



TACO BELL™

OFFERING MEMORANDUM



ACTUAL STORE PICTURE

6430 CENTER DR WHITESTOWN, IN

VERITAS
REALTY



TACO BELL™
WHITESTOWN, IN

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JON BANNISTER | PRINCIPAL, INVESTMENT SALES

317.408.0886 | JBannister@VeritasRealty.com

LIC #: IN RB19001231

MITCH OSTROWSKI | VICE PRESIDENT

281.433.9412 | Mitch@VeritasRealty.com

LIC #: IN RB18002276

PHOEBE AARON | ASSOCIATE

317.789.8170 | Phoebe@VeritasRealty.com

LIC #: IN RB24001509





ACTUAL STORE PICTURE

ASKING PRICE

\$ 1,959,774

CAP RATE

5.30%

NET INCOME

\$ 103,868

PROPERTY INFORMATION

ADDRESS	6430 Center Dr
CITY, STATE	Whitestown, IN 46075
COUNTY	Boone County
ACREAGE	1.00 Acres
BUILDING SIZE	2,806 SF
BUILT	2009
LL RESPONSIBILITIES	None
Deal Structure	Absolute NNN

HIGHLIGHTS

- No Landlord Responsibilities:** Absolute NNN lease structure
- Rental Increases:** 1.50% annual increase
- Great Location:** Just off I-65 and Whitestown Pkwy (16,766 VPD)
- Retail Corridor:** Surrounded by Meijer, Lowe's, Aldi, Hobby Lobby, Dicks Sporting Goods, and many other boxes and QSRs
- Operating History:** 13+ years of success at this location
- Easy Access:** Located at the corner of a signalized intersection
- 1.00 Acre:** Long-term hold with redevelopment potential in Whitestown

FLYNN

RESTAURANT GROUP



OWNERSHIP	PRIVATE (FLYNN RESTAURANT GROUP L.P.)
LOCATIONS	2,900+
ESTABLISHED	1999
HEADQUARTERS	San Francisco, CA
# OF EMPLOYEES	95,000+
ESTIMATED REVENUE	\$4.5B+ ANNUAL SALES
WEBSITE	WWW.FLYNN.COM

ABOUT THE COMPANY

Flynn Restaurant Group is the largest restaurant franchise operator in the world, operating a diversified portfolio of iconic brands including Applebee's, Taco Bell, Arby's, Panera Bread, Pizza Hut, and Wendy's across the United States and internationally. Founded in 1999, Flynn operates more than 2,900 restaurants and employs over 95,000 people globally, supported by a centralized operating platform, strong unit-level cash flow, and significant access to capital—positioning the company as one of the most creditworthy and well-capitalized franchise operators in the industry.

flynn

TACO BELL

ABOUT THE COMPANY

Flynn entered the Taco Bell system in 2013 with the acquisition of 76 restaurants and has since expanded to 300+ Taco Bell locations across 9 states, supported by more than 7,800 team members. Today, Flynn is the third-largest Taco Bell franchisee in the world, continuing to grow through new store development and strategic acquisitions. This scale and operating depth underscore the strength, stability, and long-term viability of Flynn's Taco Bell platform.



STORE METRICS (Placer.ai)

2025 VISITS	193.7K
AVG. DWELL TIME	12 Minutes
NATIONWIDE RANKING	4,150 / 7,008
INDIANA RANKING	148 / 242
15 MILE RANKING	12 / 23

LEASE ABSTRACT

TENANT ENTITY	Bell Indiana LLC
GUARANTOR	N/A
LEASE STRUCTURE	Absolute NNN
EFFECTIVE DATE	12/19/2012
RENT COMM. DATE	12/19/2012
EXPIRATION DATE	12/18/2032
INITIAL LEASE TERM	20 Years
TERM REMAINING	6.96 Years
RENEWAL OPTIONS	Four Options of 5-Years
RENTAL INCREASES	1.50% Annually
CAM EXPENSES	Tenant Responsibility
REAL ESTATE TAX	Tenant Responsibility
INSURANCE	Tenant Responsibility
ADMIN FEE	N/A
ROOF & STRUCTURE	Tenant Responsibility
HVAC	Tenant Responsibility
PARKING LOT	Tenant Responsibility
EXCLUSIVE USE	N/A
RIGHT OF FIRST REFUSAL	Yes; 10 Days to Exercise

