



Actual Property

TACO BELL

1962 Smoot Ave, Danville, WV 25053

\$999,000 | 5.05% CAP

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INVESTMENT SUMMARY



HIGHLIGHTS

- + 2019 Construction Taco Bell - Low Rent Ground Lease With No Landlord Responsibilities
- + Strong Guarantee From Experienced Operator - Little General Stores, Inc Operates 114 Convenience Stores, 62 of Which Have Quick Service Restaurants Located Within the Convenience Store, Plus an Additional 14 Stand-Alone Quick Service Restaurants, Including: Taco Bell, Subway, Arby's, Burger King, Dunkin Donuts, Buffalo Wild Wings Go & More
- + Attractive 5% Rent Increases Every 5 Years During the Primary Term; Followed by 10% Increases in Every 5-Year Renewal Option
- + Affluent 5-Mile Average Household Income of \$77,031
- + High Traffic Location Situated Along Smoot Ave Generating 6,000 +/- Vehicles per day
- + Near Many National Retailers Including: Kroger, McDonald's, KFC, Kroger Fuel, Wendy's, Little General Convenience Store, Walgreens, Advanced Auto Parts, & More
- + Little General Stores, Inc also Operates a Little General Convenience Store in Danville, Showing Their Commitment to This Market
- + Adjacent to BMH Danville Clinic and in Close Proximity to Scott High School and Madison Middle School, Offering a Strong Built-in Customer Base

EXCLUSIVELY MARKETING BY



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PRICE

\$999,000

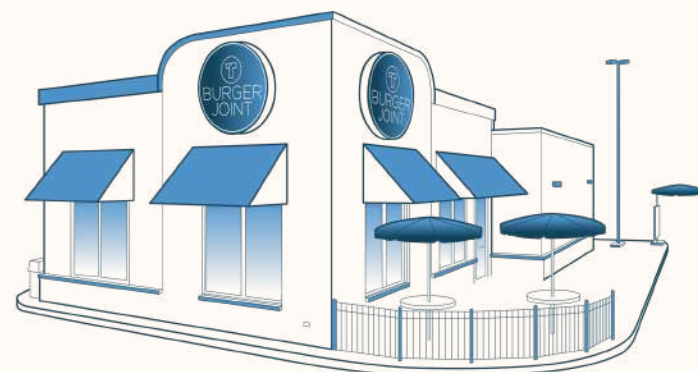


CAP RATE

5.05%

PROPERTY DETAILS

Address	1962 Smoot Ave
City, ST	Danville, WV
Sale Price	\$999,000
Land Area	0.57 Acres
Guarantor	Little General Stores, Inc.
Building Area	2,000 SF
Price (PSF)	\$499.50



LEASE OVERVIEW

Tenant	Taco Bell
Rent Commencement	9/1/2019
Lease Expiration Date	8/31/2039
Lease Term Remaining	14+ Years
Lease Type	Ground Lease
Type of Ownership	Fee Simple
Base Rent	\$50,400
Rent Effective	9/1/2019
Rent Increases	5% Increase Every 5 Years in Primary Term
Renewal Options	10% Increase Every 5-Year Renewal Option

Paid By		
Taxes	Paid by Tenant	Tenant will promptly pay all taxes including real property taxes, personal property taxes, fire service taxes, assessments and all other levies that may, during the existence of this lease, become payable against the Premises, and will save harmless Landlord in respect thereof.
Insurance	Paid by Tenant	Tenant agrees to procure and maintain, at all times during the term hereof, a policy or policies of insurance, at its own cost and expense, insuring against claims, costs, demands, liabilities (CONT in lease)
HVAC	Paid by Tenant	Tenant, at its sole cost and expense, shall keep all of the improvements constructed upon the property in good and sanitary order, condition and repair. At no time during the term of this Lease shall Landlord be required to make any repairs to the Improvements or the Premises.
Parking Lot	Paid by Tenant	Tenant, at its sole cost and expense, shall keep all of the improvements constructed upon the property in good and sanitary order, condition and repair. At no time during the term of this Lease shall Landlord be required to make any repairs to the Improvements or the Premises.
Roof & Structure	Paid by Tenant	Tenant, at its sole cost and expense, shall keep all of the improvements constructed upon the property in good and sanitary order, condition and repair. At no time during the term of this Lease shall Landlord be required to make any repairs to the Improvements or the Premises.

