

**OFFERED
FOR SALE**

\$1,510,000 | 5.10% CAP



904 E Main St, Laurens, SC
(Greenville, SC MSA)



CONFIDENTIAL OFFERING MEMORANDUM



Actual Property Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Taco Bell | Laurens, SC. This premises has a 20 year ground lease to Taco Bell which commenced in November 2017. The Asset is well positioned in a major retail hub and fronts the main commuter thoroughfare between Laurens, SC and Clinton, SC.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	11/1/2022 - 10/31/2027	\$77,000
Rent Escalation	11/1/2027 - 10/31/2032	\$84,700
Rent Escalation	11/1/2032 - 10/31/2037	\$93,170
1st Option Term	11/1/2037 - 10/31/2042	\$102,487
2nd Option Term	11/1/2042 - 10/31/2047	\$112,736
3rd Option Term	11/1/2047 - 10/31/2052	\$124,009
4th Option Term	11/1/2052 - 10/31/2057	\$136,410


NOI	\$77,000
CAP	5.10%
Price	\$1,510,000

ASSET SNAPSHOT

Tenant Name	Taco Bell
Address	904 E. Main St, Laurens, SC 29360
Building Size (GLA)	2,053 SF
Land Size	0.47 Acres
Year Built	2017
Signator/Guarantor	Bell Carolina, LLC (76 Locations)
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/1/2017
Remaining Term	14 Years
Current Annual Rent	\$77,000




18,383
PEOPLE IN
5 MILE RADIUS


\$67,079
AHHI
5 MILE RADIUS


13,700
VPD ON
E MAIN ST

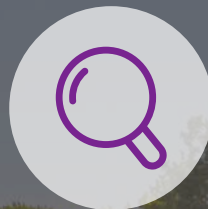


INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years and during options periods | Absolute NNN Ground lease with no early termination clause | Four (4) - Five (5) year option periods



FRONTING A MAJOR COMMUTER ROAD

E. Main St has over 13K vehicles per day | Main commuter route connecting Laurens, SC and Clinton, SC | E. Main St provides direct access to Lauren County Hospital (90 Beds) - 3.2 miles



LOCATED IN COMMERCIAL HUB

Over 822K SF of Retail Space in a 1-mile radius | National tenants include: Starbucks, Sonic, Pizza Hut, MoD Wash, Walgreens, and Zaxbys



NEARBY MAJOR RETAILERS

Located in front of a Walmart Super Center (1.8M visits in trailing 12 months) | Across the street from Ingles Market (8th best performing store in NC) and Belk Outlet



NAME BRAND TENANT

Taco bell is located in all 50 states, and has over 7,800 total locations | Taco Bell serves over 4.2M customers weekly

Mod
Wash

TACO  BELL



E MAIN ST (13,700 VPD)







GREENVILLE, SC OVERVIEW

#2

Top Micro
American Cities
of the Future

#1

America's Best
Small Cities

250

Downtown Greenville
Averages 250 Event
Days per Year

412

Flights per Day at
Greenville Downtown
Airport

\$10B

Investment into BMW
Manufacturing SC
Operations

2,500

Students Attend
Furman University

12K

Students Attend
Greenville Technical
Community College



Greenville, SC
33 Miles



BMW FACTORY
BMW's Largest US
Manufacturing Facility
8,000,000 SQ. Ft. | 11,000 Jobs

