



FILE PHOTO

EXCLUSIVE OFFERING | \$2,127,000 – 6% CAP

TACO BELL | ABSOLUTE NNN



1363 WASHINGTON ST, PORTLAND, ME

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Property. Renovated 2016. 2,250± SF building on 0.43± acre site.

Tenant. Lessee: Seasoned operator (70+ Units) with strong personal guaranty. | Taco Bell: 5,800 Restaurants in the U.S., serves over 2 billion consumers annually.

Lease structure. Brand new, 20-year, absolute NNN with 10% annual rent increases every 5 years in primary term & option periods.

Location. Taco Bell is situated along Washington Ave, (20,000 VPD), just south of Interstate 95 (15,000 VPD). Washington Ave. is a major thoroughfare which serves one of the main retail hubs of Portland and the surrounding area. The subject property benefits from being located less than 2-miles from the University of New England – Westbrook College. Also, the site is surrounded by notable national credit tenants including Walgreen's CVS, BJ's, Rite-Aid, Starbucks, Dunkin Donuts, Anytime Fitness, McDonald's, Subway, Little Caesar's, and many more. The city of Portland is located approximately 56-miles south from Augusta, ME.

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MAINE BROKER OF RECORD:**DAVID HUGHES | EPSTEIN COMMERCIAL REAL ESTATE | LICENSE #BR904552**

1363 WASHINGTON ST, PORTLAND, ME

PRICE CAP RATE	\$2,127,000 6%
NET OPERATING INCOME:	\$127,625
LAND AREA:	0.43 ± Acres
BUILDING AREA:	2,250 Square Feet
YEAR BUILT RENOVATED:	1980 2016
LANDLORD RESPONSIBILITY:	None
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	20 Years with (4), 5-year options to extend		
Projected Rent Commencement:	December 2016		
Projected Lease Expiration:	December 2036		
Lease Type:	Absolute NNN		
Rent Increases:	10% Every 5 Years In Primary Term & Options		
Annual Rent Yrs 1-5:	\$127,625	Option 1 Yrs 21-25:	\$186,885
Annual Rent Yrs 6-10:	\$140,387	Option 2 Yrs 26-30:	\$205,541
Annual Rent Yrs 11-15:	\$154,425	Option 3 Yrs 31-35:	\$226,095
Annual Rent Yrs 16-20:	\$169,868	Option 4 Yrs 36-40:	\$248,705

TENANT OVERVIEW

LESSEE: C2C East, LLC
 GUARANTOR: Personal Guaranty

C2C EAST, LLC

C2C East, LLC, is a quick-service restaurant franchisee that operates Taco Bells. Tony Frazier is the operator for the C2C East franchise. Tony Frazier is a seasoned restaurant operator with 20+ years' experience on the franchisee and corporate side of the business. Most recently, he was actively involved with 72 stores in southern California, including: 11 Taco Bell/KFC, Long John Silver's/KFC, and 57 base KFCs. His restaurants have been consistently recognized as some of the best performing stores across the brand, currently #1 in KFC Brand Metrics for 2015, following a top franchisee ranking for 2014.