ANNUAL OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	9/1/2019-8/31/2029	\$50,400	\$25.20	5.05%
Primary Term Years 11-15	9/1/2029-8/31/2034	\$52,920	\$26.46	5.30%
Primary Term Years 16-20	9/1/2034-8/31/2039	\$55,566	\$27.78	5.56%
Five (5), 5-Year Options 10% Increase	9/1/2039-8/31/2044	\$61,123	\$30.56	6.12%
	9/1/2044-8/31/2049	\$67,235	\$33.62	6.73%
	9/1/2049-8/31/2054	\$73,958	\$36.98	7.40%
	9/1/2054-8/31/2059	\$81,354	\$40.68	8.14%
	9/1/2059-8/31/2064	\$89,490	\$44.74	8.96%

DEMOGRAPHICS



DANVILLE

Danville, a charming town in Boone County, is nestled along the Little Coal River, offering a scenic backdrop to its community. Smoot Avenue, designated as West Virginia Route 85, runs through Danville, linking it to Madison in the south and U.S. Route 119 to the north, where travelers can continue toward Charleston, Chapmanville, or Logan.

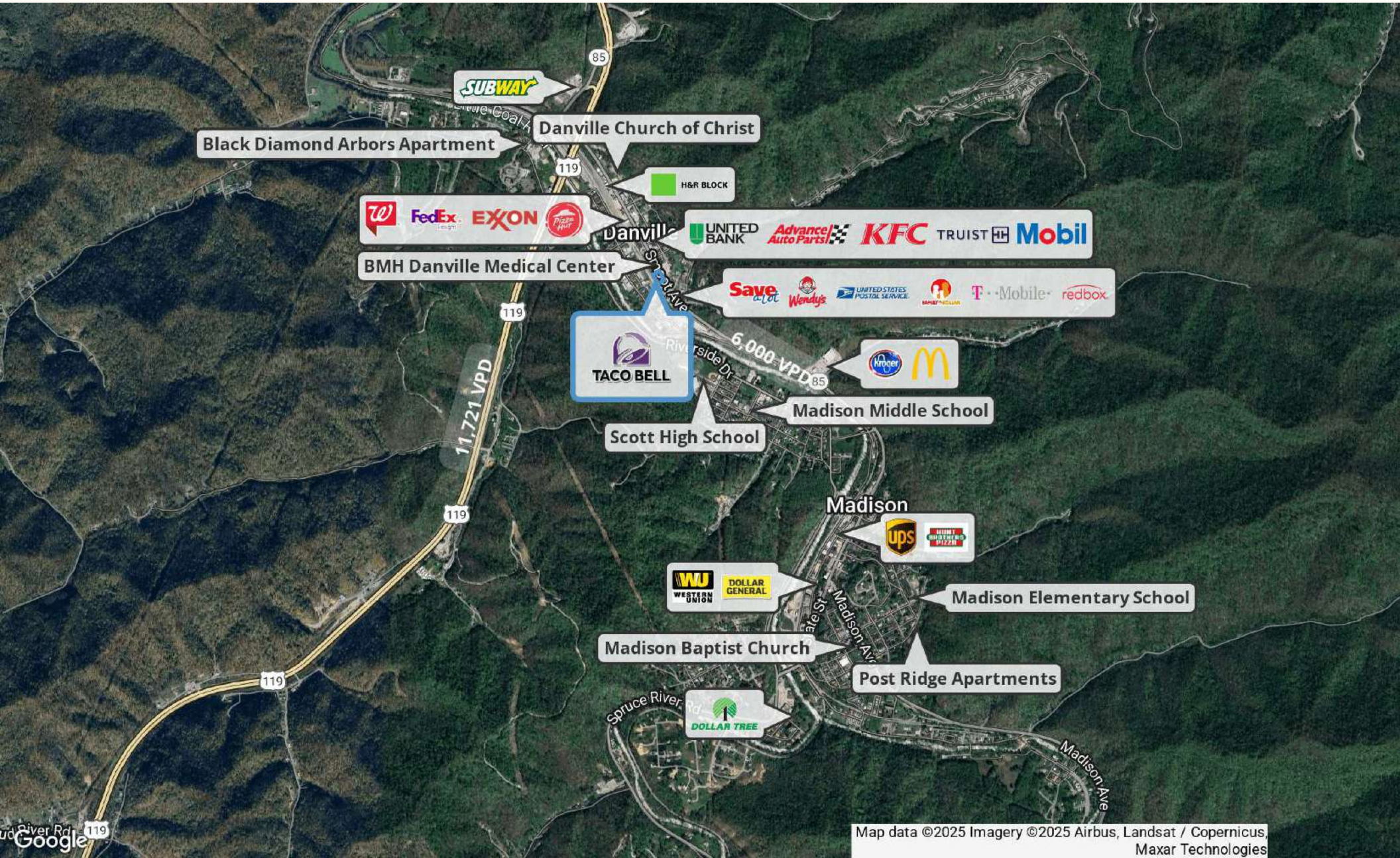
TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	1,580	6,278	9,299
2024 ESTIMATED	1,407	5,558	8,168
2029 PROJECTED	1,342	5,295	7,788

