



DEL TACO RESTAURANT

3065 PEPPERELL PKWY, OPELIKA, AL 36801

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
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CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$2,817,391
Current NOI:	\$162,000.00
Initial Cap Rate:	5.75%
Land Acreage:	1.0
Year Built	2024
Building Size:	2,800 SF
Price PSF:	\$1,006.21
Lease Type:	NNN
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new construction of a 2,800 SF Del Taco restaurant located at 3065 Pepperell Parkway in Opelika, Alabama. The property is encumbered with a twenty (20) year Triple Net (NNN) lease leaving no landlord responsibilities. It includes 10% rent increases every 5 Years after Year 10. The lease is guaranteed by franchisee Blue Bonnet Taco, Inc.

The subject property is strategically located on Pepperell Parkway (25,471 VPD). Surrounding retail tenants include Walmart, Pizza Hut, Tropical Smoothie Cafe, Taco Bell, Hardee's, Dairy Queen, & Walgreens. Also, the Del Taco is situated in a high population area with over 81,000 residents within five miles. The median home value within five miles exceeds \$216,000 and the average household income within one mile exceeds \$74,000.

The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Del Taco. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.



PRICE \$2,817,391



CAP RATE 5.75%



LEASE TYPE NNN



TERM REMAINING 20 Years

INVESTMENT HIGHLIGHTS

- 20 Year NNN Lease | No Landlord Responsibilities
- Brand New 2024 Construction
- Four, Five Year Options
- 10% Rent Increases Every 5 Years After Year 10
- Three Mile Household Income \$74,465
- 5 Mile Population Exceeds 81,000
- 25,000+ Cars Per Day on Pepperell Parkway
- Surrounded by National Retailers (Walmart, Pizza Hut, Tropical Smoothie Cafe, Taco Bell, Hardee's, Dairy Queen, & Walgreens)

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PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 1 Acre
Building Size:	2,800 SF
Traffic Count:	23,653
Zoning:	C-1

LEASE SUMMARY

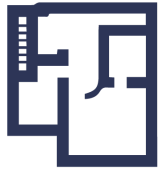
Tenant:	Del Taco LLC
Lease Type:	NNN
Primary Lease Term:	20 Years
Annual Rent:	\$162,000.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	January 1, 2024
Lease Expiration Date:	December 31, 2044
Lease Term Remaining:	20 Years
Rent Bumps:	10% Bumps Every 5 Years After Year 10
Renewal Options:	Four, Five Year Options
Franchise Guarantor:	Blue Bonnet Taco, Inc.
Tenant Website:	https://deltaco.com/



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF/YR
Del Taco	2,800	January 1, 2024	December 31, 2044 Year 11-15 Year 16-20 Option 1 Option 2 Option 3 Option 4	\$162,000.00	
Totals/Averages		2,800 SF		\$162,000.00	



TOTAL SF
2,800



TOTAL ANNUAL RENT
\$162,000.00



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$57.86



NUMBER OF TENANTS
1

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OVERVIEW

Company:	Del Taco Restaurants, Inc.
Founded:	1964
Net Income:	\$527.4 Million
Headquarters:	Lake Forest, CA
Website:	www.deltaco.com

TENANT HIGHLIGHTS

- Del Taco was founded in 1964 by Ed Hackbarth and David Jameson in Yermo, California, with a unique concept that blended Mexican and American cuisine.
- By the end of the 1970s, Del Taco had significantly expanded its presence, establishing numerous locations across California and the southwestern United States.
- Del Taco Operates Over 600 Locations Nationwide
- Del Taco is known for its dedication to quality and freshness, using high-quality ingredient which has helped maintain its popularity in the competitive fast-food industry.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	% INCREASE
1-10	\$162,000.00	\$13,500.00	
11-15	\$178,200.00	\$14,850.00	10%
16-20	\$196,020.00	\$16,335.00	10%
Option 1	\$215,622.00	\$17,968.50	10%
Option 2	\$237,184.20	\$19,765.35	10%
Option 3	\$260,902.62	\$21,741.89	10%
Option 4	\$286,992.88	\$23,916.07	10%