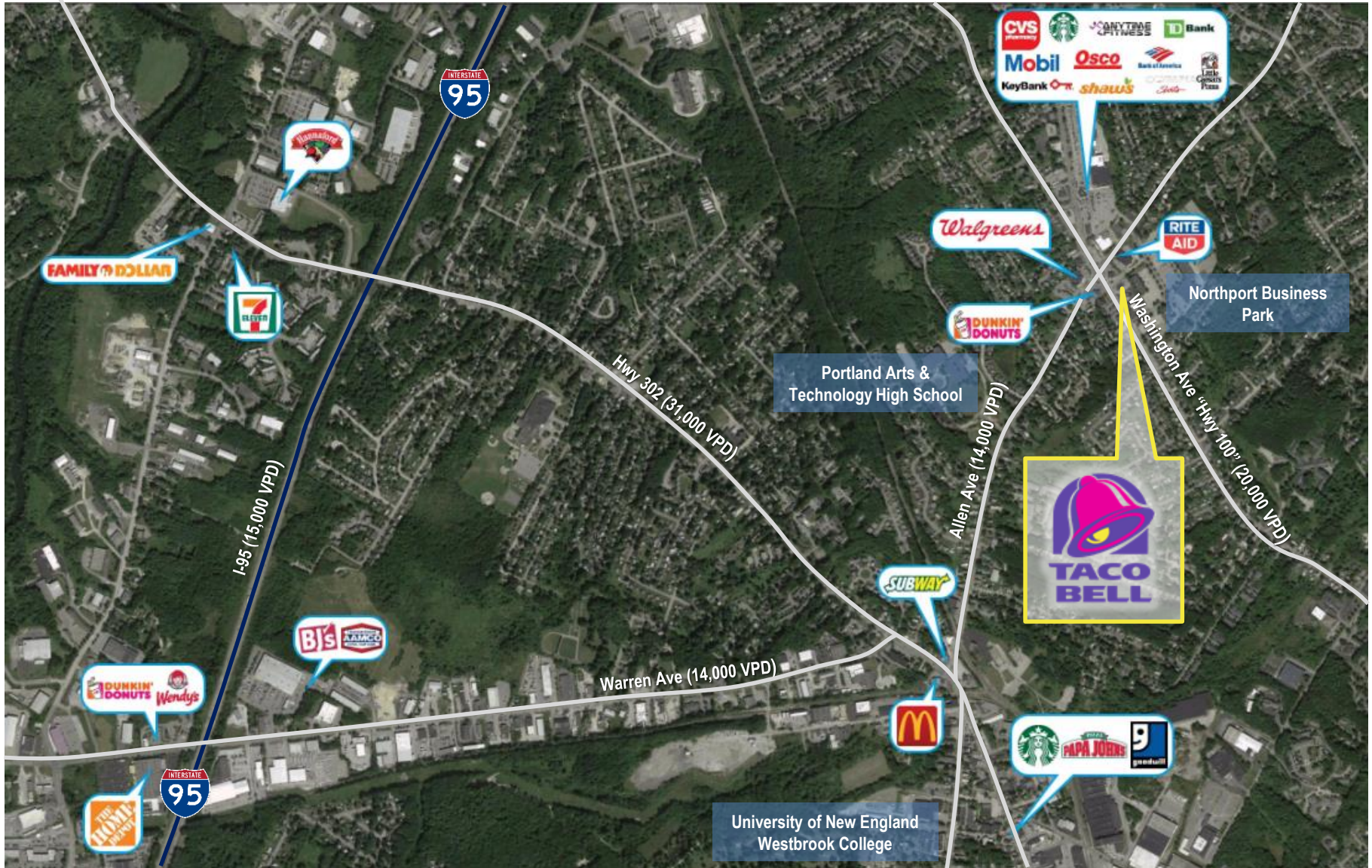
TACO BELL

Taco Bell is an American chain of fast-food restaurants based in Irvine, California. A subsidiary of Yum! Brands, Inc., which serves American-adapted Mexican food. Taco Bell serves tacos, burritos, quesadillas, nachos, other specialty items, and a variety of "Value Menu" items. Taco Bell serves more than 2 billion consumers each year in more than 5,800 restaurants in the U.S., more than 80 percent of which are owned and operated by independent franchisees. Taco Bell is also present in the Dominican Republic, Puerto Rico, Guam, Aruba, Costa Rica, Chile, Colombia, Ecuador, Panama, and on AAFES military bases in Japan, Germany, and Iraq.

