

## INVESTMENT OFFERING

## TACO BELL DRIVE-THRU

510 GA-247

Bonaire (Warner Robins), GA 31005



REPRESENTATIVE PHOTO



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

John R. Wertz  
Tel: (619) 218-6427  
jwertz@wertzrealestate.com  
CA Lic No. 01448585

Listed with Georgia broker  
DZ Net Lease Realty, LLC  
Lic. No. h-63528

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# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,557,894
DOWN PAYMENT	100% / \$2,557,894
RENTABLE SQUARE FEET	2,700 SF
CAP RATE	4.75%
YEAR BUILT	2022
LOT SIZE	38,986 +/- SF
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Taco Bell
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
ORIGINAL LEASE TERM	Twenty Five (25) Years
RENT COMMENCEMENT DATE	12/15/2022
LEASE EXPIRATION DATE	12/14/2047
TERM REMAINING ON LEASE	Twenty Five (25) Years
INCREASES	1.0% Annually
OPTIONS TO RENEW	(6) 5-Year Options
RIGHT OF FIRST REFUSAL	No

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 1	\$121,500.00	\$10,125.00
Year 2	\$122,715.00	\$10,226.25
Year 3	\$123,942.15	\$10,328.51
Year 4	\$125,181.57	\$10,431.80
Year 5	\$126,433.39	\$10,536.12
Year 6	\$127,697.72	\$10,641.48
Year 7	\$128,974.70	\$10,747.89
Year 8	\$130,264.45	\$10,855.37
Year 9	\$131,567.09	\$10,963.92
Year 10	\$132,882.76	\$11,073.56
Year 11	\$134,211.59	\$11,184.30
Year 12	\$135,553.70	\$11,296.14
Year 13	\$136,909.24	\$11,409.10
Year 14	\$138,278.33	\$11,523.19
Year 15	\$139,661.12	\$11,638.43
Year 16	\$141,057.73	\$11,754.81
Year 17	\$142,468.31	\$11,872.36
Year 18	\$143,892.99	\$11,991.08
Year 19	\$145,331.92	\$12,110.99
Year 20	\$146,785.24	\$12,232.10
Year 21	\$148,253.09	\$12,354.42
Year 22	\$149,735.62	\$12,477.97
Year 23	\$151,232.98	\$12,602.75
Year 24	\$152,745.31	\$12,728.78
Year 25	\$154,272.76	\$12,856.06

BASE RENT		\$121,500.00
NET OPERATING INCOME		\$121,500.00
TOTAL RETURN YR-1	4.75%	\$121,500.00

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# TENANT OVERVIEW



## TACO BELL CORPORATION

Taco Bell Corporation, a subsidiary of the world's largest restaurant company, Yum! Brands, Inc. (NYSE: "YUM"), is the nation's leading Mexican-inspired quick service restaurant brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos, burritos, and other craveable options. Taco Bell proudly serves over two billion customers each year in over 7,700 restaurants across the United States, as well as through its mobile, desktop, and delivery ordering services. Overseas, Taco Bell has over 500 restaurants, with plans to become a \$15B company in global system sales with 9,000 restaurants globally by the end of 2022. A Fortune 500 corporation, Yum! Brands, Inc. operates the licensed brands Taco Bell, KFC, and Pizza Hut worldwide, with over 54,000 restaurants in more than 155 countries and territories.

## ABOUT THE TENANT

Tacala is one of the largest Taco Bell franchisees, operating over 300 restaurants across the Southeastern United States and Texas. Tacala is owned by Altamont Capital Partners, a private equity firm with over \$2 billion of capital under management. For more information, please visit [www.Tacala.com](http://www.Tacala.com).



PROPERTY NAME	Taco Bell
PROPERTY ADDRESS	510 GA-247 Bonaire (Warner Robins), GA 31005
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	YUM
BOARD	NYSE
TERM REMAINING ON LEASE	Twenty Five (25) Years
OPTIONS TO RENEW	(6) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	1.0% Annually
YEAR 1 NET OPERATING INCOME	\$121,500.00
NO. OF LOCATIONS	7,700+
HEADQUARTERED	Irvine, CA
WEBSITE	<a href="http://www.tacobell.com">www.tacobell.com</a>
YEARS IN THE BUSINESS	Since 1962



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Taco Bell drive-thru located in Bonaire (Warner Robins), GA. The brand new 25-year absolute NNN lease includes 1.0% annual rental increases in the primary term and in the (6) five-year option periods.