RENT ROLL

		BASE		
	SF	YEAR	MONTHLY	ANNUAL
Taco Bell	2,806	1.1.2026	\$8,656	\$103,868
		1.1.2027	\$8,786	\$105,426
		1.1.2028	\$8,917	\$107,007
		1.1.2029	\$9,051	\$108,613
		1.1.2030	\$9,187	\$110,242
		1.1.2031	\$9,325	\$111,895
		1.1.2032	\$9,464	\$113,574
	Option 1	1.1.2033	\$9,606	\$115,277
	Option 2	1.1.2038	\$10,349	\$124,186
	Option 3	1.1.2043	\$11,149	\$133,784
	Option 4	1.1.2048	\$12,010	\$144,123

INCOME STATEMENT

	ANNUAL
BASE RENT	\$ 103,868
CAM REIMBURSEMENT	-
RE TAXES REIMBURSEMENT	-
INSURANCE REIMBURSEMENT	-
TOTAL REVENUE	\$ 103,868
CAM	-
REAL ESTATE TAXES	-
INSURANCE	-
MANAGEMENT FEE	-
TOTAL EXPENSES	-
NET OPERATING INCOME	\$ 103,868







Center Dr.



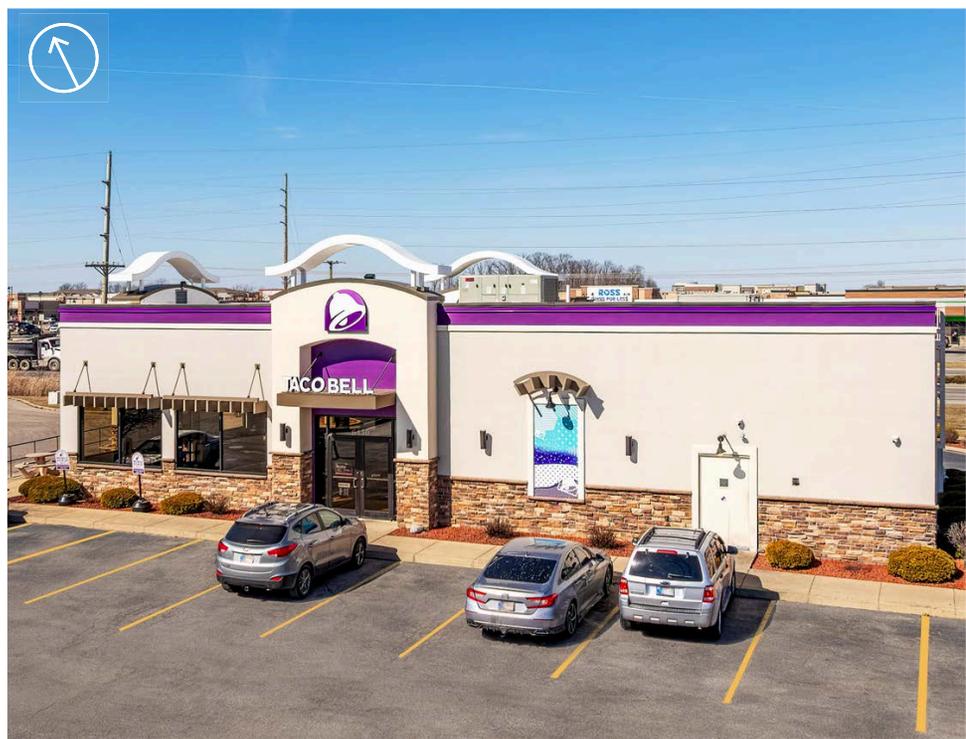
Starbucks, Dunkin', Wendy's, Panera Bread, Verizon, Bank of America, City Barbeque

Hobby Lobby, Dick's Sporting Goods, Old Navy, Ulta, Five Below, T.J. Maxx, Potbelly, Burlington, Kirkland's, Harmony Steak House, Aspen Creek

Ross Dress for Less, Culver's, Plato's Closet, Ashley Homestore, Dollar Tree, Petco, Hummus Republic



TireDiscounters



WHITESTOWN, IN

Boone County

Whitestown is one of Indiana's fastest-growing towns, located just 20 miles northwest of Downtown Indianapolis off I-65. The town continues to expand, driven by new distribution centers and a steady influx of families. Whitestown is served by both Lebanon and Zionsville school districts, contributing to Boone County's 13,246 public K-12 students. Retail growth in Anson, along the Zionsville border, has seen notable success with Boone County generating \$69.8 million in annual tourism. With strong momentum and a strategic location, Whitestown is quickly becoming a hub for business, families, and future development.



2025 & beyond ...

EXPANSION PLANS

The Padgett | \$110M

\$27.2M bond toward dining, shopping, multi-family & senior-living housing

Public Park | \$20M

12+ acre park off Indianapolis Rd.