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$73,566	\$64,241	\$63,926
Average	\$82,816	\$78,420	\$77,031

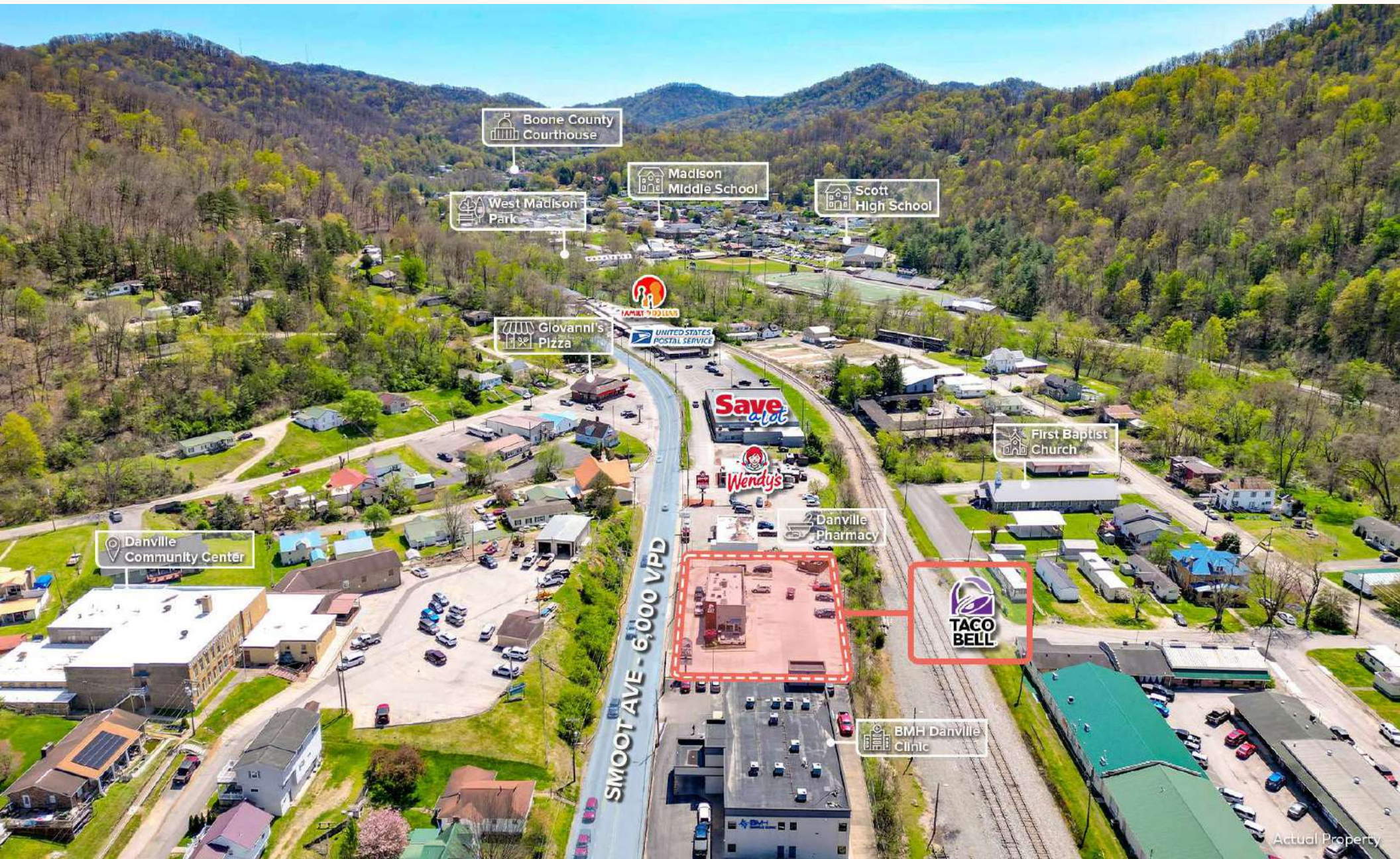
AERIAL MAP



RETAIL MAP



RETAIL MAP

