Taco John's

1609 SPECHT POINTS ROAD
FORT COLLINS, COLORADO 80525

SALE-LEASEBACK
Absolute-Net New 20 Years; Four, 5-Year Options
7.5% Increases Every 5-Years

2021 COMPLETE REMODEL
Remodel will Convey Taco John's Latest Concept

NEAR COLORADO STATE UNIV.
Just 3.5-Miles from Taco John's
33,000+ Students Annually

Marcus & Millichap
THE DELTONDO GROUP

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INVESTMENT HIGHLIGHTS

- **Absolute-Net Lease:** No Landlord Responsibilities; New 20 Year Lease with Four, 5 Year Options to Extend & 7.5% Increase Every 5 Years
- **Strong Tenant:** Since 1968 Taco John's Has Operated and Franchises Nearly 400 Restaurants in 23 States – Making it One of the Largest Mexican Quick-Service Restaurant Brands in America.
- **2021 Complete Remodel:** Taco John's will Undergo a Complete Remodel Updating its Current Exterior Appearance to the Latest Taco John's Concept
- **Near Apartment Communities / Schools:** Bucking Horse Apartments (322 Units) & The Trails at Timberline (314 Units) / Liberty Common School (1,148 Students) & Mountain Sage Community School (270 Students)
- **Excellent Access / Visibility:** Building Frontage Located on East Prospect Road (25,000+ Vehicles Per Day) with Access from Specht Points Road
- **3.5-Miles From Colorado State University:** Colorado State University is Located Just North of Taco John's and Has an Annual Enrollment of 33,000+ Students
- **Surrounded by National Retailers:** Nearby National Retailers Include: King Scoopers, Qdoba Mexican Grill, Subway, Fresenius Medical Care, Burger King, First Bank, Mobil, Big O Tires & Dutch Bros
- **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 268,000+; Households 106,000+ and an 7Average Household Income of $97,000+

INVESTMENT SUMMARY

ADDRESS:	1609 Specht Points Road Fort Collins, Colorado 80525
PRICE:	**$1,225,545**
CAP:	**5.50%**
NOI:	**$67,405**

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	69,872	173,231	268,906
HOUSEHOLDS:	28,140	69,755	106,640
HH INCOME:	$89,211	$91,418	$97,570

BIRDS EYE VIEW

PROPERTY DESCRIPTION

PROPERTY ADDRESS:
1609 Specht Points Road
Fort Collins, Colorado 80525

LEASE TYPE:
Absolute-Net

BUILDING SIZE:
2,703 SF

YEAR BUILT:
2004 / 2021

LOT SIZE:
1.17 Acres

FRONTAGE & ACCESS:
E. Prospect Rd. (25,000+ VPD)

TENANT PROFILE

taco john's

SINCE 1969

Starting as a small taco stand in Cheyenne, WY back in 1968, their one-of-a-kind tacos and other bold flavors were an instant hit in the community. Two local businessmen wanted to share these unique flavors with the world. So, they purchased the franchise rights in 1969 and named the restaurant after the man who started it all – John.

Ever since that very first taco stand, Taco John's has been all about bringing the flavor. From handmade salsas and classic Crispy Tacos with freshly-made shells to their signature Potato Olés®, they know how to Olé The Day.

From there, Taco John's restaurants began popping up across the Midwest, evolving to include drive-thrus and interior seating to bring you the unique flavors that made Taco John's famous. The menu evolved to include bold originals like Potato Olés, Meat and Potato Burritos, and a holiday specialty: Nachos Navidad®.

Ever hear of Taco Tuesday®? We started it! We even trademarked it. That's how seriously we take tacos.

Today, Taco John's operates and franchises nearly 400 restaurants in 23 states – making it one of the largest Mexican quick-service restaurant brands in America.

DND GROUPS INC.

DND Groups Inc. Operates 5 Taco John's & 22 Dairy Queen locations in Colorado, Oklahoma, & Oregon. DND Groups Inc. Has over 35 years of operating experience. Founded in 1995 DND Groups Inc. Is headquartered in Laguna Hills, California.

Number of Locations:	26 Units
Headquarters:	Laguna Hills, CA
Year Founded:	1995

Representative Photo

TENANT SUMMARY

TENANT TRADE NAME:	Taco John's
OPERATOR:	4 Cities, Inc.
GUARANTY:	5-Units
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute-Net
ROOF & STRUCTURE:	Tenant Responsible
LEASE COMMENCEMENT:	Close of Escrow
TERM REMAINING:	20 Years
INCREASES:	7.5% Every 5 Years
OPTIONS:	Four, 5 Years