Miles on Main Apartment

262 units, 3,250 SF amenity building, pickleball courts, 402 parking spaces, & 6 garages on 15.6 acres off S Main St.

LEADING EMPLOYERS

Highlighting Bloomington's economic drivers & global employee counts



15,500+ employees



1,200+ employees



9,500+ employees



50,500+ employees



★ Anson

30,000+ SF retail development off I-65:

- The Shoppes
- The Marketplace
- The Blvd

★ Public Parks

- Anson Acres Park
- Gateway Park
- Jackson Run Park
- Main Street Park
- Panther Park

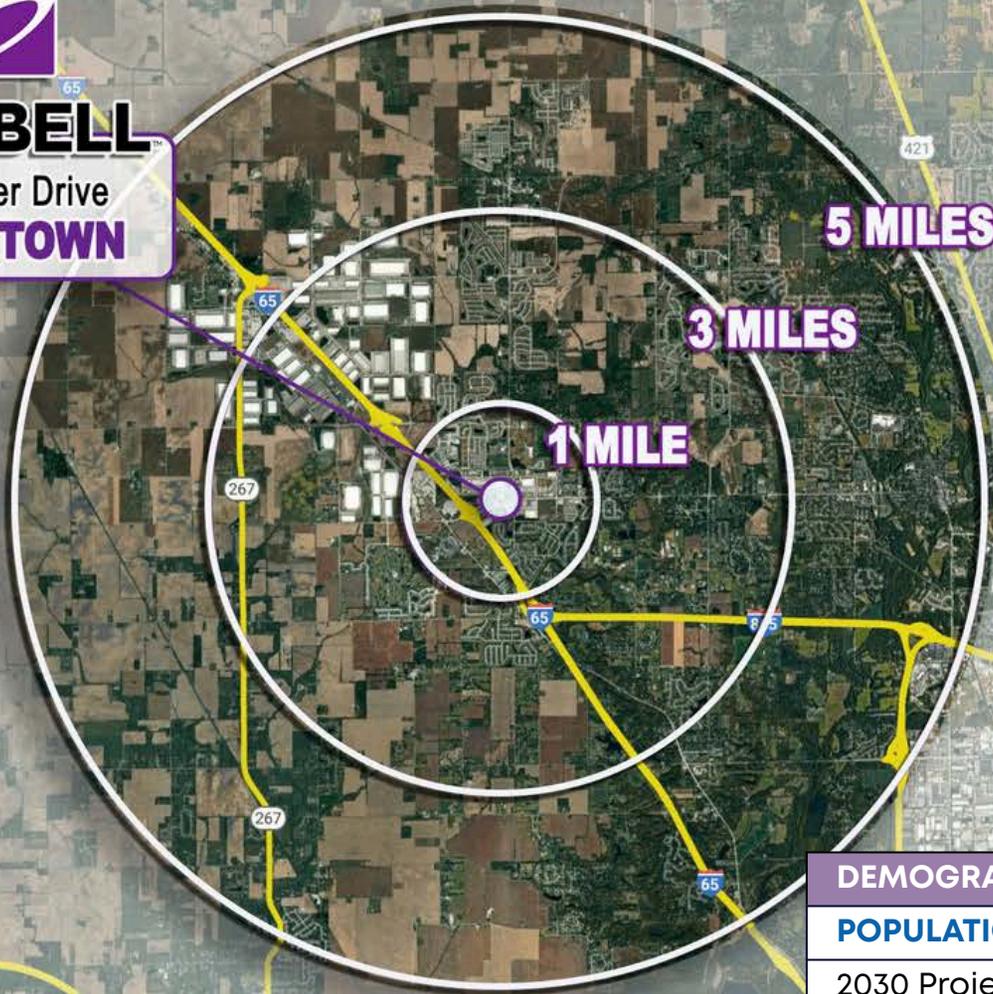
★ Big 4 Trail

Historic train track reimaged to 20+ mile trail to Zionsville & Lebanon with trailhead amenities





TACO BELL
6430 Center Drive
WHITESTOWN



WESTFIELD

INDIANAPOLIS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	8,757	27,020	52,310
2025 Estimate	7,241	22,351	44,774
HOUSEHOLDS			
2030 Projection	3,218	10,128	19,580
2025 Estimate	2,611	8,204	16,422
MEDIAN HH INCOME			
2025 Estimate	\$205,259	\$197,355	\$205,640



At Veritas Realty, we focus on **Retail, Restaurant, Medical & Entertainment** real estate. We are a full-service commercial real estate company with expertise in all aspects of the industry including local and national tenant representation, landlord representation, investment sales, development, acquisitions and property management.