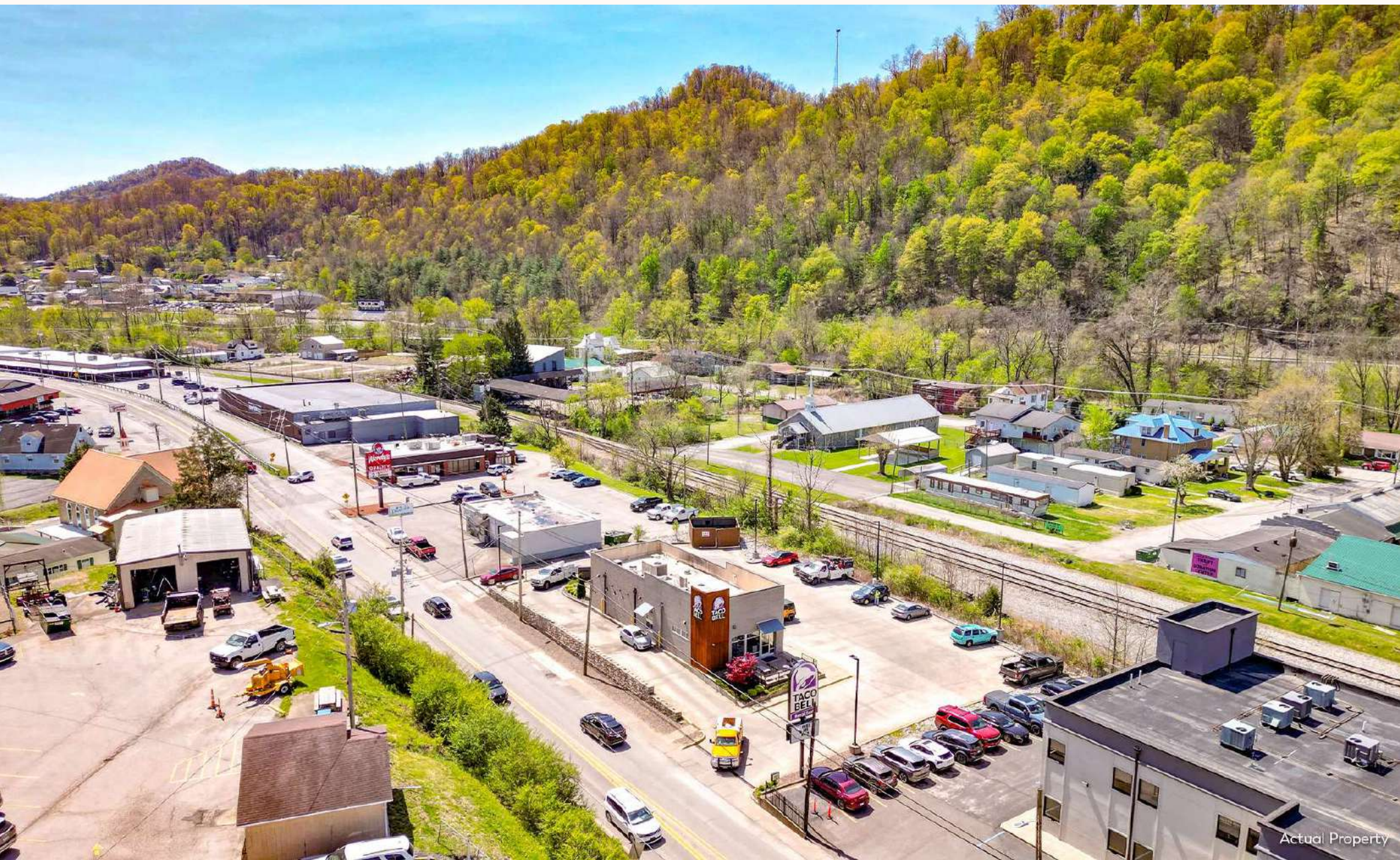


PROPERTY PHOTO



Actual Property

PROPERTY PHOTOS



Actual Property

Little General Stores Donates \$75,000 to WVU Medicine Children's Totalling \$350,000 In Funds Raised