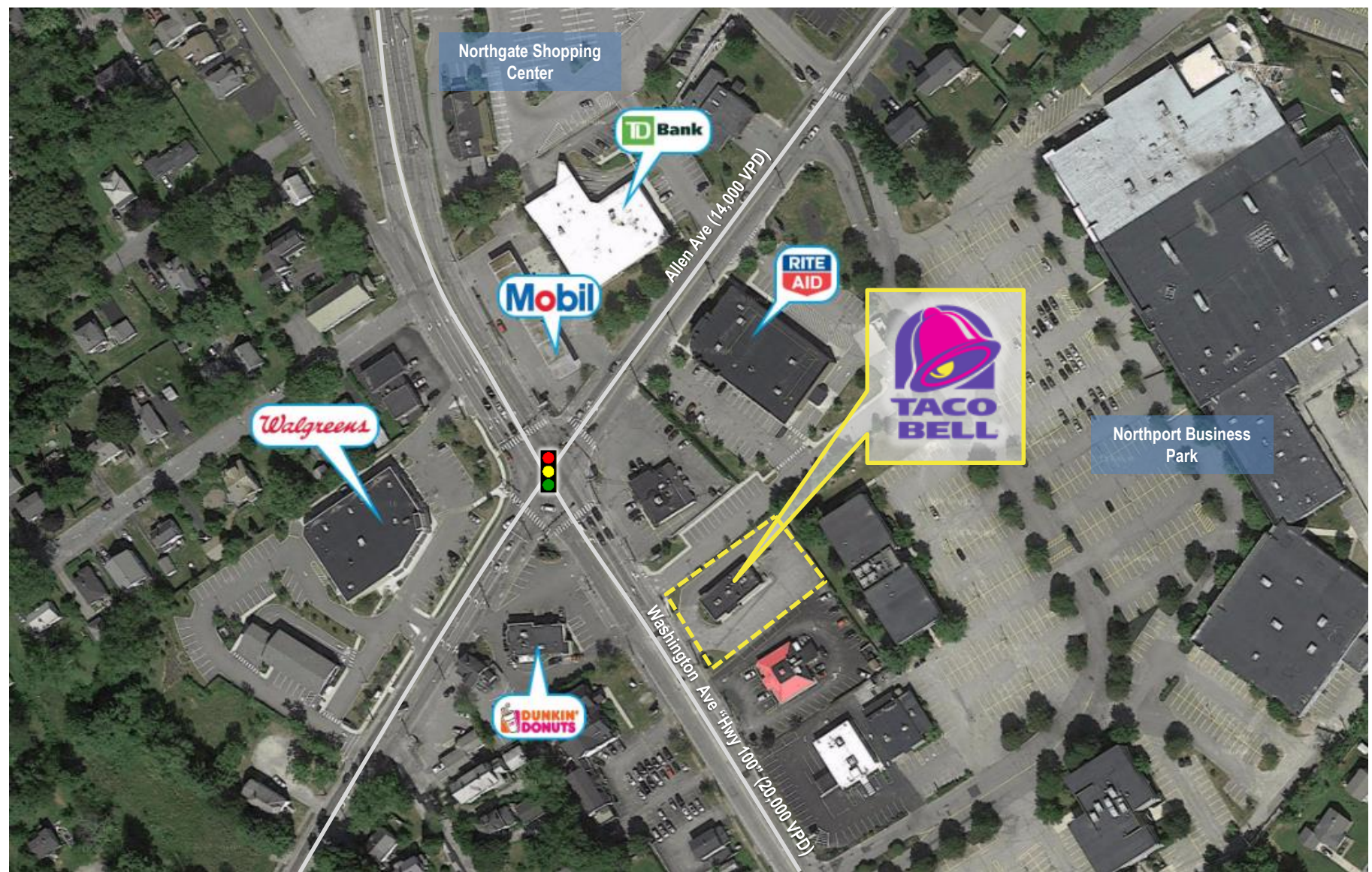
Yum! Brands, Inc. or Yum! is an American fast food company. A Fortune 500 corporation, Yum operates the licensed brands Taco Bell, KFC, Pizza Hut, and WingStreet worldwide. Prior to 2011, Yum! also owned Long John Silver's and A&W Restaurants. Based in Louisville, Kentucky, it is the world's largest fast food restaurant company in terms of system units—more than 40,000 restaurants around the world in over 125 countries. In 2013, Yum!'s global sales totaled more than \$13 billion.



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IMMEDIATE TRADE AREA

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The subject property benefits from being located less than 2-miles from the University of New England – Westbrook College. Also, the site is surrounded by notable national credit tenants including Walgreen's CVS, BJ's, Rite-Aid, Starbucks, Dunkin Donuts, Anytime Fitness, McDonald's, Subway, Little Caesar's, and many more.

PORTLAND, ME

The seaport of Portland is Maine's largest urban area. Perched on Casco Bay, it's home to many island and coastal communities. It has more than 65,000 inhabitants making it the largest city in Maine. Portland is a small seaside city with a high concentration of shops, restaurants, museums, galleries, tours and many things to see and do. Many people commute to Portland to work, and the city's population significantly increases in the summertime.