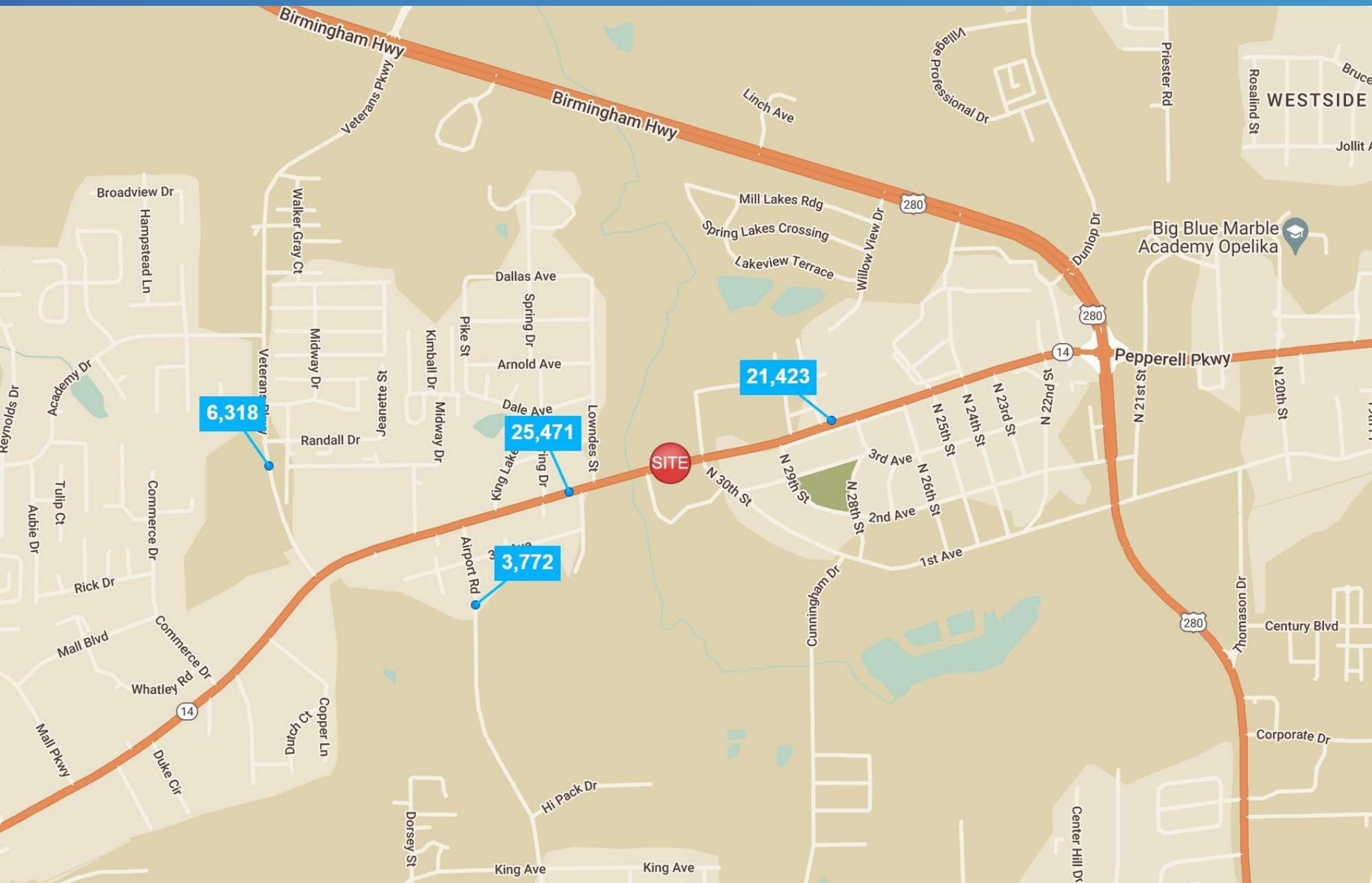
COMPANY BACKGROUND

Del Taco Restaurants, Inc. was founded in 1964 by Ed Hackbarth and David Jameson in Yermo, California. Initially, Del Taco set itself apart by offering a unique fusion of Mexican and American cuisine, providing a broad range of menu items that included tacos, fries, and cheeseburgers. This innovative approach to fast food quickly garnered a loyal customer base. By the end of the 1970s, the company had expanded significantly, with numerous locations throughout California and the southwestern United States.

Throughout the following decades, Del Taco continued to grow, adapting its menu and marketing strategies to meet evolving consumer demands. In 2004, the company merged with Sagittarius Brands LLC, further solidifying its presence in the fast-food market. Known for its commitment to quality and freshness, Del Taco uses high-quality ingredients like freshly grated cheddar cheese, slow-cooked beans, and handmade salsa. This dedication to quality, along with a focus on providing value to customers, has allowed Del Taco to maintain a strong foothold in the competitive fast-food industry. Today, Del Taco operates over 600 locations nationwide, continuing to serve a blend of Mexican and American culinary favorites.

