

**OFFERED
FOR SALE**

\$2,819,000 | 5.10% CAP



38 McS Blvd, Sylacauga, AL



CONFIDENTIAL OFFERING MEMORANDUM



Actual Property Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Taco Bell | Sylacauga, AL. This premises has a 25 year lease to Taco Bell which will commence in December 2023. The Asset is well positioned at a lighted intersection in a major retail hub and fronts the main thoroughfare between Birmingham, AL and Auburn-Opelika, AL.

RENT SCHEDULE	ANNUAL RENT
Current Term	\$143,750
Annual Increases	1% Per Year

NOI	\$143,750
CAP	5.10%
Price	\$2,819,000

ASSET SNAPSHOT

Tenant Name	Taco Bell
Address	38 McS Blvd, Sylacauga, AL 35150
Building Size (GLA)	2,500 Square Feet
Land Size	0.98 Acres
Year Built/Renovated	2023
Signatory/Guarantor	Tacala, LLC (350+ locations)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	12/4/2023
Remaining Term	25 years (with six, 5-year options)
Rent Increases	1% per year
Tenant ROFR	15 day written notice from contract execution
Current Annual Rent	\$143,750



19,388
PEOPLE IN
5 MILE RADIUS



\$62,827
AHHI
5 MILE RADIUS



21,065
VPD ON
US-280



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

1% annual rent increases throughout the base term and option periods | Absolute NNN lease with no landlord responsibility | Six (6) - Five (5) year option periods



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



HOBBY LOBBY & PUBLIX OUT-PARCEL

Subject Site is located on a out parcel to newly constructed Publix and Hobby Lobby | Other shopping center co-tenants include Chick-Fil-A, Verizon, and Starbucks



ALONG THE MARKET'S PRIMARY COMMERCIAL CORRIDOR

Approximately 800K SF of Retail Space located in a 1-mile radius | 29K SF of retail absorption in TTM | National retailers include: Walmart Super Center (58th percentile nationally), Home Depot, Zaxbys, and Popeye's



HIGHLY ACCESSIBLE LOCATION ON MAJOR COMMUTER ROAD

The subject site is located at a lighted intersection with a dedicated left and right turn lane | Cross access to Publix anchored center | Over 19K VPD on US 280



NEW CONSTRUCTION BUILD-TO-SUIT

The building was constructed to suit tenants specific needs and concept | All warranties will be assigned to new owner



