

SINGLE TENANT RETAIL INVESTMENT



TACO BELL

**2700 N West Avenue
El Dorado, AR 71730**



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El Dorado, AR

EXCLUSIVELY LISTED BY:

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2700 N West Avenue, El Dorado, AR 71730

 **PRICE**
\$3,132,520

 **CAP RATE**
5.00%

 **LEASE TYPE**
Absolute NNN

 **TERM**
20 Years (12 remaining)

 **RENT INCREASES**
1% Annual

Investment Highlights

- Absolute NNN Lease
- Annual Rent Increases
- 4 (5) Year Options
- Operator has 285 Units
- Location Far Exceeds the National Taco Bell Average Store Sales
- Adjacent to Walmart Supercenter

Investment Offering

Sage Partners | Cushman & Wakefield is pleased to present this 2,460sf Taco Bell located in El Dorado, Arkansas. The original lease term is twenty (20) years with twelve (12) years remaining. The lease contains 1% annual rental rate increases along with 4 (5) year options to renew with increases. Seasoned franchisee/operator with 285 units.

This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC. The subject property is located on the main retail corridor, North West Avenue, adjacent to National Retailer Walmart.

Investment Summary

List Price: \$3,132,520

Current NOI: \$156,626

Initial Cap Rate: 5.00%

Land Acreage: ±.841 acres

Year Built: 2004

Building Size: 2,460 sf

Price PSF: \$1,273.38

Lease Type: Absolute NNN

Lease Term: 20 Years (12 Remaining)



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Financial Summary

INCOME		PER SF
Rent	\$156,625.48	\$63.67
Property Tax	\$4,770.85	\$1.94
Gross Income	\$161,396.33	\$65.61
EXPENSE		PER SF
Property Tax	(\$4,770.85)	(\$1.94)
CAM	Paid by Tenant	
INS	Paid by Tenant	
Gross Expense	(\$4,770.85)	(\$1.94)
NET OPERATING INCOME	\$156,625.48	\$63.67

Property Summary

Year Built:	2004
Lot Size:	±1.0 Acre
Building Size:	2,460sf
Traffic Count:	16,357 cpd

Lease Summary

Tenant:	Taco Bell
Lease Type:	Absolute NNN
Primary Lease Term:	20 Years
Annual Rent:	\$156,625.48
Rent PSF:	\$63.67
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	5/2014
Lease Expiration Date:	4/2034
Lease Term Remaining:	12 Years
Rent Bumps:	1% Annual
Renewal Options:	4 (5) Year
Lease Guarantor:	K-Mac Enterprises (285 Units)

Tenant Websites:

www.tacobell.com

www.yum.com

www.kmaccorp.com





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Yum! Brands, Inc., based in Louisville, Kentucky, and its subsidiaries franchise or operate a system of over 53,000 restaurants in 155 countries and territories under the company's concepts – KFC, Taco Bell, Pizza Hut and The Habit Burger Grill. The Company's KFC, Taco Bell and Pizza Hut brands are global leaders of the chicken, Mexican-style food, and pizza categories, respectively. The Habit Burger Grill is a fast-casual restaurant concept specializing in made-to-order chargrilled burgers, sandwiches and more. Yum! Brands was named to the 2021 Dow Jones Sustainability Index North America and was ranked on Newsweek's list of 2021 America's Most Responsible Companies.

Lease Summary

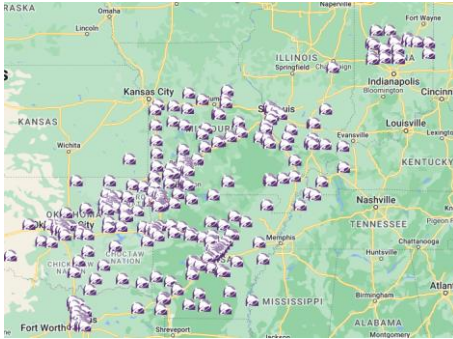
SF	LEASE START	LEASE END	ESC DATE	ANNUAL RENT	RENT/SF/YR
2,640	5/2014	4/2034			
			5/2015		
			5/2016		
			5/2017	\$149,023.00	\$56.45
			5/2018	\$150,513.23	\$57.01
			5/2019	\$152,018.36	\$57.58
			5/2020	\$153,538.55	\$58.16
			5/2021	\$155,073.93	\$58.74
			5/2022	\$156,625.48	\$59.33
			5/2023	\$158,191.73	\$59.92
			5/2024	\$159,773.65	\$60.52
			5/2025	\$161,371.39	\$61.13
			5/2026	\$162,985.10	\$61.74
			5/2027	\$164,614.95	\$62.35
			5/2028	\$166,261.10	\$62.98
			5/2029	\$167,923.71	\$63.61
			5/2030	\$169,602.95	\$64.24
			5/2031	\$171,298.98	\$64.89
			5/2033	\$173,011.97	\$65.53



The tenant behind the lease is K-Mac Enterprises, a 285 unit franchisee, making K-Mac one of the one of the largest and most successful YUM! Brand operators in the Nation.

Feed People's Lives with Mas! It's our purpose and the reason why we are in business. It's how we make a difference in the world and help people get a little more out of life. That's the spirit that drove Ken McGruder to found KMAC Enterprises back in 1964. Ken began on the KFC side first, and then partnered with Kenny King to move into the Taco Bell system to make KMAC one of the largest Taco Bell Franchisees in the country today, and that spirit lives in the heart of our organization today.

K-Mac operates locations in Arkansas, Indiana, Missouri, Oklahoma, Tennessee, and Texas. K-Mac Holdings, the parent company achieves annual sales of more than \$300 million.





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Walmart

Aaron's



HIBBETT
SPORTS

SALLY
BEAUTY SUPPLY

Little
Caesars

petsense

GNC
LIVE WELL

Ivan Smith
FURNITURE

THE
HOME
DEPOT

Advance
Auto Parts

Brookshires
food & pharmacy

Chicken
EXPRESS

DOLLAR GENERAL

DQ

planet
fitness

Applebee's

HOBBY
LOBBY

DOLLAR TREE

TJ-maxx

McDonald's

Fairfield
INN & SUITES
Marriott





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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Pop	16,314	21,259	31,450
Households	6,841	8,743	12,933
Average HH Income	\$63,354	\$64,241	\$66,625
Daytime Pop	11,558	14,437	16,477

El Dorado is a city in and the county seat of Union County, Arkansas, USA. Voted as having "America's Best Downtown" in 2009, El Dorado, Ark. has become an area rich in southern charm and history. In 2012, El Dorado earned two City of Distinction Awards, taking top honors for Tourism and Workforce Development. MusicFest was named the 2011 Arkansas Festival of the Year.

El Dorado is headquarters of the Arkansas Oil and Gas Commission as well as large corporations and Fortune 500 companies, such as Murphy Oil Corporation, Deltic Timber Corporation, and Lion Oil Refinery. The city contains a community college, South Arkansas Community College, a multi-cultural arts center: South Arkansas Arts Center (SAAC), an award-winning renovated down-town, and numerous sporting, shopping, and dining opportunities. El Dorado is the population, cultural, and business center of the Convert regional area.

The city is best known as being the heart of the 1920s oil boom in South Arkansas. Its nickname is "Arkansas's Original Boomtown". El Dorado is located about 100 miles (160 km) from the state capital of Little Rock.



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