

NNN

Retail Investment Group

OFFERING MEMORANDUM

TACO BELL

ABSOLUTE NNN | \$2,310,000
1716 HIGHWAY 1 S, GREENVILLE, MS

Representative Photo

Taco Bell

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The logo consists of three large, bold, sans-serif letters 'N', 'N', and 'N' in a row. The first 'N' is red, the second is yellow, and the third is blue.

Retail Investment Group

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.



Representative Photo



Executive Summary

Offering Summary

Location Summary

TACCO BELL

OFFERING SUMMARY

ADDRESS	1716 Highway 1 S Greenville MS 38701
COUNTY	Washington
LEASE TYPE	Absolute NNN
CAP RATE	5.20%
BUILDING SQUARE FEET	±2,460
LAND SQUARE FEET	±30,928
YEAR BUILT	2005
APN	Taco Bell
OWNERSHIP TYPE	Fee Simple
LEASE EXPIRATION	December 31, 2033
LEASE OPTIONS	4 x 5 Year Options
LESSEE & GUARANTEE	K-MAC Enterprises, LLC
INCREASES	1% Annual Increases

FINANCIAL SUMMARY

OFFERING PRICE	\$2,310,000
PRICE PSF	\$975.61
OCCUPANCY	100 %
NOI (CURRENT)	\$120,120
CAP RATE (CURRENT)	5.20 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	3,678	25,592	33,990
2017 Median HH Income	\$44,033	\$32,639	\$30,162
2017 Average HH Income	\$55,396	\$49,627	\$46,983



- Excellent Rent to Sales Ratio - Ask Broker
- Long Term Absolute NNN Lease
- K-Mac Enterprises Operates more than 290 Locations
- 4 x 5 Year Options w/ 1% Annual Increases
- 15+ Years Left Remaining on Lease
- Located in the Heart of Downtown Greenville, Mississippi with Numerous Surrounding Retailers

Offered for sale is a Taco Bell located in heart of Greenville, Mississippi. This property is ±2,460 square feet and sits on ±30,928 square feet of land.

The property is surrounded by numerous supporting retailers including an anchor store of Krogers, along with PetSense pet store, Citi trends, Toshiba Business Solutions, Southern Bancorp Bank, Dollar Tree, Lowe's Home Improvement, Walmart Supercenter, Harbor Freight, Hibbett Sports, GameStop, Denny', Wendy's, Sally Beauty, Oakes Toyota, Pizza Hut, and O'Reilly Auto Parts.

This property is also located diagonally from the Greenville mall which includes 55+ stores including TJ Maxx, Belk, and JCPenny.

Area Generators include Solomon Middle School, Akin Elementary School, Greenville Golf & Country club, Marine Corporation Greenville, Trop Casino Greenville, Mid Delta Regional Airport, Delta Regional Medical Center, Greenville's largest employer with 1,000+ staff.



SUBJECT PROPERTY

S MAIN ST

BOWMAN BLVD

MARTIN LUTHER KING JR BLVD

TENNESSEE GAS RD

VFW RD

E REED RD

S COLORADO ST

BEAUCHAMP RD



Trade Name	Taco Bell
Headquartered	Irvine, CA
Website	www.tacobell.com
# of Locations	7,000+

Description

Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. We serve made-to-order and customizable tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell and our more than 350 franchise organizations operate nearly 6,500 restaurants across the United States that proudly serve about 40 million customers every week.

Trade Name	K-Mac Enterprises
Headquartered	Fort Smith, AK
Website	www.kmaccorp.com/3
# of Locations	290

Description

K-Mac Enterprises is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 290 restaurants in the Taco Bell, KFC and Golden Corral Systems. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-Mac achieves over \$400 Million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.