The property is located at a busy signalized intersection directly in front of a Publix anchored shopping center. This Taco Bell benefits from its excellent visibility and access at the hard corner of GA-247 and Old SR-96, which boasts over 30,000 vehicles per day. Immediately north of the subject property is Robins Air Force Base, one of the largest employers in the state of Georgia contributing over 25,000 military, civil service, and contractor jobs to the local economy. Average household income exceeds \$109,000 in a 3-mile radius. The Bonaire/Warner Robins population has been rapidly growing and is expected to grow another 6.0% over the next 5-years.

National retailers in the immediate vicinity include Circle-K, Dollar General, Publix, UPS, Great Clips, Burger King, Bojangles, Burger IM, Wal-Mart, Chick-Fil-A, Wendy's, McDonald's, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



## INVESTMENT HIGHLIGHTS

- Brand New 2022 Construction Featuring Taco Bell's Latest Prototype Design w/ Drive-Thru
- 25-Year Absolute NNN Lease with 1.0% Annual Increases
- 2-Miles from Robins Air Force Base (25,000 Employees)
- Located at Busy Signalized Intersection Directly in front of Publix Anchored Shopping Center with Traffic Counts Exceeding 30,000 Vehicles Per Day
- Average Household Income Exceeds \$109,000 (3-Mile Radius)
- 6.0% Expected Population Growth Over Next 5-Years