As Maine's largest city, Portland has a lot to offer, people from across the globe have relocated here because it is a city that offers an unparalleled quality of life, an essential benefit for any business looking to attract the right employees. Portland is a city rich in history that offers a vibrant urban scene next to quiet tree-lined streets in friendly neighborhoods that are just a short walk from stunning waterfront views. The city is safe and affordable. Small neighborhood schools provide exceptional educational opportunities.

The Portland region has earned its shining reputation. The city has been recognized on "best of" lists for entrepreneurs, families and green living. Portland has been recognized for its diversified economy, accessible medical services, and banking and educational institutions. With its thriving technology sector and strong arts and food scenes, it represents a thriving, culturally-charged city that draws people from all regions and backgrounds.

AUGUSTA, ME / KENNEBEC VALLEY

Located on both sides of the Kennebec River, Augusta is the center of employment, commerce and service for Central Maine and is the seat of state and county government. Augusta is a one-hour drive from Portland, less than three hours drive from Boston. While the City's population is 18,500, the City is the service center to a large area of some 70,000 people - and more recently a retail shopping mecca for a population of some 250,000.

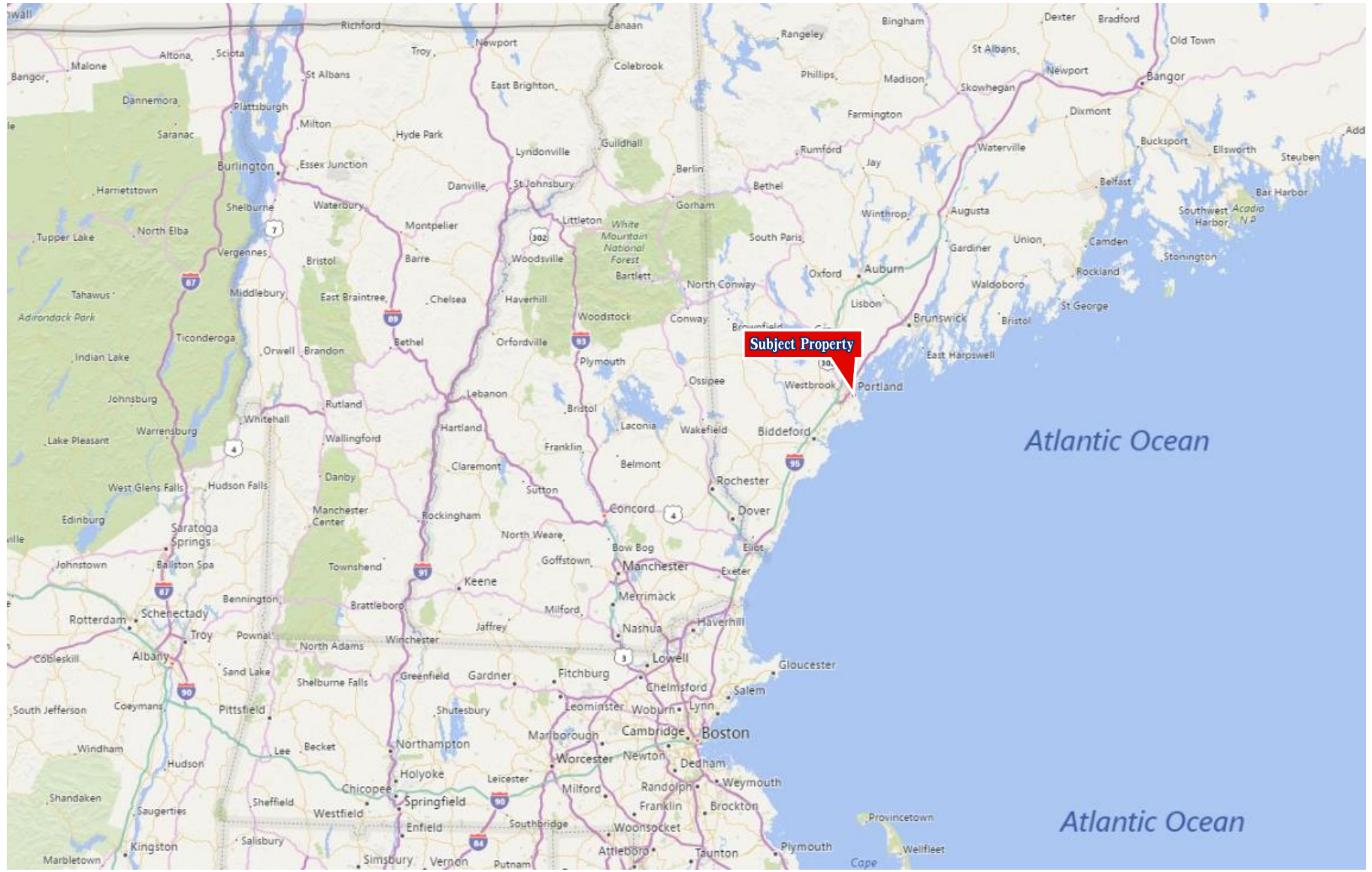
Augusta is a city rich in history. From its early days as a Pilgrim trading post, the City has grown as an industrial and trade center and has become a center for the region's health and educational services. Joint public and private efforts have resulted in the development of the Augusta Business Park, Augusta Civic Center Complex, downtown redevelopment and regional retail shopping centers. A new City Hall Complex, including a renovated Old Fort Western museum complex, now resides on the banks of the Kennebec.