DEL TACO RESTAURANT

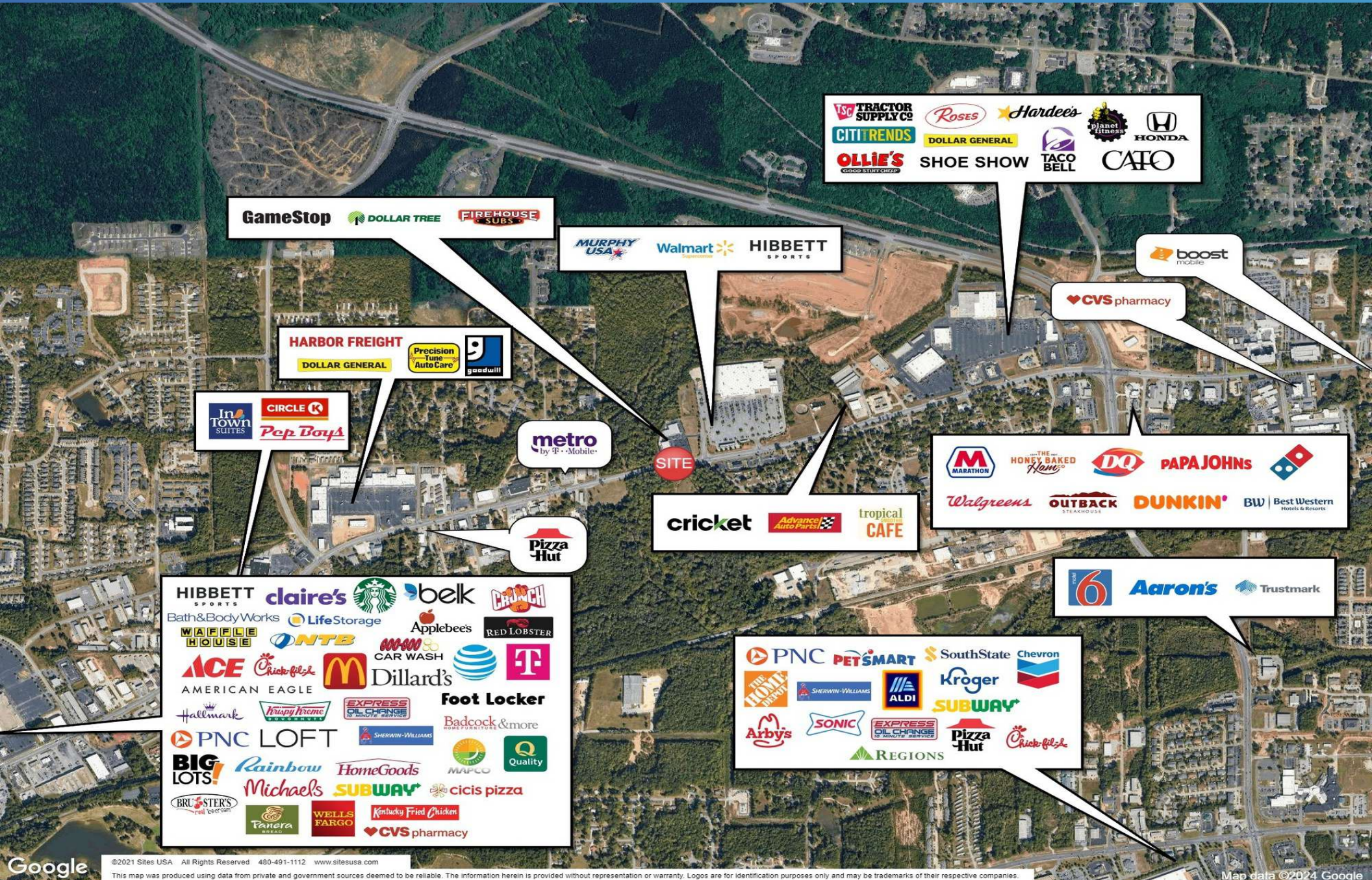
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GameStop DOLLAR TREE FIREHOUSE SUBS

MURPHY USA Walmart HIBBETT SPORTS

TRACTOR SUPPLY CO. CITITRENDS OLLIE'S SHOES SHOES SHOES Hardee's planet fitness HONDA CATO

boost mobile

CVS pharmacy

HARBOR FREIGHT Precision Tune Auto Care goodwill

InTown Suites CIRCLE K Pep Boys

metro by T-Mobile

cricket Advance Auto Parts tropical CAFE

MARATHON THE HONEY BAKED Ham DQ PAPA JOHN'S Walgreens OUTBACK DUNKIN' BW Best Western

