Capital Markets | Net Leased Property Group

# TACO BELL

## 171 EAST MCARTHUR DRIVE :: BETHALTO, IL 62010



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## THE OFFERING

As the exclusive agent for the owner, CBRE Net Lease Property Group is pleased to offer for sale this Taco Bell in Bethalto, Illinois.

This is an absolute NNN Lease with no landlord responsibilities is considered part of the Greater St. Louis metropolitan area.

## INVESTMENT HIGHLIGHTS

- Long Term NNN Lease – No Landlord Responsibilities
- Stable Cash flow – Flynn Restaurant Group is the largest franchisee in the US with over 1.4 Billion in Sales
- Annual Increases in Rent– 1.5% Annual Increases
- Proven Location – Strong Sales with Long Operating History
- Includes nearby platinum retail properties such as Burger King, US Bank, Walgreen's, McDonald's, Ace Hardware, KFC, Pizza Hut, Subway
- Rare combination of long term lease, strong credit, annual increases, strong unit level sales
- Remodeled



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## DEAL SUMMARY

| | |
|---|---|
| **ADDRESS** | 171 East McArthur Drive<br>Bethalto, Illinois 62010 |
| **BUILDING SIZE:** | ±2,247 Sq. Ft. |
| **LAND AREA:** | ±47,836 Sq. Ft. |
| **PRICE:** | $2,142,000 |
| **CAP RATE:** | 5.5% |
| **NOI:** | $117,789 |
| **ASSET TYPE:** | Land and Building |

*NOT ACTUAL BUILDING

## LEASE SUMMARY

| | |
|---|---|
| **LESSEE:** | Bell Missouri |
| **FRANCHISOR:** | Taco Bell |
| **LEASE TERM:** | 20 Years (±18 Years Remaining) |
| **LEASE OPTIONS** | 6 Five-Year Options |
| **ESCALATIONS** | 1.5% annually |
| **ANNUAL BASE RENT:** | $117,789 |
| **LANDLORD RESPONSIBILITIES:** | None - Absolute NNN |



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## THE TENANT

Bell Missouri operates over 62 restaurants and it is a wholly owned subsidiary of Bell American Group. With over $220 million in sales and directly employing 5,000 people, Bell American Group is an autonomous business unit under Flynn Restaurant Group, the largest restaurant franchisee in the country.

Flynn Restaurant Group, is ranked the number one franchisee in the US with more than 579 restaurants in 26 states, employing approximately 30,000 employees and generating over $1.4 billion in annual revenues. Flynn, has been featured on the cover of Franchise Times magazine for creating the first billion dollar franchise group in the United States.

## THE FRANCHISOR

Taco Bell is an American chain of fast-food restaurants with locations across the United States. It is a subsidiary of Yum! Brands, Inc. which serves a variety of Tex-Mex foods including tacos, burritos, quesadillas, nachos and other specialty items. Taco Bell serves more than two billion customers each year in more than 6,500 restaurants.

YUM! Brands, Inc. (NYSE: YUM) based in Louisville, Kentucky, is the world's largest fast food restaurant company in terms of system restaurants with more than 40,000 restaurants in more than 125 countries and territories. It is a Fortune 500 corporation which operates the licensed brands Taco Bell, KFC, Pizza Hut and WingStreet worldwide. In 2013, Yum!'s global sales totaled more than $13b.