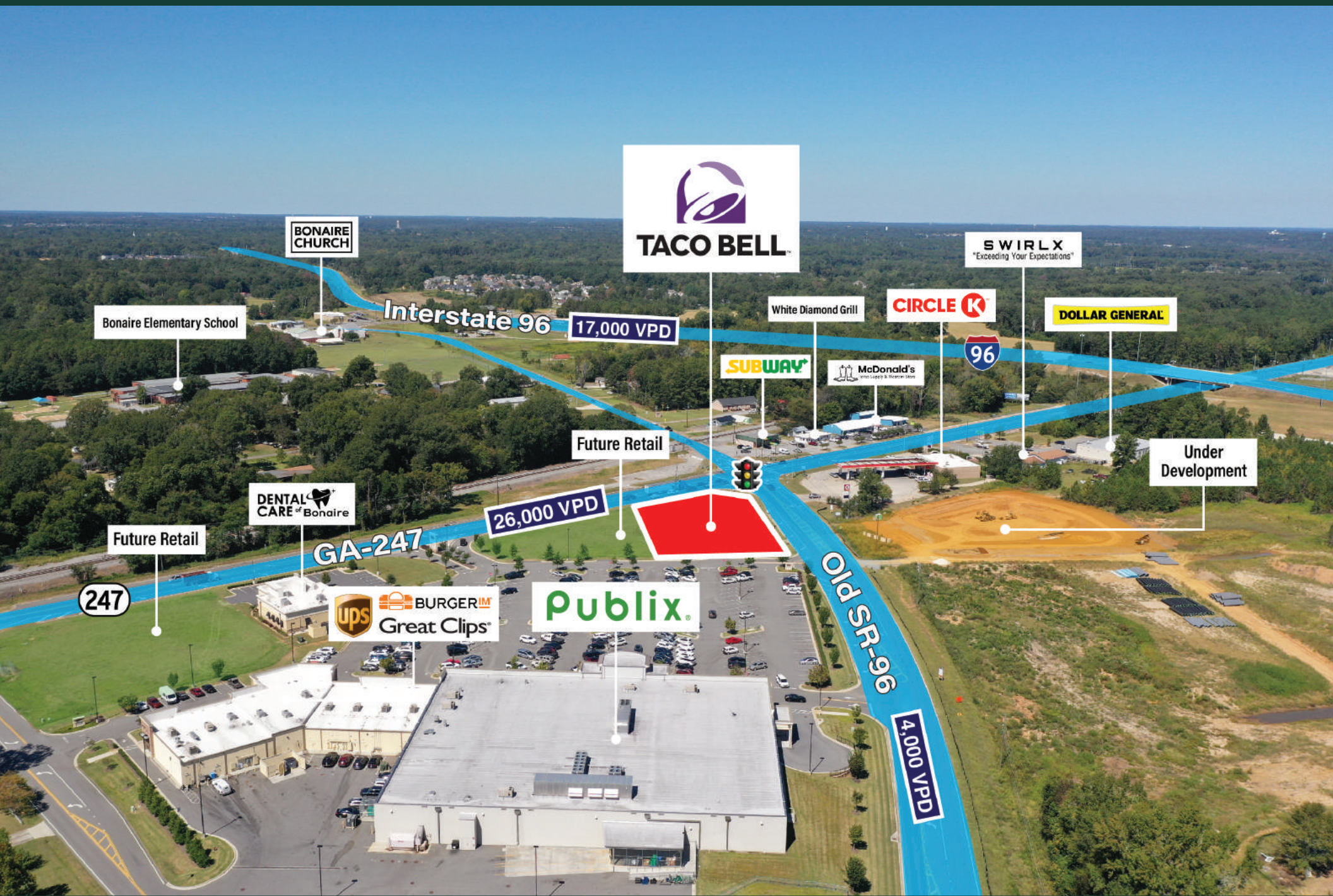
# AERIAL PHOTO



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# SUBJECT PROPERTY



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