Representative Photo

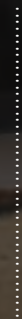


TACO BELL

Demographics

Demographic Details

Demographic Charts

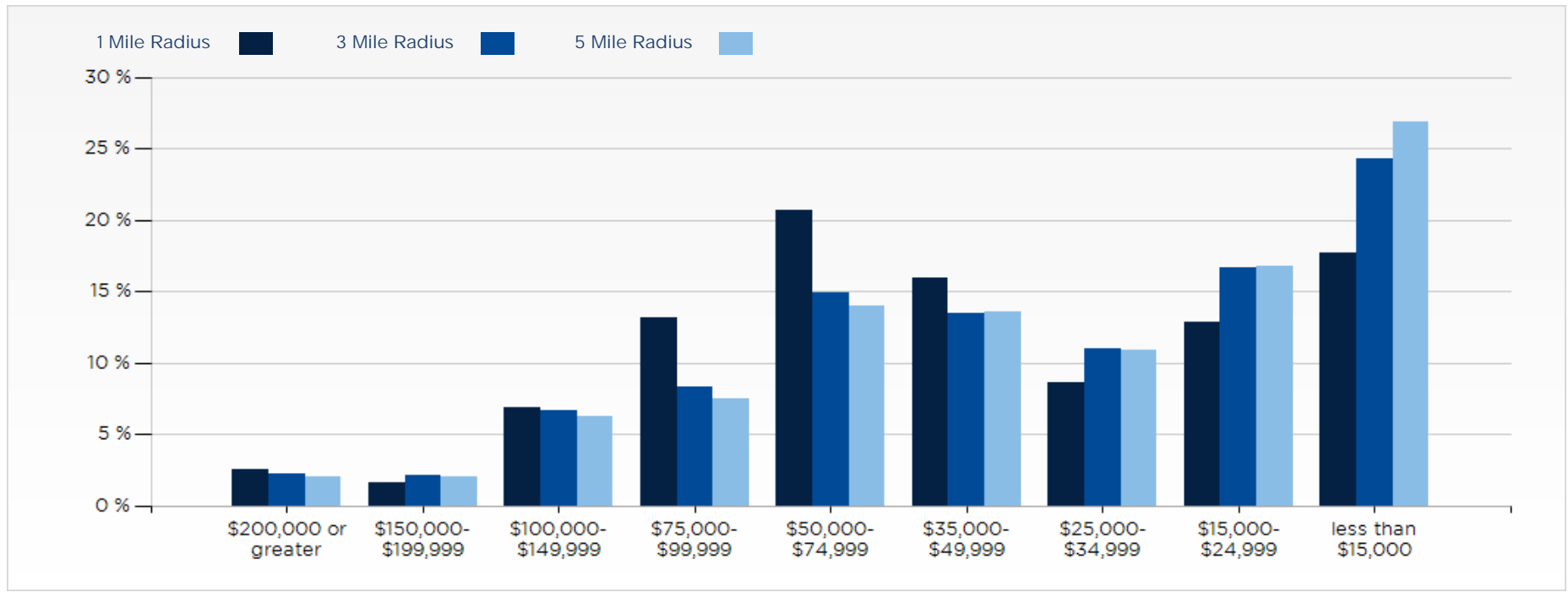


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,990	32,620	43,979
2010 Population	3,901	27,536	36,356
2017 Population	3,678	25,592	33,990
2022 Population	3,484	24,011	31,982
2017 African American	2,053	19,266	25,857
2017 American Indian	4	38	64
2017 Asian	63	295	309
2017 Hispanic	47	318	467
2017 White	1,514	5,696	7,326
2017 Other Race	16	103	167
2017 Multiracial	28	187	259
2017-2022: Population: Growth Rate	-5.40 %	-6.35 %	-6.05 %

