

# TACO BELL CORPORATE GROUND LEASE

2005 E Dixon Blvd,  
Shelby (Charlotte), NC 28152

**INVESTMENT OFFERING**



REPRESENTATIVE PHOTO

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The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

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

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REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$1,587,500
DOWN PAYMENT	100% / \$1,587,500
RENTABLE SQUARE FEET	2,287 SF
CAP RATE	4.00%
YEAR BUILT	2023
LOT SIZE	1.01 +/- Acres

## TENANT SUMMARY

TENANT TRADE NAME	Taco Bell
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	03/25/2023
LEASE EXPIRATION DATE	03/24/2043
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$63,500.00	\$5,291.67
Years 6-10	\$69,850.00	\$5,820.83
Years 11-15	\$76,835.00	\$6,402.92
Years 16-20	\$84,518.50	\$7,043.21
Years 21-25 (Option 1)	\$92,970.35	\$7,747.52
Years 26-30 (Option 2)	\$102,267.38	\$8,522.28
Years 31-35 (Option 3)	\$112,494.12	\$9,374.51
Years 36-40 (Option 4)	\$123,743.53	\$10,311.96

BASE RENT		\$63,500.00
NET OPERATING INCOME		\$63,500.00
TOTAL RETURN YR-1	4.00%	\$63,500.00

# 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.



<b>PROPERTY NAME</b>	Taco Bell
<b>PROPERTY ADDRESS</b>	2005 E Dixon Blvd, Shelby (Charlotte), NC 28152
<b>PROPERTY TYPE</b>	Net Lease Quick Service Restaurant
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	Corporate
<b>STOCK SYMBOL</b>	YUM
<b>BOARD</b>	NYSE
<b>TERM REMAINING ON LEASE</b>	Twenty (20) Years
<b>OPTIONS TO RENEW</b>	(4) 5-Year Options
<b>LEASE TYPE</b>	Absolute NNN Ground Lease
<b>LANDLORD RESPONSIBILITY</b>	None
<b>INCREASES</b>	10% Every 5-Years
<b>YEAR 1 NET OPERATING INCOME</b>	\$63,500.00
<b>NO. OF LOCATIONS</b>	7,700+
<b>HEADQUARTERED</b>	Irvine, CA
<b>WEBSITE</b>	<a href="http://www.tacobell.com">www.tacobell.com</a>
<b>YEARS IN THE BUSINESS</b>	Since 1962

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Taco Bell drive-thru located in Shelby (Charlotte), NC. The brand new 20-year absolute NNN ground lease is corporately guaranteed by Taco Bell Corporation (NYSE: YUM) and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. The property is strategically located directly in front of The Cleveland Mall, a 361,000 square foot power center anchored by AMC, Marshalls, Belk, Dunham's Sports, Burkes Outlet, Dollar Tree, Chick-Fil-A, McDonald's and More. The site benefits from its excellent visibility and frontage along the most heavily trafficked thoroughfare in Shelby (the I-74), which boasts over 30,000 vehicles per day. The I-74 (East Dixon Blvd) is the major thoroughfare going from Shelby to downtown Charlotte.

National retailers in the immediate vicinity include AMC, Marshalls, Belk, Dunham's Sports, Burkes Outlet, Dollar Tree, Chick-Fil-A, McDonald's, Denny's, Kay Jewelers, Bojangles, Advance Auto Parts, Dollar General, Hobby Lobby, Big Lots, Verizon, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.



## INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction (New Prototype Location)
- 20-Year Absolute NNN Corporate Ground Lease with 10% Rental Increases Every 5-Years
- Over 30,000 Vehicles Per Day on East Dixon Boulevard (I-74)
- Outparcel to The Cleveland Mall, a 361,000 SF Power Center Anchored by AMC, Marshalls, Belk, Dunham's Sports, Burkes Outlet, Dollar Tree, Chick-Fil-A, McDonald's and More
- Excellent Visibility & Frontage Along I-74 (East Dixon Blvd) - The Major Thoroughfare Going from Shelby to Downtown Charlotte
- Corporately Guaranteed Lease by Taco Bell (NYSE: YUM) w/ Over \$5.5 Billion in Revenue & Market Cap of \$33.65 Billion



# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



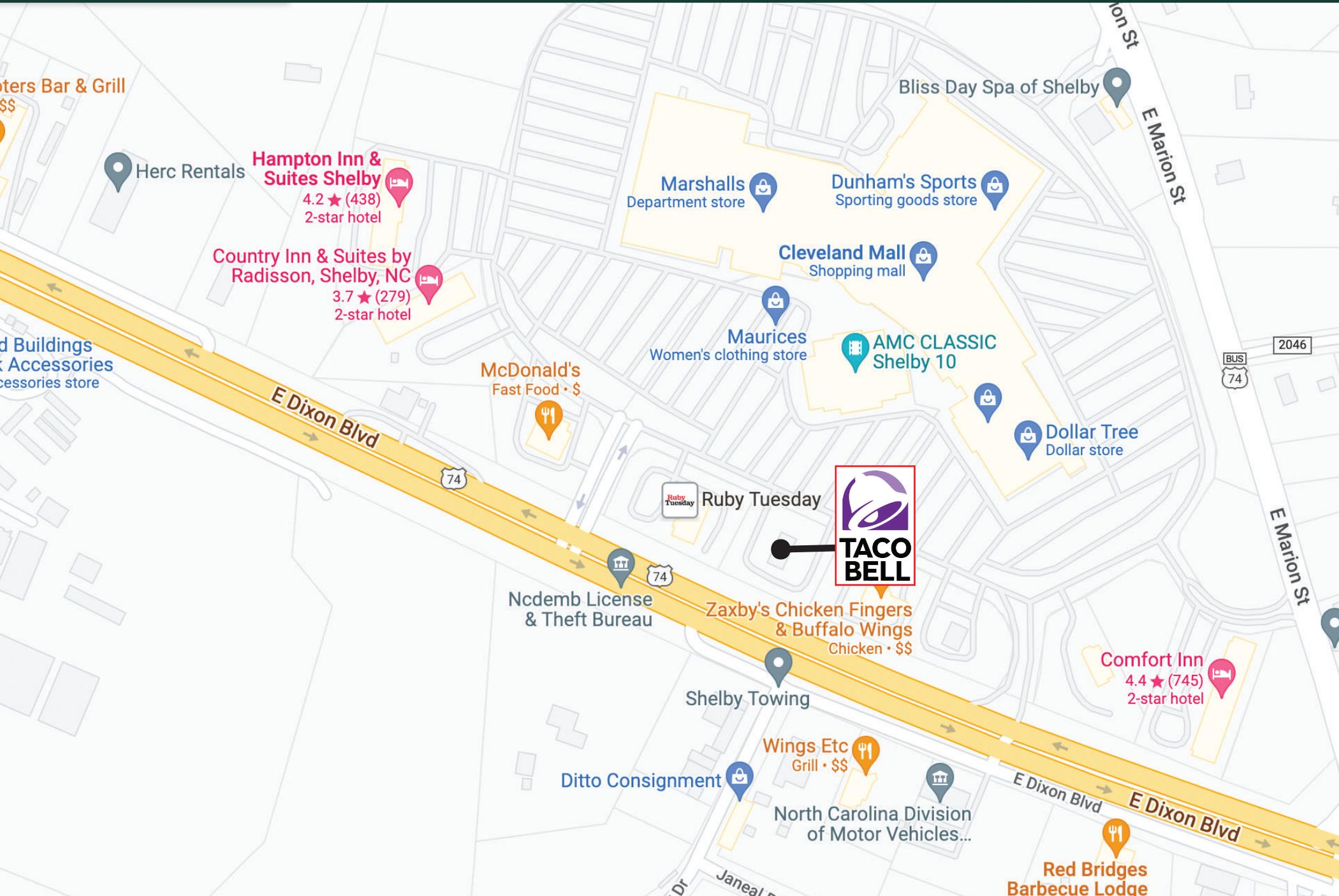
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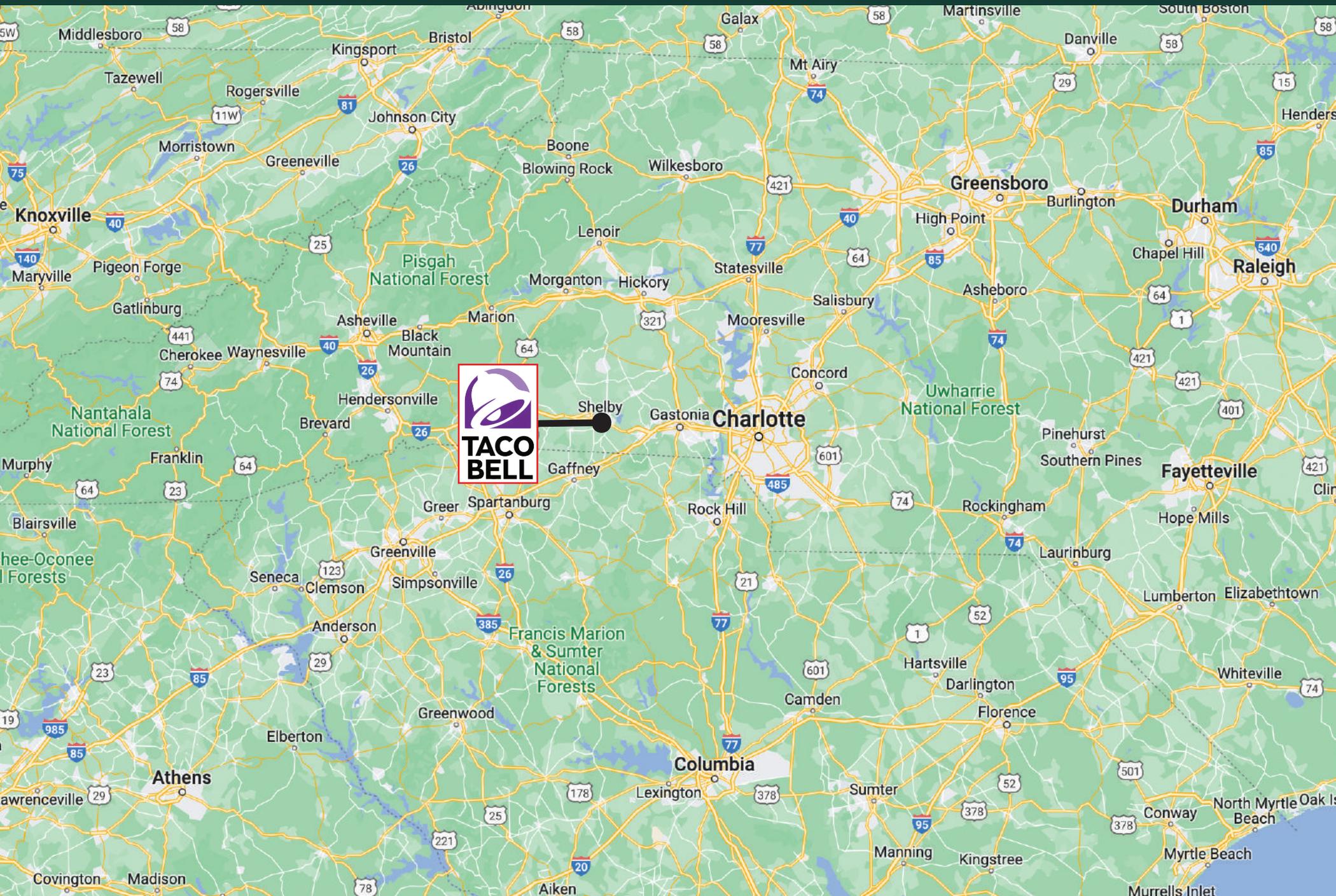
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## CHARLOTTE, NORTH CAROLINA