The Kennebec Valley Chamber of Commerce is a business association of some 750 businesses, industries and organizations in the greater Augusta region and southern Kennebec County. The Chamber's teamwork approach is key in building a stronger economy, better business environment and higher quality of life for the 70,000 citizens in the 23-community area.

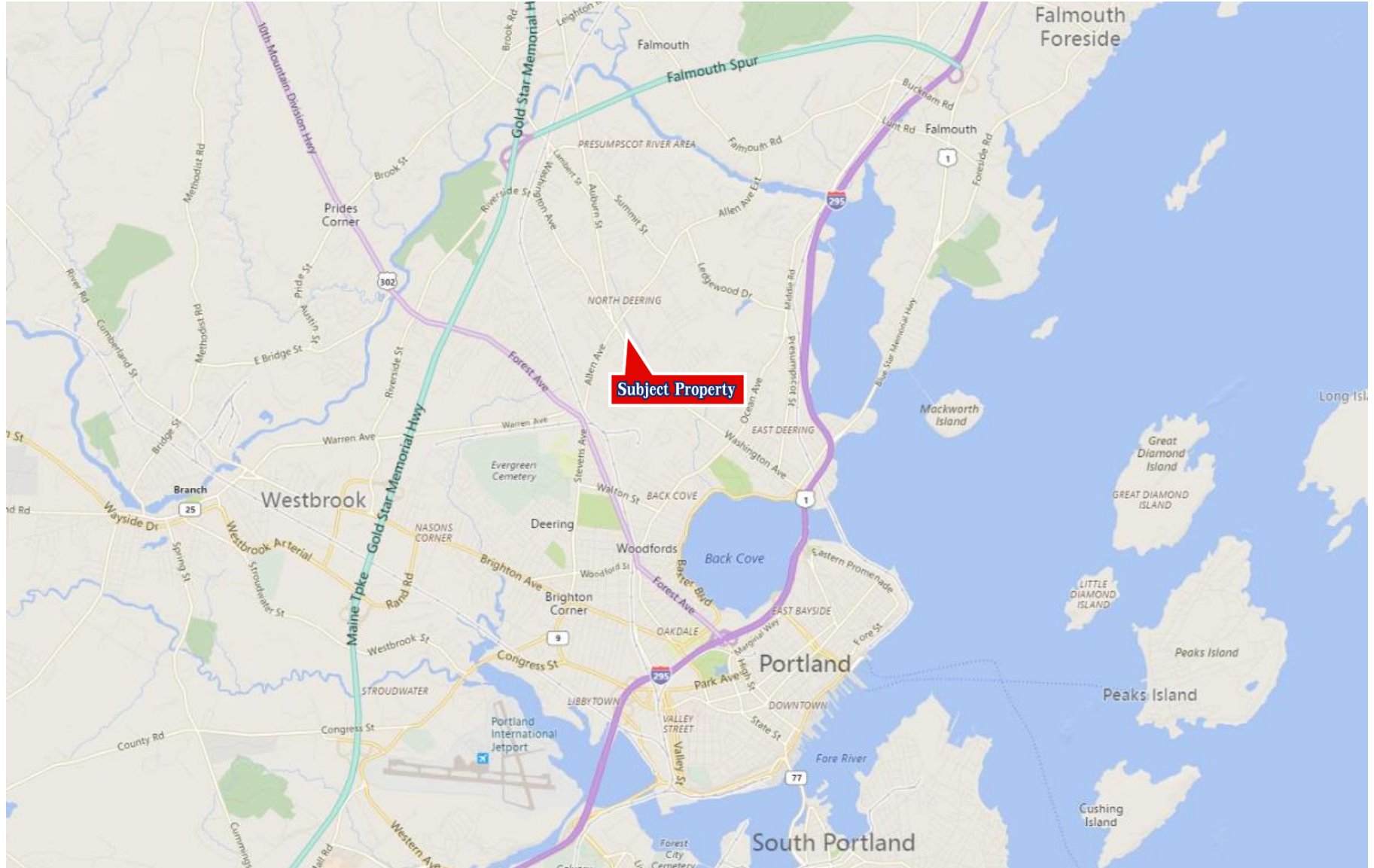
While government provides nearly four of every ten jobs in the region, other large employers include major distribution companies, health organizations, the state's largest electric utility headquarters, natural gas headquarters, financial institutions, growing retail centers and statewide non-profit associations' headquarters. Due to its central location, the Kennebec Valley has become home to some leaders in technological development and innovative manufacturing.