With a team of 18 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

Veritas Realty is recognized as one of the leading, full service independent retail real estate firms in the country. We know who is expanding and where. Our clients include national and local retailers, restaurants and healthcare providers, as well as developers, institutions and private investors. We view the relationship with our clients as a partnership that is built on common goals and communication in order to efficiently implement strategies that maximize outcomes and values.

INVESTMENT SALES

The Veritas Realty Investment Sales is led by **Jon Bannister** who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. **Mitch Ostrowski** and **Phoebe Aaron** round out the Investment Sales team, and provide a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.



RECENT TRANSACTIONS

Avenue at Promise Pass	Noblesville, IN
Texas Roadhouse	Multiple
Fishers Corner	Fishers, IN
College Park Crossing	Indianapolis, IN
Harvest Landing 2	Avon, IN
Auburn Shoppes	Auburn, IN
County Line Crossing	Indianapolis, IN
Johnson Fields	Indianapolis, IN
Chipotle Mexican Grill	Multiple
Starbucks Coffee	Multiple
Valvoline Oil Change	Multiple

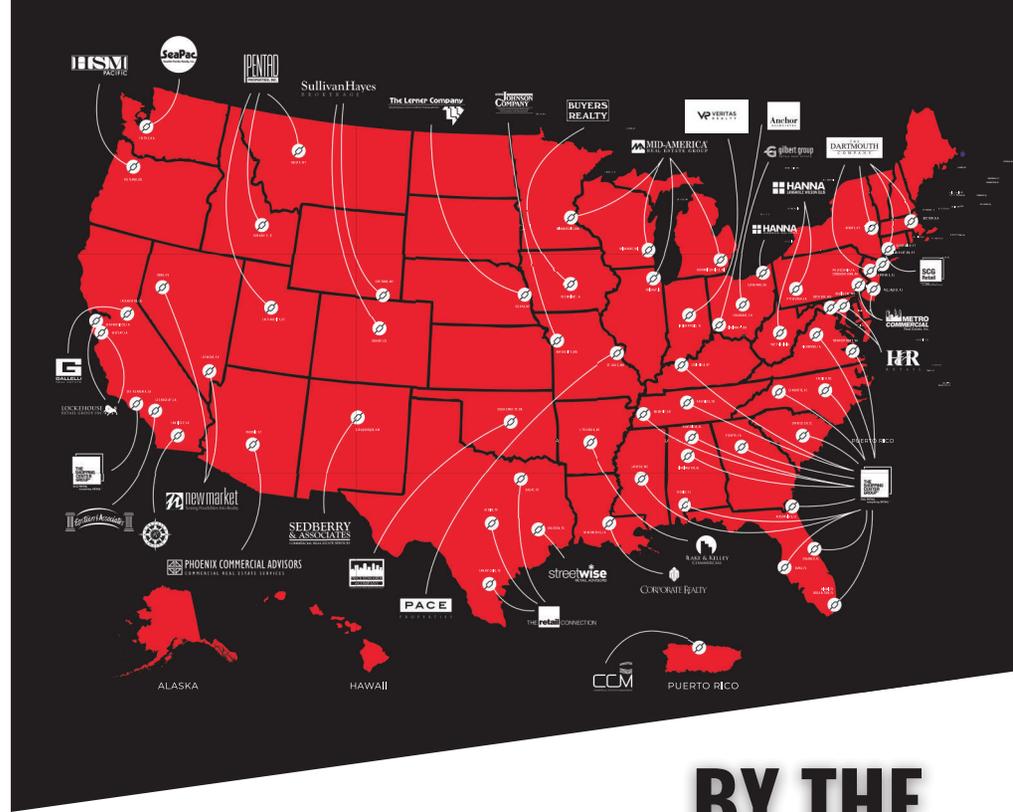


Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.

**LOCAL.
NATIONAL.
EXECUTE.**



BY THE NUMBERS...

REAL ESTATE TRANSACTIONS
6,000+

LANDLORDS REPRESENTED
3,000+

OFFICES IN THE USA
56

CONSIDERATION EARNED
\$8.5+B

RETAILERS REPRESENTED
1,500+

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JON BANNISTER
PRINCIPAL, INVESTMENT SALES
M: 317.408.0886
JBannister@VeritasRealty.com

MITCH OSTROWSKI
VICE PRESIDENT
O: 317.472.1800
Mitch@VeritasRealty.com

PHOEBE AARON
ASSOCIATE
O: 317.812.1428
Phoeb@VeritasRealty.com

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