Charlotte is the most populous city in the U.S. state of North Carolina. Between 2004 and 2014, Charlotte was ranked as the country's fastest-growing metro area, with 888,000 new residents. Based on U.S. Census data from 2005 to 2015, Charlotte tops the U.S. in millennial population growth. It is the third-fastest-growing major city in the United States and the second-largest city in the southeastern United States.

Charlotte is home to the corporate headquarters of Bank of America, Truist Financial Corp., and the east coast operations of Wells Fargo, which along with other financial institutions has made it the second-largest banking center in the United States behind New York City. As of 2019, Charlotte has seven Fortune 500 companies in its metropolitan area.

Among Charlotte's many notable attractions, some of the most popular include the Carolina Panthers (NFL), the Charlotte Hornets (NBA), and the NASCAR All-Star Race. Charlotte is home to the US's only Formula One team, Haas F1, multiple teams and offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord. Approximately 75% of the NASCAR industry's race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip, zMAX Dragway at Concord, are influencing other top professional drag racers to move their shops to Charlotte as well. In addition to the Charlotte MSA's fast growing population, the Charlotte Douglas International Airport is the sixth busiest airport in both the U.S. and the world overall.



*3rd Fastest Growing Major City in the U.S. and 2nd Largest City in the Southeastern U.S.*



*Ranked as the Country's Fastest Growing Metro Area with 888K New Residents (2004 to 2014)*



*2nd Largest Banking Center in the United States behind New York City*



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# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
2027 Projection	12,193	36,619	89,753
2022 Estimate	12,169	36,503	89,280
Percent Change 2022-2027	0.20%	0.32%	0.53%
Median Age	44.74	42.72	42.23

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2022 Est. Avg. HH Income	\$75,328	\$64,587	\$65,904
2027 Projection	5,144	15,274	36,157
2022 Est. Households	5,130	15,202	35,862
Percent Change 2022-2027	0.27%	0.47%	0.82%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

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Limited Nonresident Commercial Real Estate Broker

Listed with North Carolina broker  
David B Zacharia license 299302



# Working With Real Estate Agents Disclosure (For Buyers)

## IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this buyer.

\_\_\_\_\_ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

\_\_\_\_\_ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

\_\_\_\_\_ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

*\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

\_\_\_\_\_ **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

**Note to Buyer:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
David B Zacharia

\_\_\_\_\_  
299302

\_\_\_\_\_  
David B Zacharia

\_\_\_\_\_  
Agent's Name

\_\_\_\_\_  
Agent's License No.

\_\_\_\_\_  
Firm Name