The Capital area has grown significantly in retail business in the past decade with the addition of some major new retailers and redevelopment of others. Hannaford Supermarkets manages five large grocery stores and a large distribution center in the Augusta Micropolitan. In 2009 Hannaford built the World's First Platinum LEED's grocery in the center of the capital. The Marketplace at Augusta is the largest open air shopping mall north of Boston with 40 stores in about 1.3 million square feet of retail space and significant expansions planned.

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1383 Washington Ave		1 mi radius	3 mi radius	5 mi radius
Portland, ME 04103				
POPULATION	2016 Estimated Population	10,498	52,564	106,438
	2021 Projected Population	10,632	53,404	108,437
	2010 Census Population	10,449	51,871	104,223
	2000 Census Population	9,588	49,066	99,499
	Projected Annual Growth 2016 to 2021	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2016	0.6%	0.4%	0.4%
HOUSEHOLDS	2016 Estimated Households	4,634	23,257	49,361
	2021 Projected Households	4,817	24,244	51,619
	2010 Census Households	4,495	22,346	47,006
	2000 Census Households	3,976	20,943	44,583
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2016	1.0%	0.7%	0.7%
AGE	2016 Est. Population Under 10 Years	10.4%	10.3%	9.8%
	2016 Est. Population 10 to 19 Years	10.7%	10.8%	10.3%
	2016 Est. Population 20 to 29 Years	12.9%	15.1%	17.6%
	2016 Est. Population 30 to 44 Years	19.4%	20.0%	20.6%
	2016 Est. Population 45 to 59 Years	20.9%	20.7%	20.0%
	2016 Est. Population 60 to 74 Years	14.3%	14.3%	14.2%
	2016 Est. Population 75 Years or Over	11.4%	8.8%	7.6%
	2016 Est. Median Age	41.3	39.4	38.3
MARITAL STATUS & GENDER	2016 Est. Male Population	46.2%	47.3%	48.4%
	2016 Est. Female Population	53.8%	52.7%	51.6%
	2016 Est. Never Married	31.8%	34.6%	37.5%
	2016 Est. Now Married	43.0%	42.0%	37.5%
	2016 Est. Separated or Divorced	17.7%	16.6%	18.5%
	2016 Est. Widowed	7.5%	6.8%	6.6%
INCOME	2016 Est. HH Income \$200,000 or More	4.0%	5.4%	5.0%
	2016 Est. HH Income \$150,000 to \$199,999	6.1%	6.6%	5.0%
	2016 Est. HH Income \$100,000 to \$149,999	18.1%	14.4%	11.8%
	2016 Est. HH Income \$75,000 to \$99,999	14.3%	14.2%	12.1%
	2016 Est. HH Income \$50,000 to \$74,999	15.6%	17.6%	16.6%
	2016 Est. HH Income \$35,000 to \$49,999	11.3%	12.4%	13.0%
	2016 Est. HH Income \$25,000 to \$34,999	7.0%	8.0%	9.8%
	2016 Est. HH Income \$15,000 to \$24,999	8.9%	8.6%	10.1%
	2016 Est. HH Income Under \$15,000	14.8%	12.8%	16.6%
	2016 Est. Average Household Income	\$73,207	\$78,299	\$71,199
	2016 Est. Median Household Income	\$62,697	\$64,280	\$55,589
2016 Est. Per Capita Income	\$32,596	\$34,869	\$33,307	
2016 Est. Total Businesses	571	3,494	10,710	
2016 Est. Total Employees	6,294	31,548	121,503	