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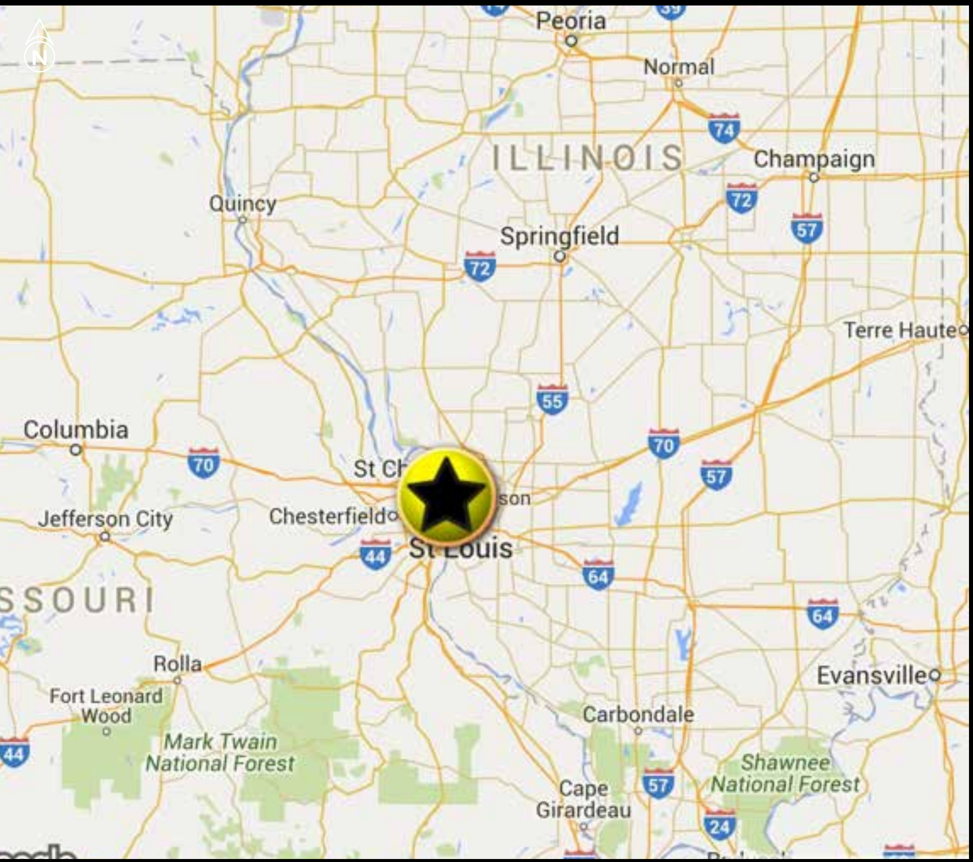


## LOCATION OVERVIEW – BETHALTO, IL

Bethalto is a village in Madison County, Illinois. It is part of the Illinois Metro East portion of the Greater St. Louis metropolitan area. It is perched on the edge of the rolling Illinois prairie. Low green hills and picturesque farms frame on of the three fastest growing communities in Madison County.

Bethalto is home to the St. Louis Regional Airport.

Bethalto is a bedroom community and offers the Bethalto Municipal Park located in the center of town which consists of a stage amphitheater, swimming pool, lighted tennis courts, baseball fields, soccer fields, a skateboard park and newly-remodeled basketball park. The Bethalto Arboretum was developed in 1966 and is one of the few arboretums in the area and contains trees and plants from around the world. Culp Lane Park was established in 2005 and features a lake where fishing is allowed and a children's play area. The Bethalto Sports Complex features two baseball fields, two softball fields, two soccer fields and a grandstand.

Its close proximity to the rest of the St. Louis metropolitan area affords a variety of cultural opportunities and entertainment nearby such as St. Louis' three professional sports teams: St. Louis Cardinals baseball team; St. Louis Rams football team; St. Louis Blues hockey team. The city is defined by music and performing arts, especially associated with blues, jazz, and ragtime. It is also the home to the St. Louis Symphony. St. Louis operates more than 100 parks that include such amenities as sports facilities, playgrounds, concert areas, picnic areas and lakes. Forest Park occupies 1,400 acres, making it almost twice as large as Central Park in New York City.