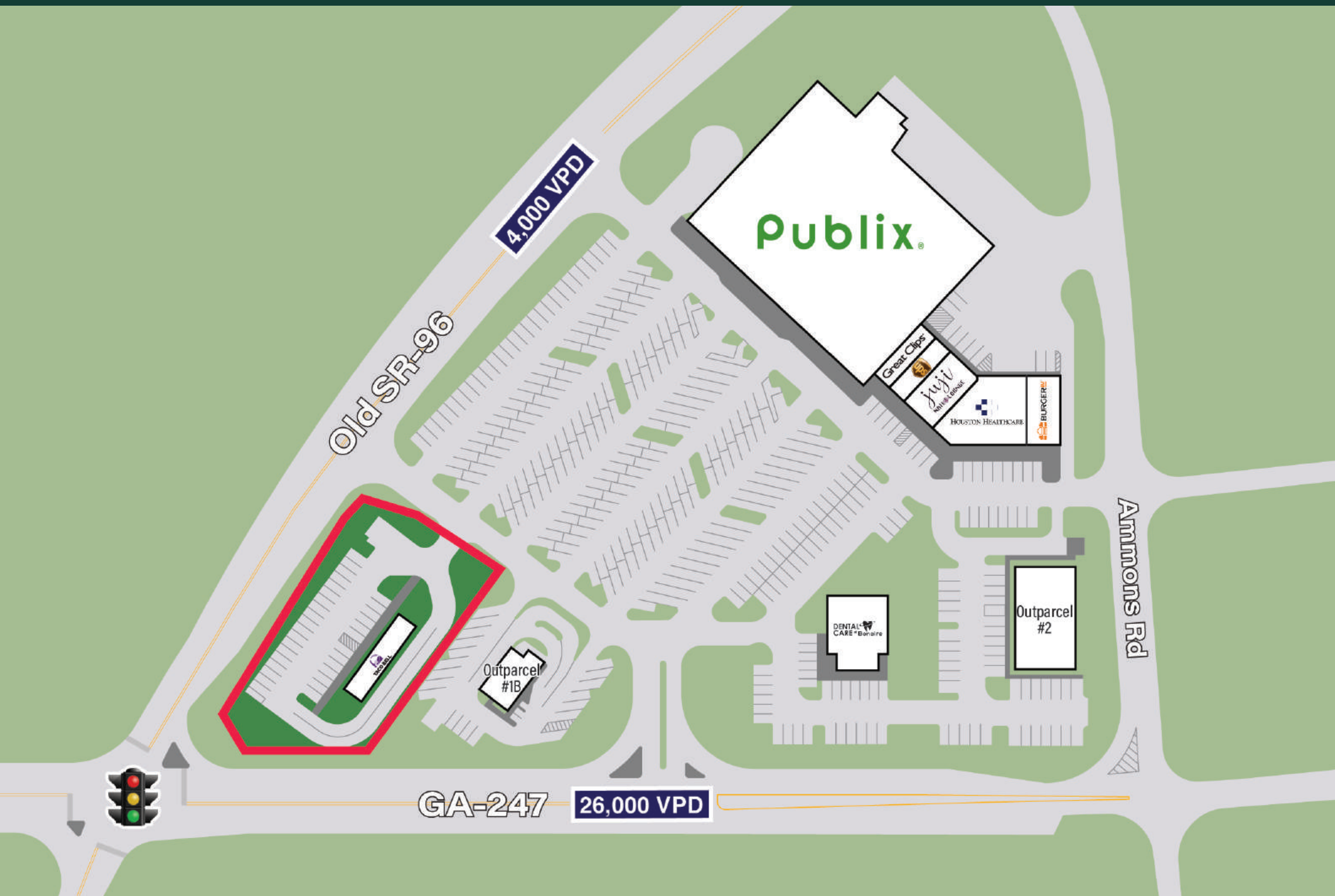
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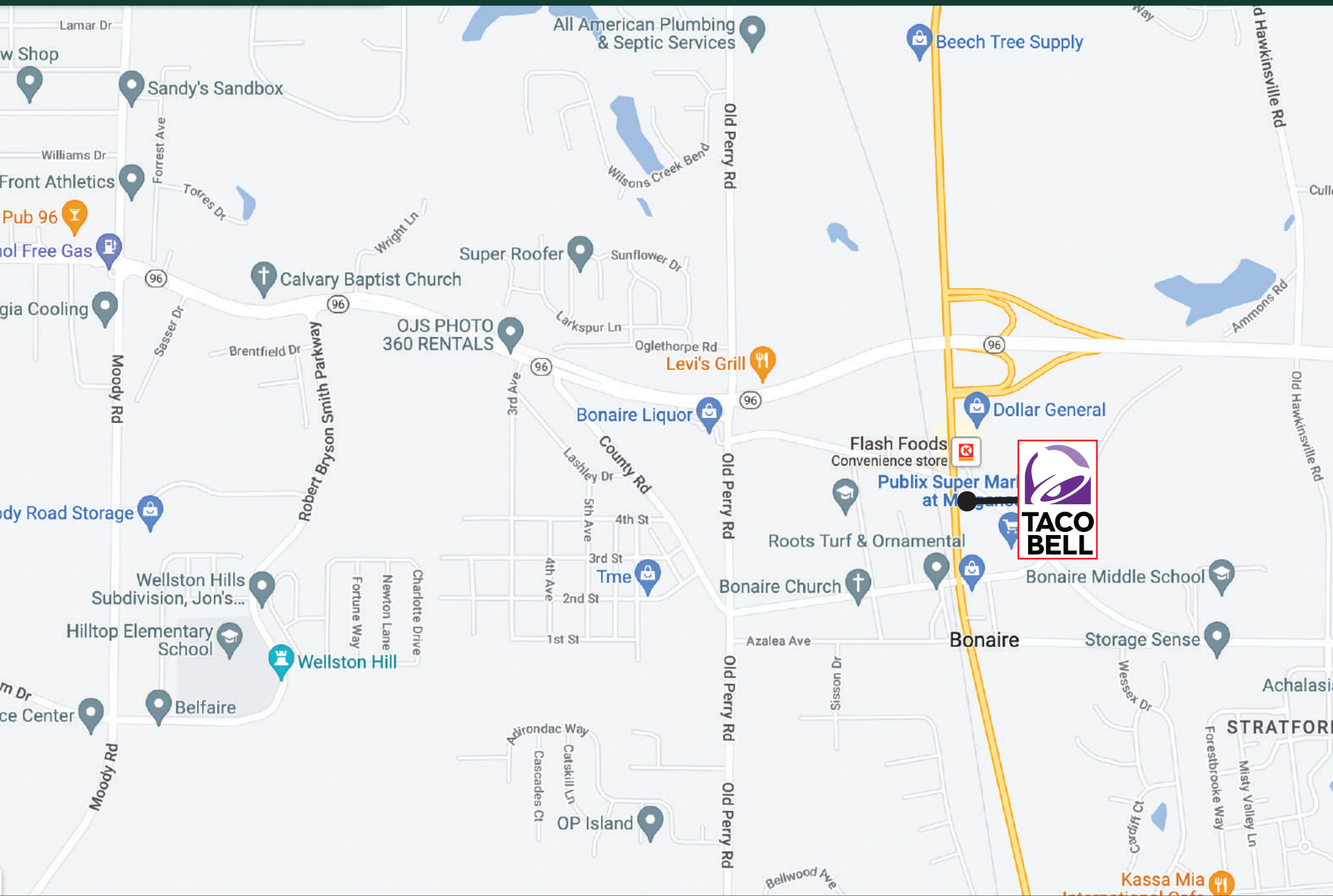