1383 Washington Ave		1 mi radius	3 mi radius	5 mi radius
Portland, ME 04103				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	8,754	43,812	90,077
	2016 Est. Civilian Employed	64.0%	66.2%	65.6%
	2016 Est. Civilian Unemployed	2.4%	2.0%	2.2%
	2016 Est. in Armed Forces	0.4%	0.2%	0.1%
	2016 Est. not in Labor Force	33.1%	31.6%	32.1%
	2016 Labor Force Males	45.1%	46.5%	47.9%
2016 Labor Force Females	54.9%	53.5%	52.1%	
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,689	27,636	55,072
	2010 Mgmt, Business, & Financial Operations	17.6%	16.5%	16.4%
	2010 Professional, Related	24.9%	28.9%	27.2%
	2010 Service	16.2%	16.4%	17.5%
	2010 Sales, Office	28.2%	24.3%	23.8%
	2010 Farming, Fishing, Forestry	0.3%	0.2%	0.3%
	2010 Construction, Extraction, Maintenance	5.7%	5.6%	5.7%
	2010 Production, Transport, Material Moving	7.1%	8.1%	9.2%
	2010 White Collar Workers	70.7%	69.7%	67.4%
	2010 Blue Collar Workers	29.3%	30.3%	32.6%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.6%	80.1%
2010 Drive to Work in Carpool		8.3%	8.1%	8.4%
2010 Travel to Work by Public Transportation		0.7%	1.3%	1.6%
2010 Drive to Work on Motorcycle		0.1%	0.1%	0.1%
2010 Walk or Bicycle to Work		2.3%	5.2%	8.3%
2010 Other Means		0.4%	0.5%	0.4%
2010 Work at Home		4.5%	4.8%	4.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	39.1%	42.7%	42.3%
	2010 Travel to Work in 15 to 29 Minutes	48.3%	42.5%	42.5%
	2010 Travel to Work in 30 to 59 Minutes	9.0%	10.7%	11.5%
	2010 Travel to Work in 60 Minutes or More	3.5%	4.0%	3.7%
	2010 Average Travel Time to Work	16.1	15.7	15.8
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$262 M	\$1.38 B	\$2.72 B
	2016 Est. Apparel	\$9.10 M	\$48.1 M	\$94.9 M
	2016 Est. Contributions, Gifts	\$18.0 M	\$96.3 M	\$186 M
	2016 Est. Education, Reading	\$10.5 M	\$55.4 M	\$108 M
	2016 Est. Entertainment	\$14.7 M	\$77.2 M	\$152 M
	2016 Est. Food, Beverages, Tobacco	\$39.9 M	\$209 M	\$417 M
	2016 Est. Furnishings, Equipment	\$9.09 M	\$47.7 M	\$92.9 M
	2016 Est. Health Care, Insurance	\$22.9 M	\$120 M	\$241 M
	2016 Est. Household Operations, Shelter, Utilities	\$81.3 M	\$427 M	\$846 M
	2016 Est. Miscellaneous Expenses	\$3.88 M	\$20.3 M	\$40.5 M
	2016 Est. Personal Care	\$3.41 M	\$17.9 M	\$35.4 M
	2016 Est. Transportation	\$49.4 M	\$259 M	\$510 M