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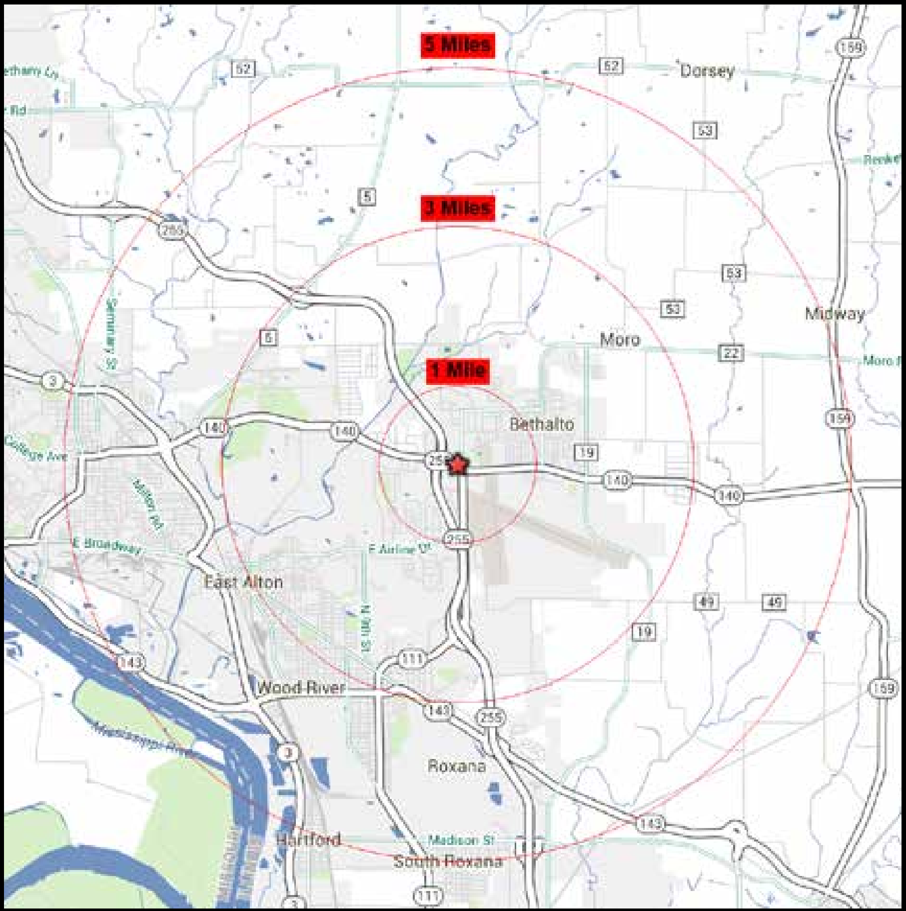
## DEMOGRAPHICS & TRAFFIC COUNTS

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| **POPULATION:** | 5,199 | 27,886 | 52,156 |
| **AVERAGE HH INCOME:** | $72,389 | $64,894 | $60,333 |
| **TRAFFIC COUNTS:** | | 19,500 CARS PER DAY | |







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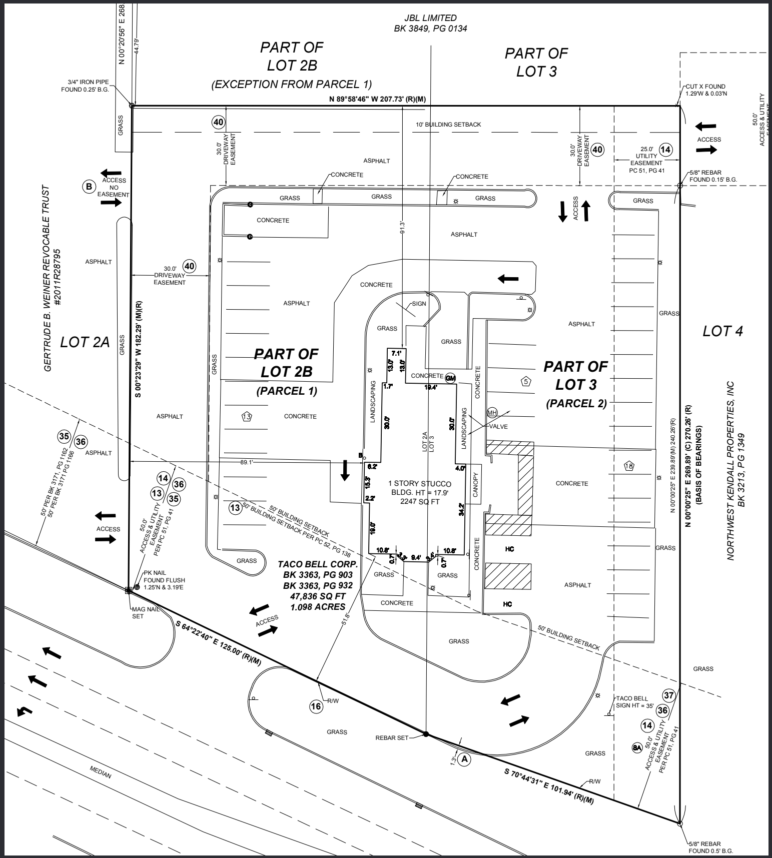
## SITE PLAN







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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.




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