Pizza Hut

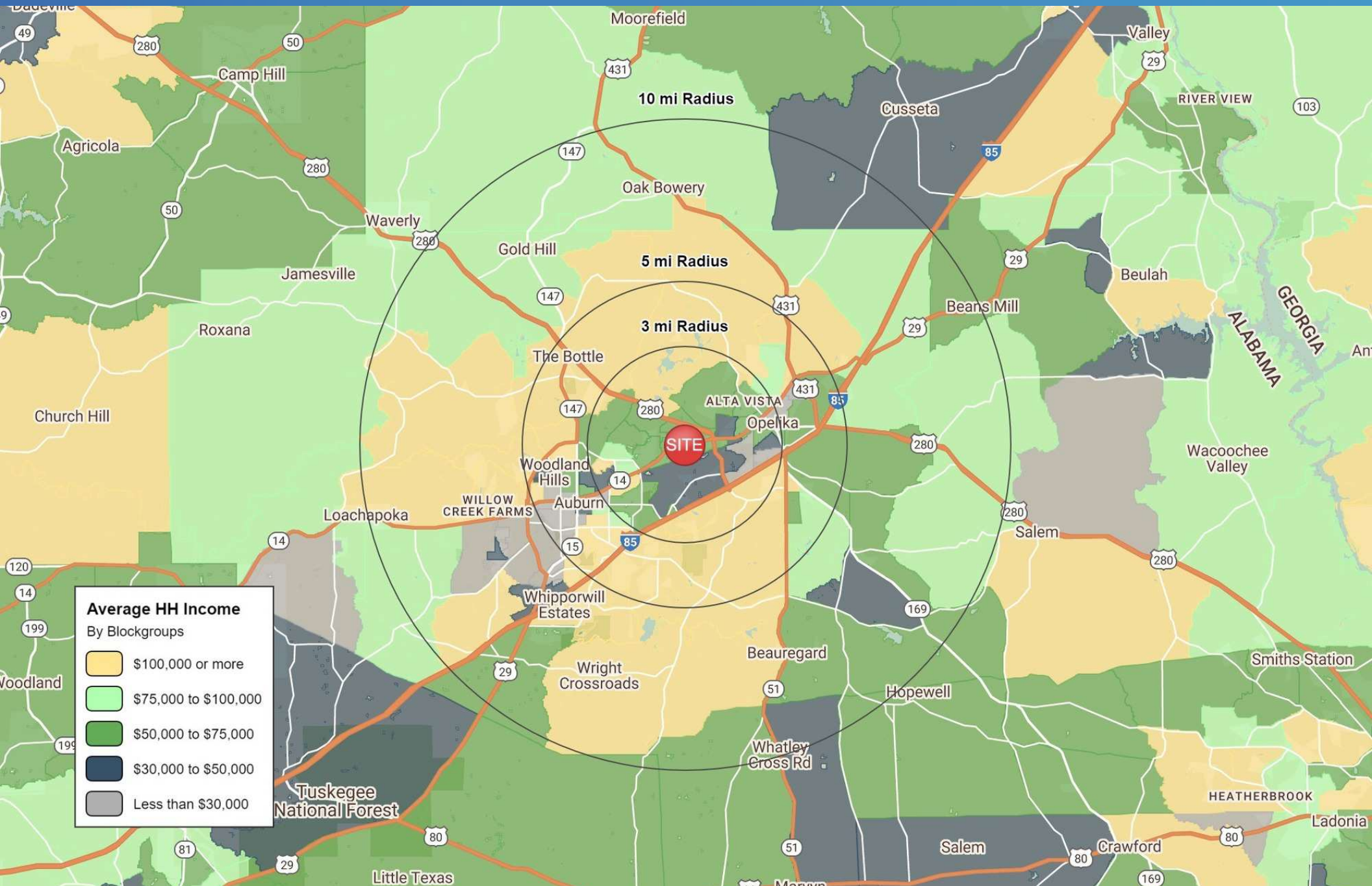
6 Aaron's Trustmark

HIBBETT SPORTS claire's Starbucks belk CRUNCH Bath & Body Works LifeStorage Applebees RED LOBSTER Waffle House NTB CAR WASH ACE Chick-fil-A McDonald's Dillard's AMERICAN EAGLE Foot Locker Hallmark Krispy Kreme EXPRESS OIL CHANGE Badcock & more PNC LOFT SHERWIN-WILLIAMS HomeGoods MAPCO Quality BIG LOTS! Rainbow HomeGoods Michaels SUBWAY cici's pizza BRU-STER'S Panera Bread WELLS FARGO Kentucky Fried Chicken CVS pharmacy

PNC PETSMART SouthState Chevron THE HOME DEPOT SHERWIN-WILLIAMS ALDI Kroger SUBWAY Arby's SONIC EXPRESS OIL CHANGE Pizza Hut Chick-fil-A REGIONS