# SITE PLAN



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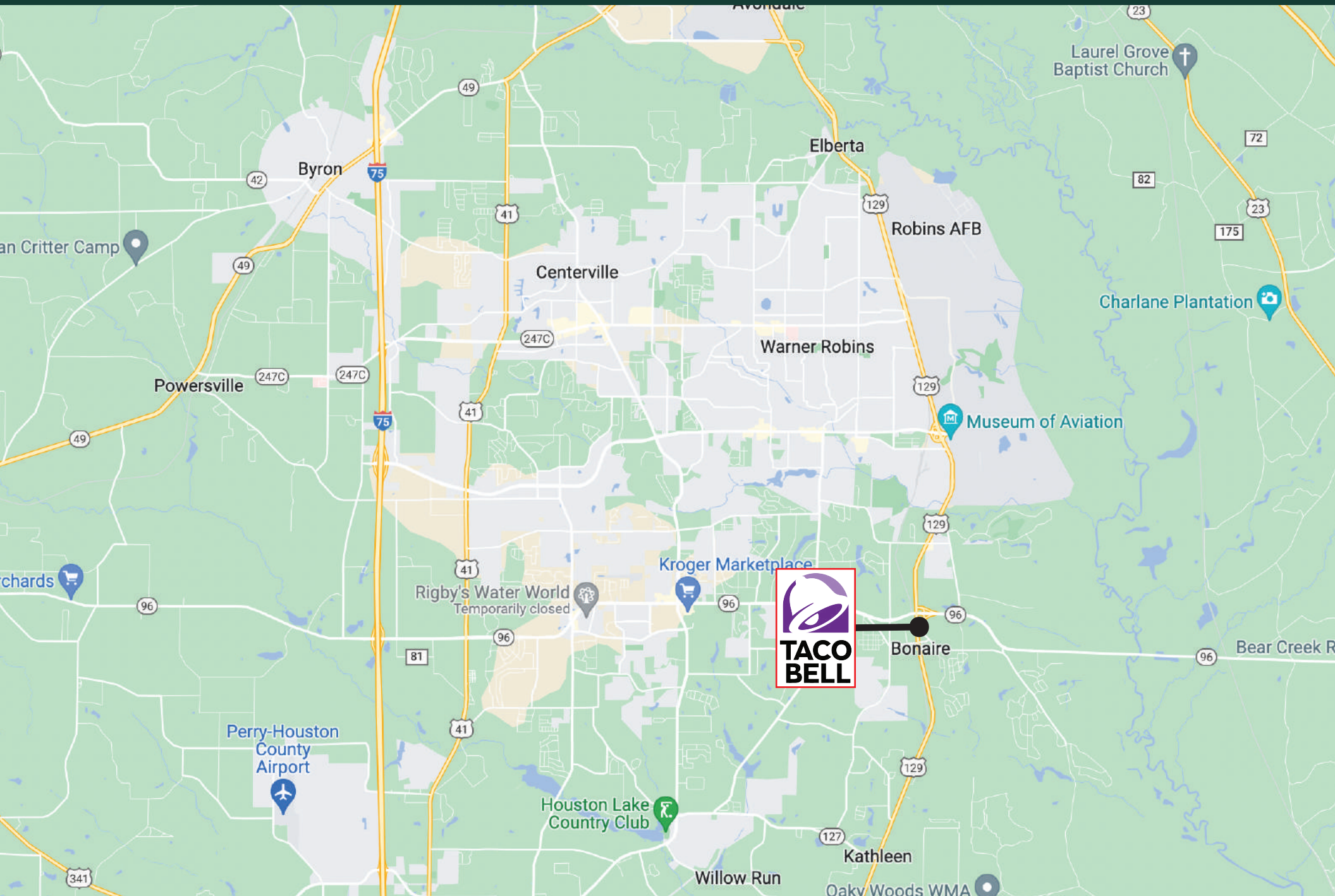
# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## WARNER ROBINS, GEORGIA

