



Taco Bell NNN Investment

1325 State Road 114 W
North Manchester, Indiana 72901

PRICE: \$899,999

INVESTMENT SUMMARY:

CAP Rate:	9.0%
Lessee:	K-MAC Enterprises, Inc.
Building Size:	±2,847 Sq. Ft.
Lane Area:	±0.90 Acres
NOI:	\$81,060
Lease Expiration:	March 31, 2021
Lease Options:	4 - Five Year Options
Increases:	1% Annual
Lease Type:	Absolute NNN Lease Zero Landlord Responsibilities



NOT ACTUAL BUILDING PHOTO

HIGHLIGHTS:

- K-MAC Enterprises, Inc. is one of the largest Taco Bell Franchisees operating 280 restaurants.
- K-MAC, founded in 1964, operates 231 YUM! Brands restaurants in the Taco Bell/KFC systems and 6 Golden Corral restaurants.
- K-MAC is owned by Brentwood Association, with over \$650 million under management.
- Lease includes 1% annual increases and 4 - Five year lease options.
- NO LANDLORD OBLIGATIONS - Lease is true NNN!

DESCRIPTION:

Taco Bell is located on Highway 114 West in North Manchester, Wabash County, Indiana. Predominately land uses and competitors in the local market include Dollar General, Treeway Inn, McDonald's, Burger King, Hardee's and Pizza Hut.

North Manchester is a town in Wabash County, Indiana. North Manchester was named Small Town USA by ABC's Good Morning America, features the Victorian Village quaint historical homes and shops. Home to nationally recognized Manchester College and the birthplace of US Vice President Thomas Marshall, North Manchester provides its residents an excellent library, good schools and friendly churches.

ABOUT TACO BELL:

Taco Bell is an American chain of fast-food restaurants based in Irvine, California. A subsidiary of Yum! Brands, Inc., they serve a variety of Tex-Mex foods including tacos, burritos, quesadillas, nachos, other specialty items, and a variety of "value menu" items. Taco Bell serves more than 2 billion customers each year in more than 6,500 restaurants mostly in the U.S., more than 80 percent of which are owned and operated by independent franchisees.

For more information, please contact:

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