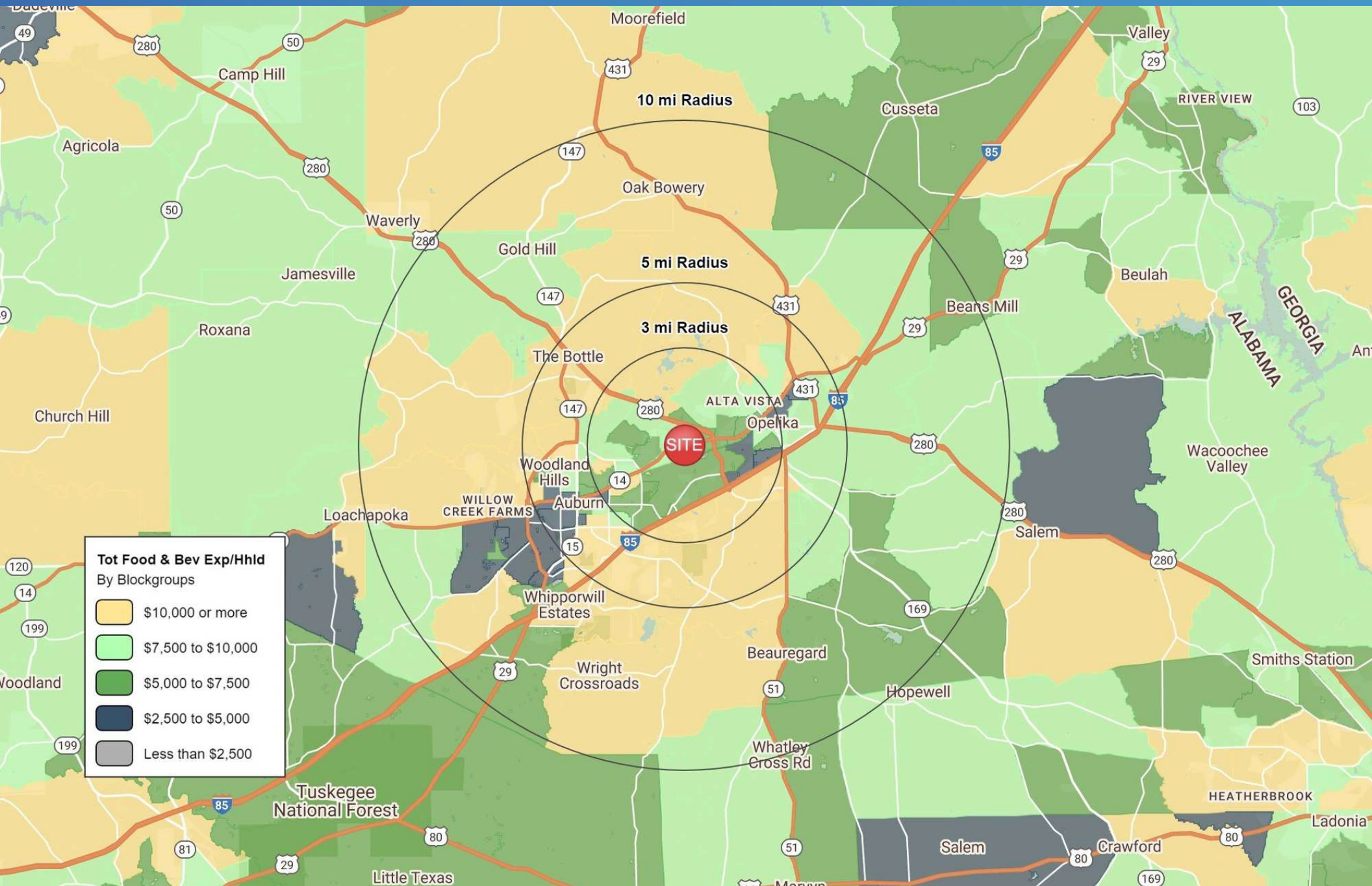
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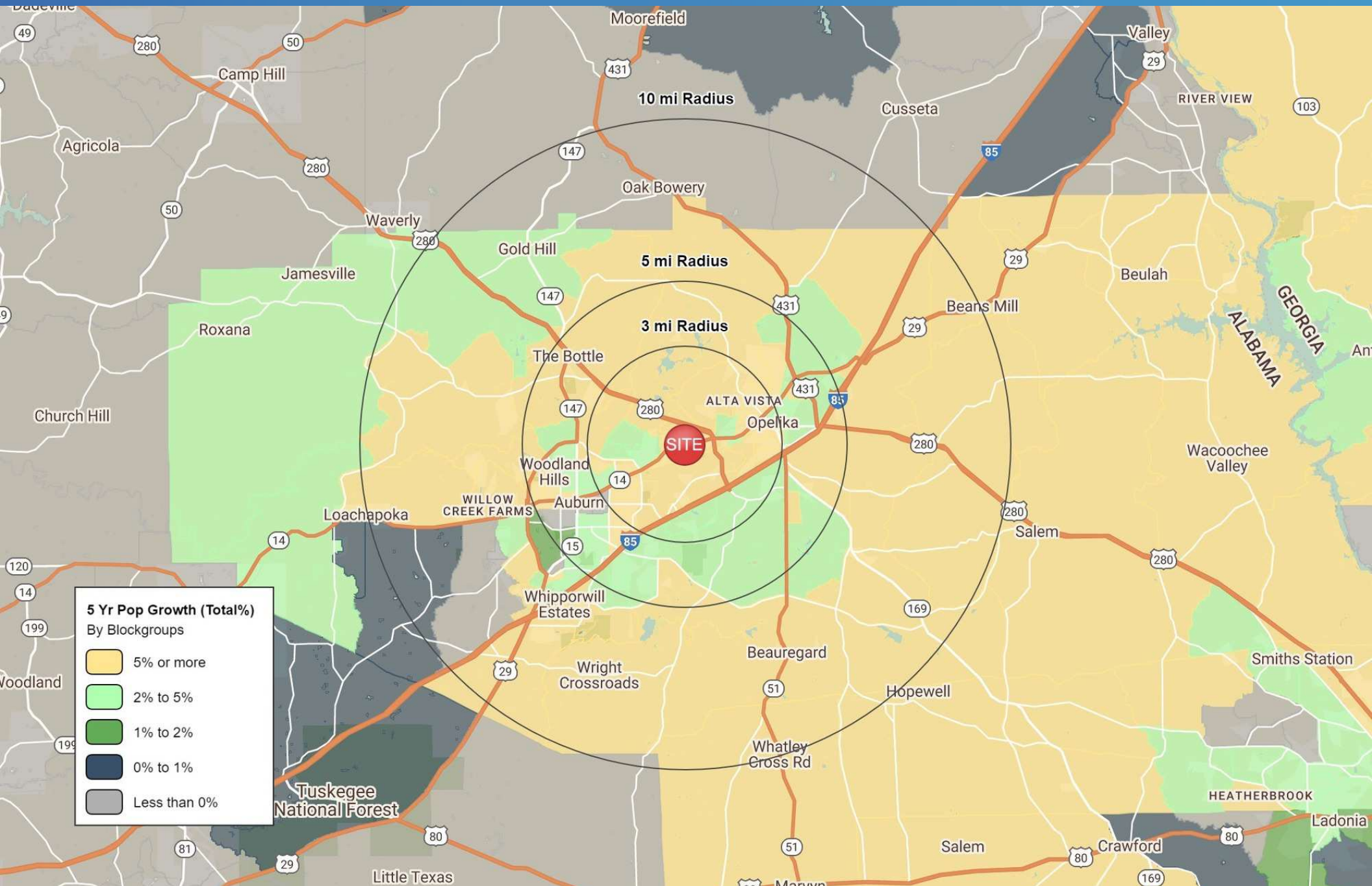
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GOLDEN TACO BELL
OLLIE'S Bargain OUTLET
KROGER
SUNNY KING Honda
planet fitness
easterseals
Honda QUICK SERVICE
THE MOBILE MECHANIC