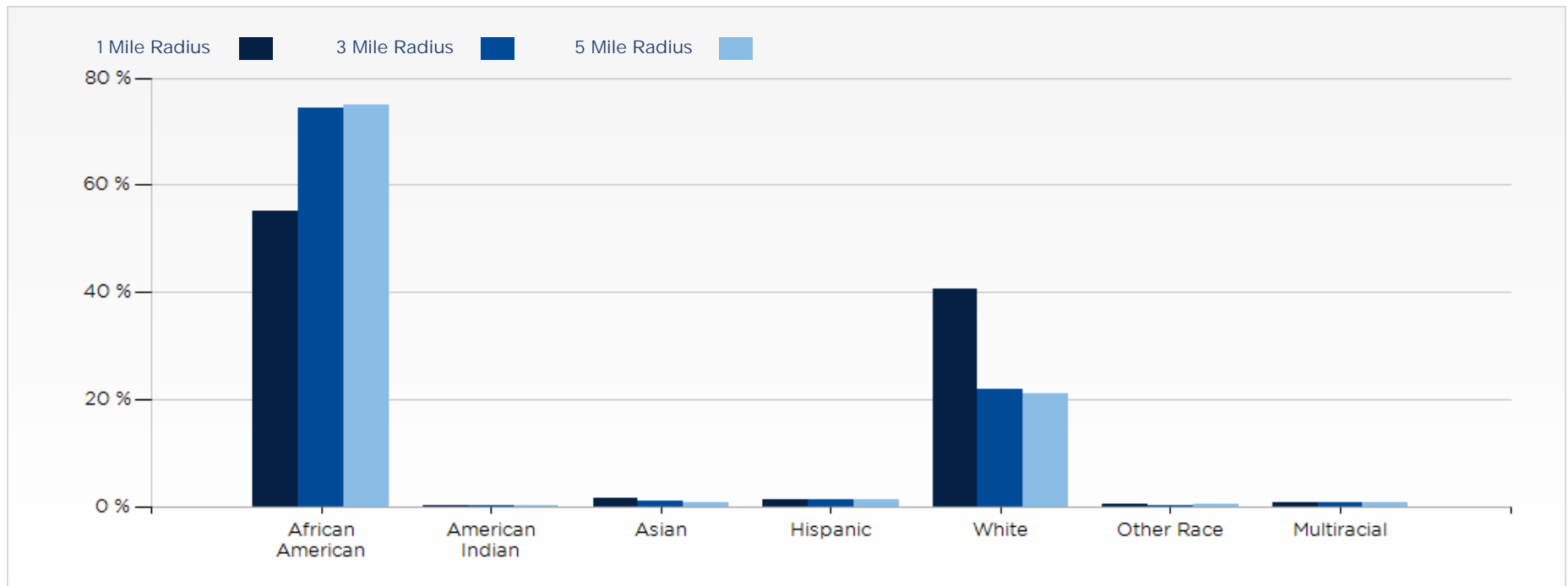
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	262	2,341	3,380
\$15,000-\$24,999	191	1,607	2,107
\$25,000-\$34,999	128	1,064	1,371
\$35,000-\$49,999	236	1,298	1,712
\$50,000-\$74,999	306	1,432	1,760
\$75,000-\$99,999	195	804	939
\$100,000-\$149,999	102	644	793
\$150,000-\$199,999	24	207	258
\$200,000 or greater	38	221	256
Median HH Income	\$44,033	\$32,639	\$30,162
Average HH Income	\$55,396	\$49,627	\$46,983

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,689	13,044	17,180
2010 Total Households	1,572	10,333	13,414
2017 Total Households	1,483	9,619	12,576
2022 Total Households	1,412	9,075	11,901
2017 Average Household Size	2.48	2.62	2.65
2000 Owner Occupied Housing	1,126	6,946	8,886
2000 Renter Occupied Housing	505	4,983	6,727
2017 Owner Occupied Housing	936	5,234	6,641
2017 Renter Occupied Housing	546	4,385	5,935
2017 Vacant Housing	130	2,064	2,762
2017 Total Housing	1,613	11,683	15,338
2022 Owner Occupied Housing	891	4,966	6,298
2022 Renter Occupied Housing	520	4,108	5,603
2022 Vacant Housing	168	2,433	3,199
2022 Total Housing	1,580	11,508	15,100
2017-2022: Households: Growth Rate	-4.90 %	-5.80 %	-5.50 %

2017 Household Income



2017 Population by Race





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