails \$3,717,000+ in guaranteed income over the base term of the lease which yields a 5.63% Blended CAP, assuming purchase at List Price
- Industry-leading brand with over 7,427 locations in 31 countries, serving over 42MM customers weekly and over \$11.7B in global sales for Yum! Brands

DEMOGRAPHIC SNAPSHOT

481,308

2023 POPULATION WITHIN
FIFTEEN MINUTES

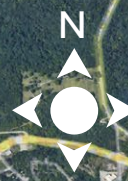
\$88,256

2023 AVG HOUSEHOLD INCOME
WITHIN FIFTEEN MINUTES

9.04%

2010-2023 POPULATION
GROWTH WITHIN TEN MINUTES





DOWNTOWN KANSAS CITY

Hospital Hill
±6 hospitals
±1,100 beds

Guadalupe Centers Elementary
703 students

J.A. Rogers Elementary
497 students

Lincoln College Middle School & Prep Academy
1,543 total students

UNITED STATES POSTAL SERVICE
Distribution Center

East High School
1,072 students

Blue Valley Park
238 acres

Kansas City Police
Crime Lab | Patrol Campus



Central High School
472 students

E 31ST ST
13,400 VPD

DWIGHT D EISENHOWER HWY
94,900 VPD

TACO BELL





Kansas City VA Medical Center
142 beds

St Michael's Veterans Center
Apartments | 180 units

Hiland Dairy

STADIUM DR
8,500 VPD

INDUSTRIAL AREA

Royals
Kaufmann Stadium
Home to the KC Royals



E 39th St




George Melcher Elementary
310 students

Harvesters Community Food Network

George Washington Carver Elementary
425 students

VAN BRUNT BLVD
24,200 VPD


Arrowhead Stadium
Home to the KC Chiefs

Manchester Trfy

BERKELEYCAP.COM | 949.506.2500



Site Renderings



Tenant Overview



Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. They serve made-to-order and customizable tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items.

Taco Bell operates over 7,427 restaurants in 31 countries. They are the 4th largest U.S. restaurant brand, serving over 42 million customers weekly and over \$11.7B in global sales for Yum! Brands.

ABOUT THE OPERATOR



Diversified Restaurant Group (DRG), based in Sonoma, CA, is the highest grossing Taco Bell franchisee in the world. DRG principals are affiliated with the following independent franchisees: Golden Gate Bell, LLC (78 units with several more to come in the next 12 months), Silver State Bell, LLC. (78 units), Angel City Bell, LLC (101 units), as well as Royal City Bell, LLC (73 units throughout Kansas and Missouri), one of DRG's fastest growing subsidiaries. DRG is also affiliated with DRG Meats (29+ Arby's restaurants in Nevada and Alaska). Additionally, DRG's principals are associated with two of the most iconic and profitable Taco Bell's in the entire world: Taco Bell Cantina, located at Harmon Corner on the Las Vegas Strip, and Taco Bell Pacifica, located on the shores of the Pacific Ocean in Pacifica, CA. Collectively, DRG owns and operates 358+ franchised restaurants with restaurant holdings valued in excess of \$1 billion.