Walmart Supercentre

Gateway Dr



GRIFOLS
Advance Auto Parts
GRUB MART
Bojangles
CRAZY CIZBOYS
TRACTOR SUPPLY CO
LUBEFAST
THE BUNKER

American Deli
Advance America
FIREHOUSE SUBS
DOLLAR TREE
Western Union
H&R BLOCK

N 30th St

MURPHY USA
city G.E.A.R.
ADOG'S WORLD
coinstar
Four Seasons FEDERAL CREDIT UNION

AUSTIN

SUBJECT PROPERTY
DEL TACO

Pepperell PKWY

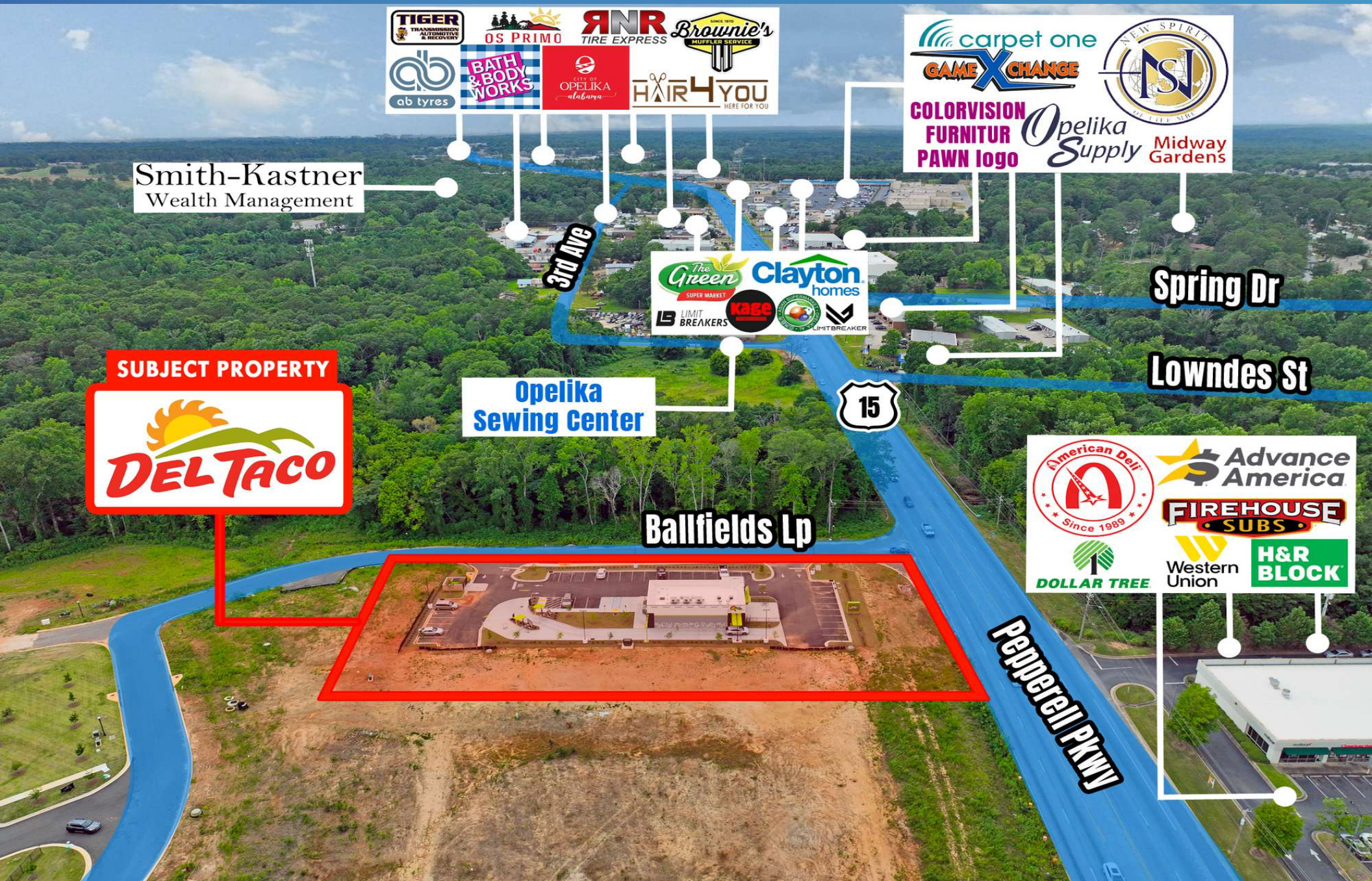


Ballfields Lp

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SUBJECT PROPERTY



Smith-Kastner
Wealth Management

TIGER TRANSMISSION AUTOMOTIVE & RECOVERY
OS PRIMO
RNR TIRE EXPRESS
Brownie's SUPPLIER SERVICE
ab tyres
BATH & BODY WORKS
CITY OF OPELIKA Alabama
HAIR 4 YOU HERE FOR YOU

carpet one
GAME X CHANGE
NEW SPIRIT
COLORVISION FURNITUR
PAWN logo
Opelika Supply
Midway Gardens

Opelika
Sewing Center

The Green SUPER MARKET
Clayton homes
LB LIMIT BREAKERS
KAGE
LIMITBREAKER

American Deli Since 1989
Advance America
FIREHOUSE SUBS
DOLLAR TREE
Western Union
H&R BLOCK