October 31, 2024 (LG Stores WV)

"Little General Stores, Inc. recently presented **\$75,000 to WVU Medicine Children's** to help support the hospital's efforts in caring for **patients and their families**. To raise the funds, Little General stores and restaurants throughout West Virginia sold football icons for one dollar during a three-week campaign. To date, **Little General Stores have donated \$350,000 through the Kick Off for Kinds Campaign.**"

"Supporting our communities has always been a top priority for Little General Stores," said Greg Darby, president and CEO of Little General Stores, Inc.

The donated money will be used as a part of the hospital's "greatest needs" funds and allocated to support families in need.



EXPLORE ARTICLE

Little General Stores 2025 Scholarship Program

December 12, 2024 (LG Stores WV)

At Little General Stores, we know that finances and cost of school always plays a big role in deciding your future. **We believe in investing in the future of Appalachia, and that is why we established the Little General Stores Scholarship Program over two decades ago and have donated over \$175,000 to students since its inception.**

Through this program, **we annually award students from across West Virginia a one-time \$1,000 scholarship to be used as financial support for their post-graduation plans** – whether that be pursuing a certificate program, 2-year or 4-year degree.

EXPLORE ARTICLE

TENANT OVERVIEW

TACO BELL is a fast-food restaurant chain that specializes in Mexican-inspired cuisine. Founded in 1962, Taco Bell has grown to become one of the largest fast-food chains in the world, with thousands of locations across the United States and in several other countries. Taco Bell aims to provide customers with quick, affordable, and flavorful Mexican-inspired fast food. Their menu options cater to a wide range of tastes and preferences, and they continually innovate with new offerings and promotions.

Furthermore, Taco Bell has embraced sustainability initiatives to reduce its environmental impact which include eco-friendly packaging solutions and responsible ingredients sourcing. Taco Bell's commitment to minimizing its carbon footprint not only appeals to customers who are increasingly mindful of their environmental impact but also contributes to the broader movement towards eco-friendly practices within the fast-food industry. This dedication to both flavor innovation and sustainability underscores Taco Bell's commitment to providing a modern and socially responsible dining experience for its diverse customer base.

IN THE NEWS

Taco Bell plans to deploy drive-thru voice AI (artificial intelligence) to hundreds of U.S. locations in 2024. As of July 2024, the technology was in over 100 Taco Bell locations in 13 states.



YEARS OF SUCCESS

62



OWNERSHIP

Public



CREDIT RATING

BB+



ANNUAL REVENUE

\$6.84B



NO. OF EMPLOYEES

65,000



NO. OF LOCATIONS

7,980

GUARANTOR OVERVIEW

LITTLE GENERAL STORES, INC. is a multi-state convenience store chain with a strong presence across eight states, including West Virginia, Florida, Missouri, Ohio, Pennsylvania, South Carolina, Virginia, and Wisconsin.

Little General Stores operates 114 convenience stores, 62 of which have quick service restaurants located within the convenience store, plus an additional 14 stand-alone quick service restaurants. The company offers food, beverages, and fuel services, catering to both locals and travelers. Many of its stores feature well-known quick-service restaurants, providing customers with familiar dining options. Little General Stores, Inc. proudly carries a variety of trusted brands, including seven restaurant chains and five fuel providers, solidifying its reputation as a convenient and reliable stop.



IN THE NEWS

We currently are franchisees and operate the following branded food service operations: Subway, Arby's, Godfather's Pizza, Taco Bell, Burger King, Dunkin Donuts, Teriyaki Madness and Buffalo Wild Wings Go.



YEARS OF SUCCESS

50



HEADQUARTERS

Beckley, WV



ANNUAL REVENUE

\$422.2M



LOCATIONS

8 States



NUMBER OF UNITS

128
& Growing



BRANDS

114 Convenience
Stores | 76 QSR

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