7,427
Total Locations

1962
Year Founded

42M
Customers Served Weekly



Market Overview – Kansas City, MO



#3

*Top Cities to Visit
in the United States.
-MSN*

303

FLIGHTS PER DAY AT KANSAS CITY
INTERNATIONAL AIRPORT

2.2M

*Kansas City
MSA Population*

±1.1K

BEDS AT SIX HOSPITALS IN HOSPITAL
HILL NEIGHBORHOOD

#8

*Hottest Job Market in
United States.
-The Wall Street Journal*

20K

THE FEDERAL GOVERNMENT IS THE
LARGEST EMPLOYER IN KANSAS CITY
WITH 20,846 PEOPLE

16K

*Students Attend the
University of Missouri -
Kansas City*

Arrowhead Stadium



Kansas City Chiefs

76,416

Total Capacity

\$375M

2010 Renovation

*Located just 3 miles from the
subject property*

#1

*Best Team In The NFL –
2023 Ranking*

#5

*Largest Capacity
NFL Stadium*

1972

Year Opened

2026

FIFA World Cup Host



Kaufmann Stadium



Kansas City Royals

37,903

Total Capacity

\$256M

2010 Renovation

*Located just 3 miles from the
subject property*

#1

*2015 World Series
Champions*

1973

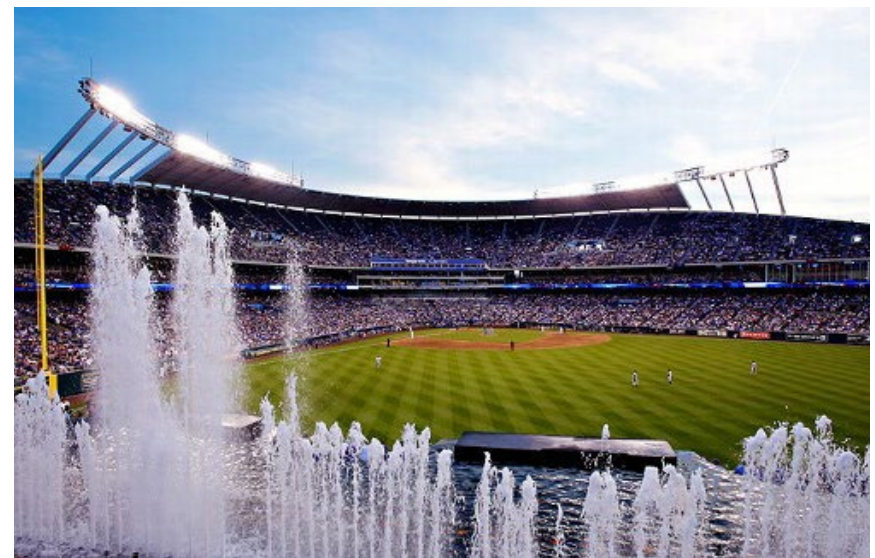
Year Opened

#1

*Water Spectacular – Largest
Privately Funded Fountain
In The World*

#1

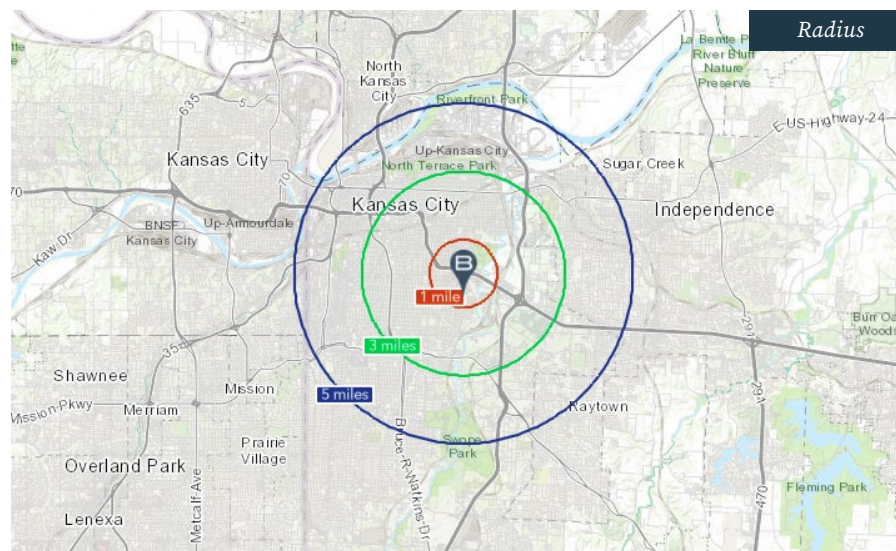
*Only AL Stadium
Named After a Person –
Ewing Kaufmann*



Demographics

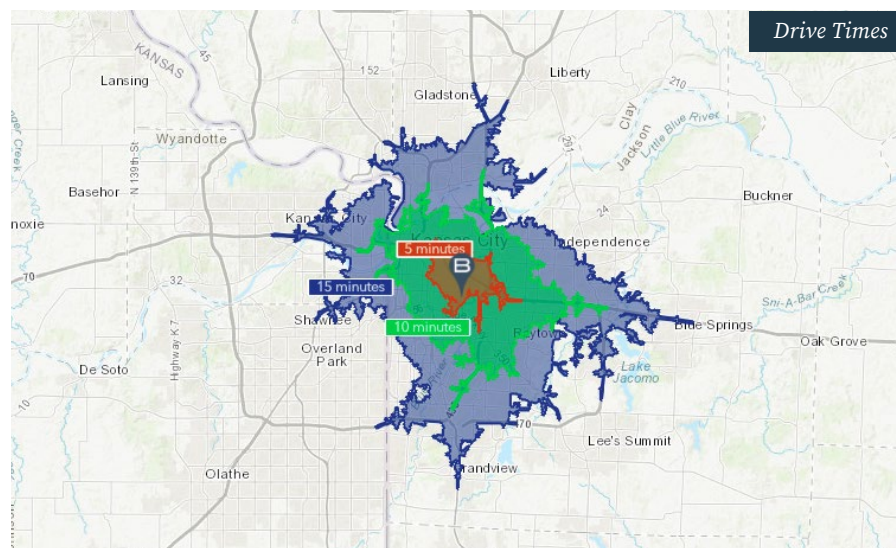
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	8,219	82,785	232,348
2023 Population	8,283	82,782	228,828
2020 Population	8,351	81,735	224,319
2010 Population	8,093	79,558	209,861
2023-2028 Annual Rate	-0.16%	0.00%	0.31%
2020-2023 Annual Rate	-0.25%	0.39%	0.61%
2010-2020 Annual Rate	0.31%	0.27%	0.67%
HOUSEHOLDS			
2028 Households	3,263	32,742	106,376
2023 Households	3,256	32,392	102,874
2020 Households	3,243	31,667	99,566
2010 Households	3,043	30,395	90,171
2023-2028 Annual Rate	0.04%	0.22%	0.67%
2020-2023 Annual Rate	0.12%	0.70%	1.01%
2010-2020 Annual Rate	0.64%	0.41%	1.00%
2023 AVG. HH INCOME	\$44,206	\$55,783	\$75,069



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Population	31,696	205,154	486,454
2023 Population	32,045	202,811	481,308
2020 Population	31,872	199,197	474,932
2010 Population	31,361	186,001	452,448
2023-2028 Annual Rate	-0.22%	0.23%	0.21%
2020-2023 Annual Rate	0.17%	0.55%	0.41%
2010-2020 Annual Rate	0.16%	0.69%	0.49%
HOUSEHOLDS			
2028 Households	12,536	90,657	213,588
2023 Households	12,567	88,049	208,582
2020 Households	12,526	85,323	203,853
2010 Households	12,178	76,679	189,870
2023-2028 Annual Rate	-0.05%	0.59%	0.48%
2020-2023 Annual Rate	0.10%	0.97%	0.71%
2010-2020 Annual Rate	0.28%	1.07%	0.71%
2023 AVG. HH INCOME	\$56,560	\$82,235	\$88,256



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

[PLEASE CLICK HERE TO VIEW WORKING WITH REAL ESTATE AGENTS BROCHURE](#)

BERKELEY

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