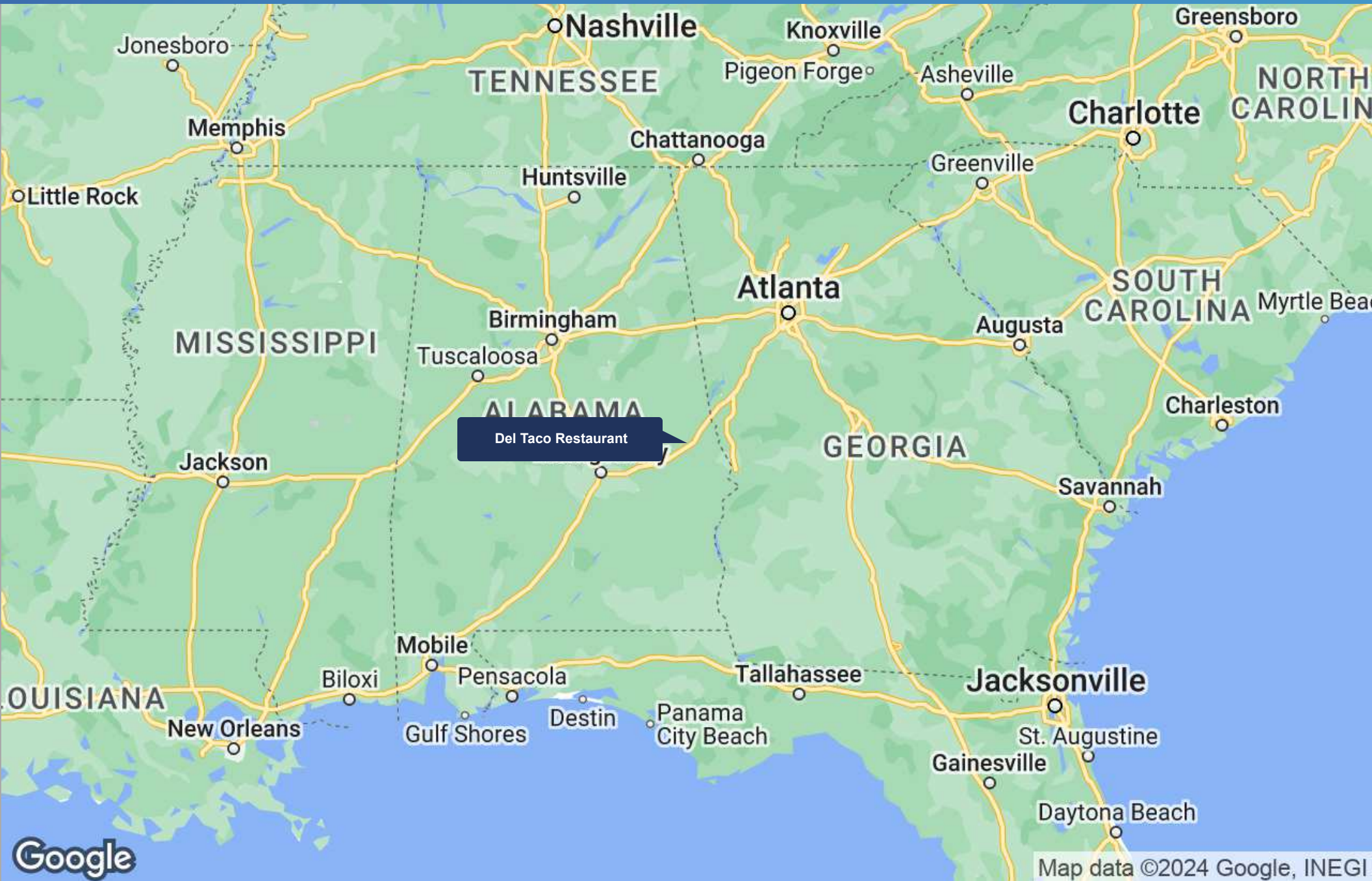
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Del Taco Restaurant



Opelika, Alabama, located in the eastern part of the state, is a charming city known for its rich history and vibrant community. As the county seat of Lee County, Opelika boasts a blend of historical significance and modern development. Its historic downtown area features well-preserved 19th-century architecture, offering a glimpse into the past while housing a variety of shops, restaurants, and cultural venues. The city is also home to several parks and recreational facilities, providing ample opportunities for outdoor activities and community events.

Economically, Opelika has evolved from its roots in the textile industry to become a hub for diverse industries, including manufacturing, healthcare, and retail. The presence of Auburn University nearby significantly influences the local economy, contributing to educational and cultural growth. Opelika's strategic location along major highways and its proximity to the Chattahoochee River make it an attractive destination for businesses and tourists alike. The community is known for its friendly atmosphere, making Opelika a welcoming place for residents and visitors.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	32,568	81,295	128,593
Total Population 2028	34,946	87,096	138,505
Annual Growth Rate 2010-2023	2.4%	2.4%	2.9%
Annual Growth Rate 2023-2028	1.5%	1.4%	1.5%
Median Age	35.4	33.4	32.9
# Of Persons Per HH	2.4	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,242	33,493	51,860
Average HH Income	\$74,465	\$76,488	\$74,404
Median House Value	\$184,101	\$216,726	\$200,300
Consumer Spending	\$364.7M	\$957.1M	\$1.5B



FNL

TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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