Warner Robins is a city in the U.S. state of Georgia, located in Houston and Peach counties in the central part of the state. It is currently Georgia's eleventh-largest incorporated city, with an estimated population of 77,617 in 2019. The city is the main component of the Warner Robins Metropolitan Statistical Area, including the entirety of Houston, Peach, and Pulaski counties, which had a census population of 201,469 in 2020; it, in turn, is a component of a larger trade area, the Macon–Warner Robins–Fort Valley Combined Statistical Area, with an estimated 2018 population of 423,572. Robins Air Force Base, a major U.S. Air Force maintenance and logistics complex that was founded as the Warner Robins Air Depot in 1942, is located just east of the city limits; the base's expansion and the suburbanization of nearby Macon have led to the city's rapid growth in the post-World War II era.

Robins Air Force Base is one of the largest employers in the state of Georgia and directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. It has provided economic stability for Warner Robins that has benefited the entire Middle Georgia community. In May 2009 Warner Robins was listed by the Adversity Index as one of four Georgia metro areas that have had less than nine months of recession over the past fifteen years and have only recently been affected by the Global Financial Crisis of 2008–2009.

In June 2011, Warner Robins was listed in Wired magazine as one of 12 small cities that are driving the "Knowledge Economy". Georgia was the only Southeastern state listed, and Warner Robins was one of two Georgia cities ranked (the other one being Hinesville-Ft. Stewart). The rankings featured small cities that are luring knowledge workers and entrepreneurs and which have both a relatively high median family income and a relatively high percentage of creative workers who drive the economy.



**11th Largest City in the**  
State of Georgia, with a Population  
Exceeding 77,000 Residents



**Robins Air Force Base is One of**  
the Largest Employers in the State of Georgia  
and Directly Contributes to Over 25,000 Jobs



**Robins Air Force Base**  
was Founded in 1942 and is  
Located Just East of the City Limits



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# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
2027 Projection	19,290	65,774	165,651
2022 Estimate	18,088	62,027	156,696
2010 Census	14,143	51,540	133,847
Percent Change 2010-2022	27.89%	20.33%	17.07%
Percent Change 2022-2027	6.64%	6.04%	5.71%
Median Age	38.52	35.79	36.49

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2022 Est. Avg. HH Income	\$109,793	\$95,278	\$88,653
2027 Projection	7,174	24,667	63,839
2022 Est. Households	6,693	23,181	60,171
2010 Census	5,153	19,038	50,746
Percent Change 2010-2022	29.89%	21.76%	18.57%
Percent Change 2022-2027	7.19%	6.41%	6.10%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services

3138 Roosevelt Street, Suite L

Carlsbad, CA 92008

Tel: (619) 218-6427

Fax: (858) 408-1830

[www.wertzrealestate.com](http://www.wertzrealestate.com)

Listed with Georgia broker  
DZ Net Lease Realty, LLC license h-63528



# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

X      Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

X      Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date