Full Access



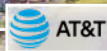


Sycauga Municipal Airport



DOLLAR TREE

POPEYE'S
LOUISIANA KITCHEN



REGIONS



bealls



five BELOW
SALLY BEAUTY

Walmart



Publix

TJ-maxx

HIBBETT
SPORTS



HOBBY LOBBY

280



verizon



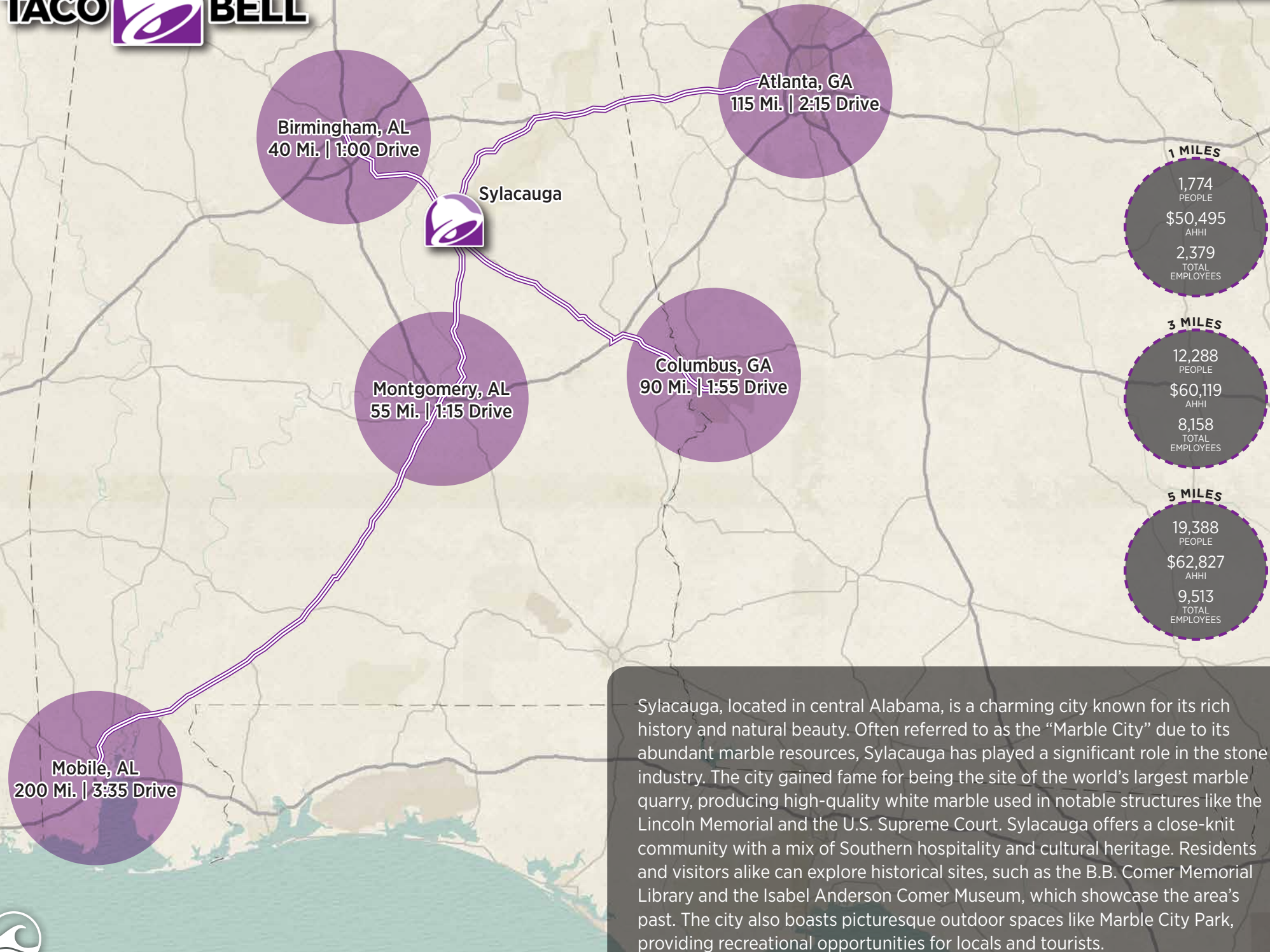
MCS BLVD

21,065 VPD



Shoppes of Sylacauga
Planned ±51 Acre Retail/
Residential Development





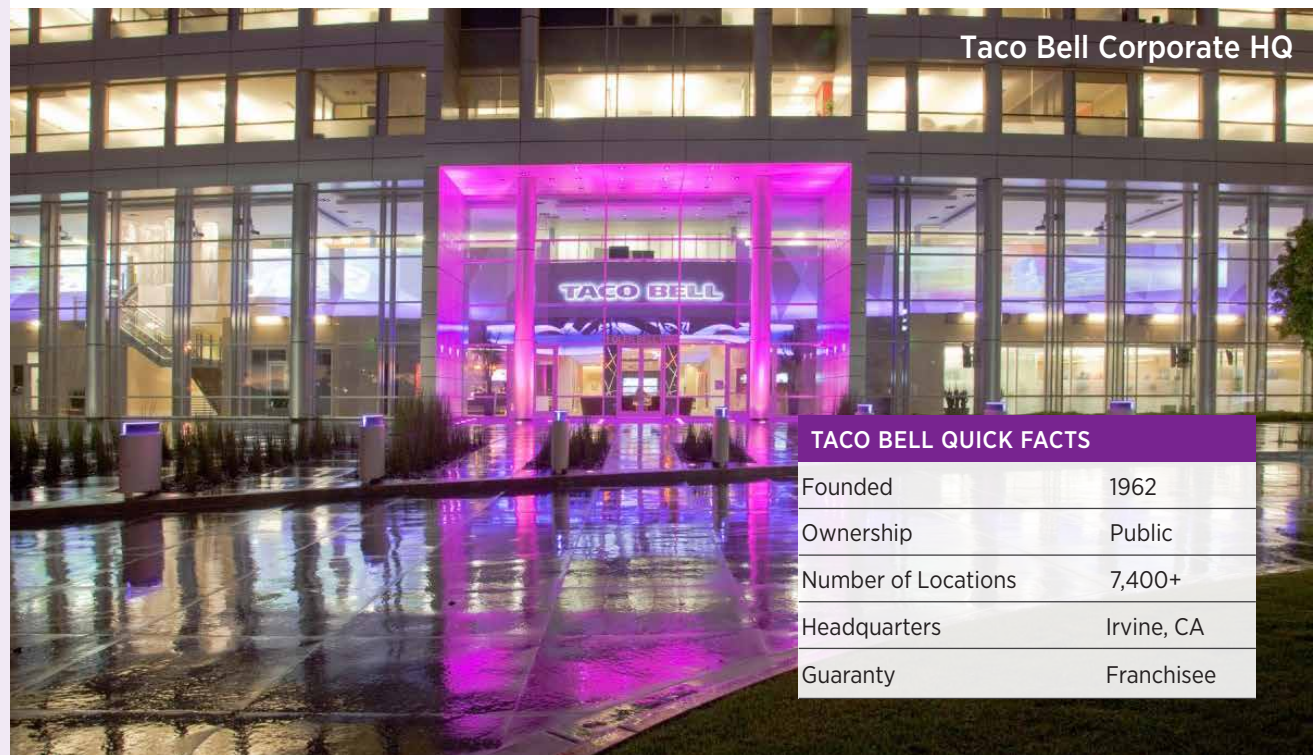
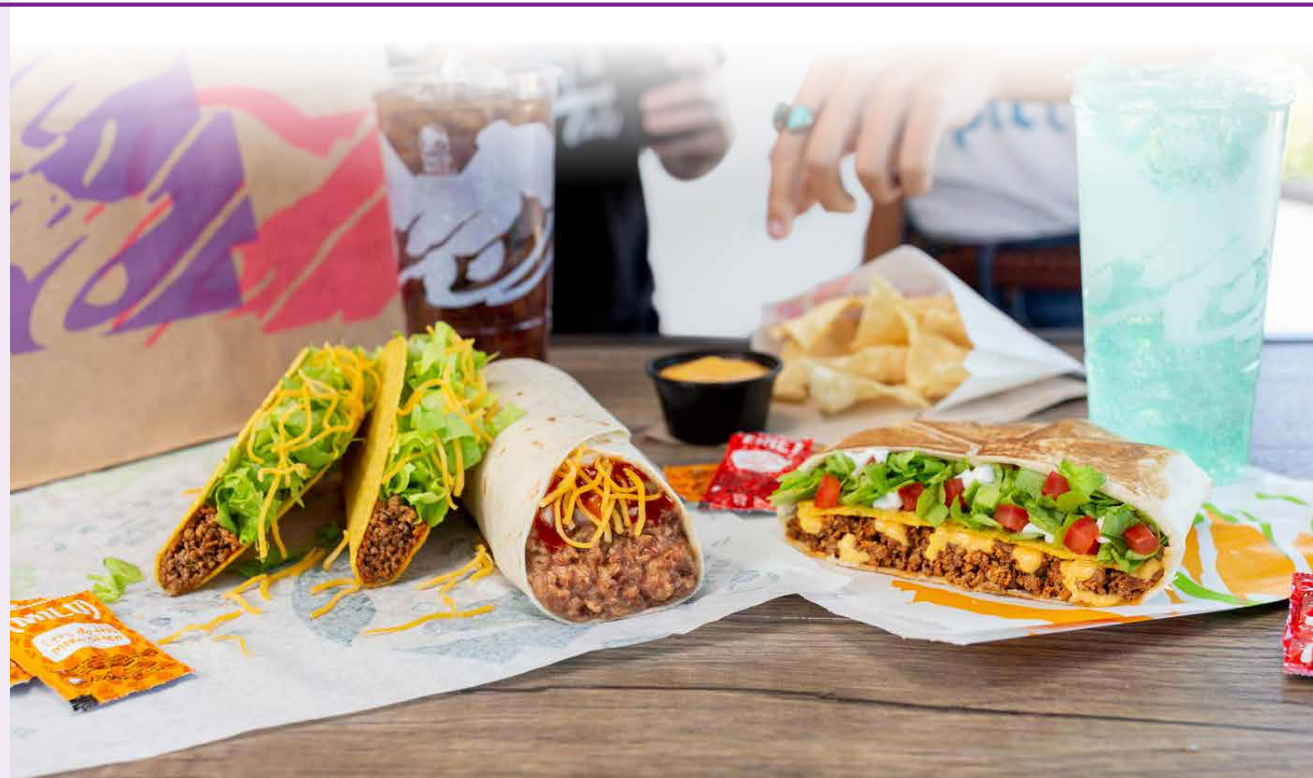
TENANT SUMMARY

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.

Tacala, LLC is the largest Taco Bell Franchisee in the country, with over 350 locations.



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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PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

FRED VICTOR

Executive Vice President
470.766.1776
fvictor@atlanticretail.com

BOR:

Shelley Jordan Bell
Atlantic Retail
AL License # 000085916-0

NATIONAL TEAM

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

ANDREW JOMANTAS

Vice President
980.498.3291
ajomantas@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD

Analyst
980.498.3296
bolmstead@atlanticretail.com

Exclusively Offered By



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