Spartanburg, SC
30 Miles

Charlotte, NC
80 Miles



Atlanta, GA
145 Miles



LAURENS

1 MILES

1,029
PEOPLE
\$52,850
AHHI
1,316
TOTAL
EMPLOYEES

3 MILES

12,273
PEOPLE
\$65,600
AHHI
7,104
TOTAL
EMPLOYEES

5 MILES

18,383
PEOPLE
\$67,079
AHHI
9,551
TOTAL
EMPLOYEES

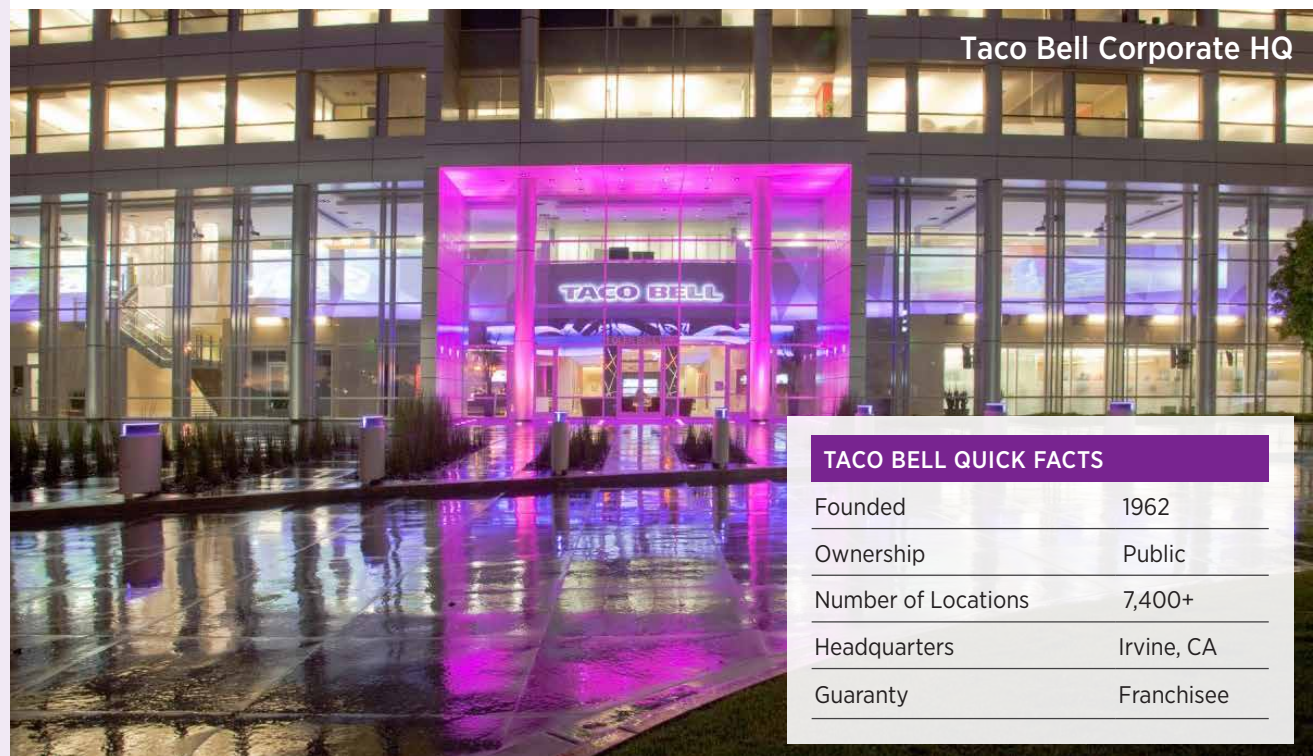
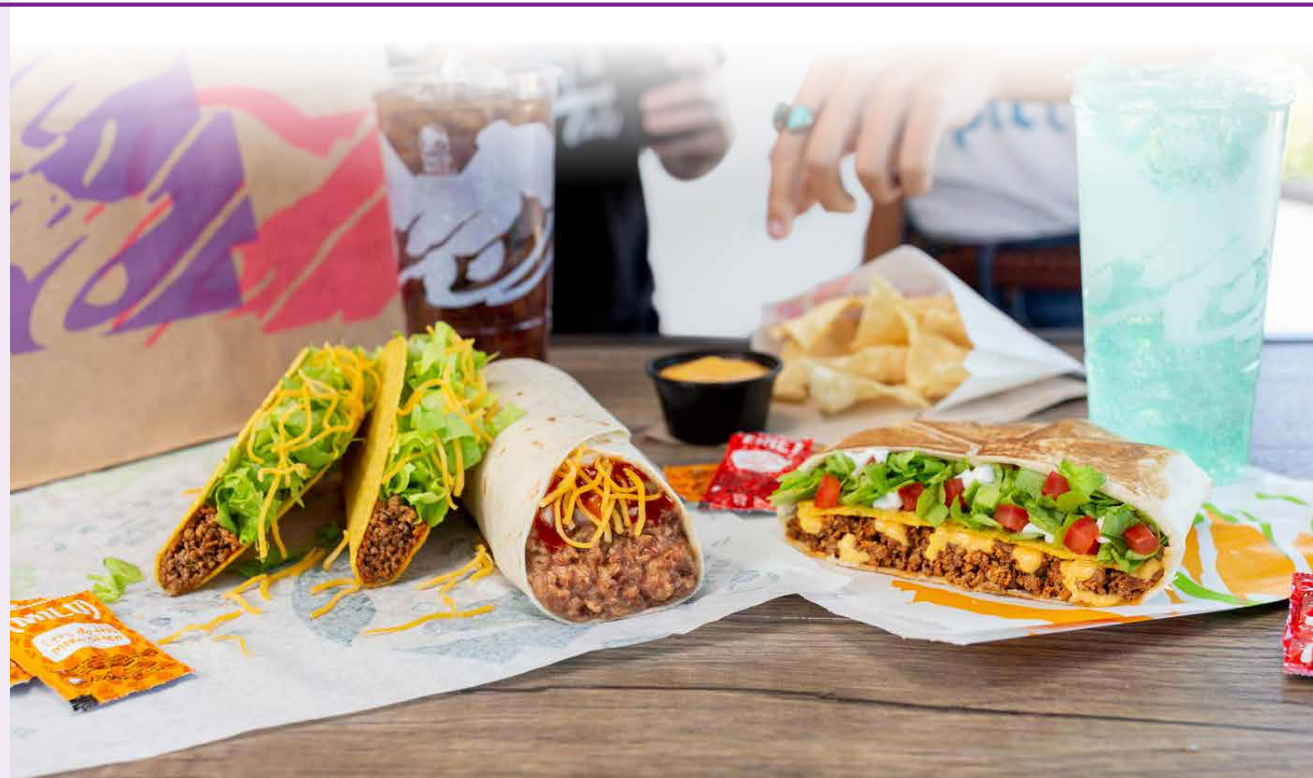
TENANT SUMMARY

Taco Bell Corp is the nations leading Mexican-Inspired quick service restaurant brand. Taco Bell serves over two billion customers each year in over 7,700 restaurants across the United States and over 500 restaurants overseas. Founded in 1962, Taco Bell, is a subsidiary of Yum! Brands, Inc. (NYSE: YUM).

Parent company, Yum! Brands Inc., is a Fortune 500 corporation that operates the licensed brands Taco Bell, KFC, and Pizza Hut with nearly 55,000 restaurants worldwide. Headquartered in Louisville, KY, Yum! employs 36,000 people and its stock is traded on the NYSE under the ticker symbol YUM.

Taco Bell operates over 7,427 restaurants in 31 countries. They are the 4th largest U.S. restaurant brand, serving over 42 million customers.

Bell American, part of the Flynn Restaurant Group, is the third largest Taco Bell franchisee in the country, redefining excellence in fast food service.



Taco Bell Corporate HQ

TACO BELL QUICK FACTS

Founded	1962
Ownership	Public
Number of Locations	7,400+
Headquarters	Irvine, CA
Guaranty	Franchisee



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Exclusively Offered By



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