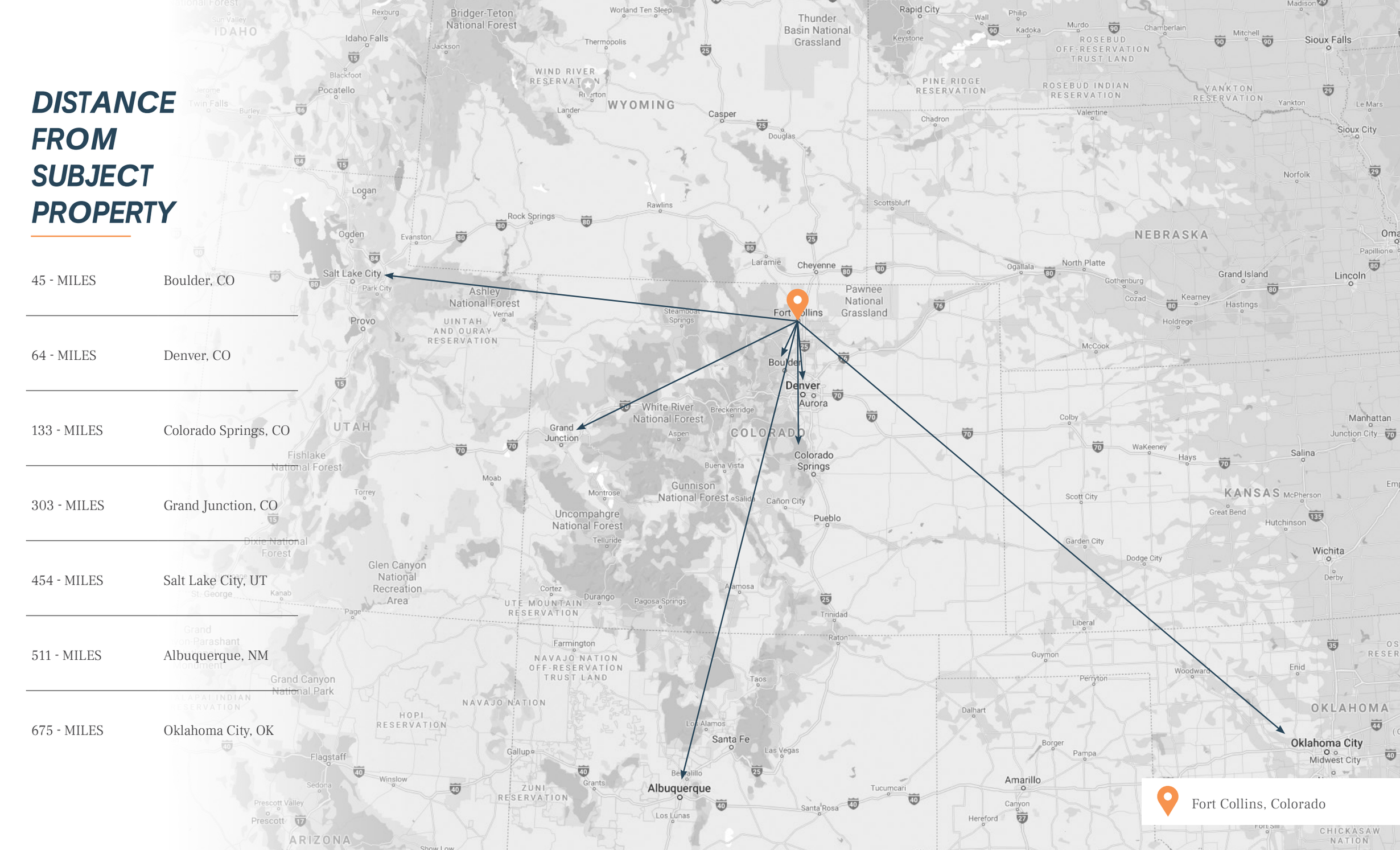
ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
Year 1 - Year 5	$67,405.00	$5,617.08
Year 5 - Year 10	$72,460.38	$6,038.36
Year 10 - Year 15	$77,894.90	$6,491.24
Year 15 - Year 20	$83,737.02	$6,978.09
Year 20 - Year 25 (Option 1)	$90,017.30	$7,501.44
Year 25 - Year 30 (Option 2)	$96,768.59	$8,064.05
Year 30 - Year 35 (Option 3)	$104,026.24	$8,668.85
Year 35 - Year 40 (Option 4)	$111,828.21	$9,319.02

Liberty Common High School
1,142 - Students
The Trails at Timberline
314-Units
FRESENIUS MEDICAL CARE
Colorado State University
3.5 Miles from Taco John's
The Shops at Rigden Farm
KING Soopers
Qdoba MEXICAN GRILL
SUBWAY
FirstBank
BURGER KING
BIG O TIRES
City of Fort Collins
Edora Pool Ice Center
Bucking Horse Apartments
322-Units
DUTCH BROS
SERIOUS TEXAS BAR-B-Q
kids first dental
Wash Me! Car Wash
PRIME STORAGE
Liberty Common School
1,148 - Students
Mobil
OCR
ORTHOPAEDIC & SPINE CENTER OF THE ROCKIES
taco john's
SINCE 1969
South Timberline Road (31,500+ VPD)
East Prospect Road (25,000+ VPD)
Mountain Sage Community School
270 - Students
N

DISTANCE FROM SUBJECT PROPERTY

45 - MILES	Boulder, CO
64 - MILES	Denver, CO
133 - MILES	Colorado Springs, CO
303 - MILES	Grand Junction, CO
454 - MILES	Salt Lake City, UT
511 - MILES	Albuquerque, NM
675 - MILES	Oklahoma City, OK



FORT COLLINS, CO

The Fort Collins-Loveland metro is situated just east of the Rocky Mountain foothills, approximately 65 miles north of Denver and 45 miles south of Cheyenne, and encompasses all of Larimer County. A portion of Rocky Mountain National Park is located in the county, providing scenic views and hiking trails. Fort Collins is home to Colorado State University and is the most populous city in the metro with 165,000 residents, followed by Loveland with 76,400 people.

MAJOR AREA EMPLOYERS

- UCHealth
- Broadcom
- Woodward
- Otterbox
- Employment Solutions Personnel Services
- Tolmar
- Hewlett Packard Enterprise
- Anheuser-Busch
- Madwire
- New Belgium Brewing Co.

Colorado State University - Fort Collins, Colorado

DIVERSIFIED ECONOMY

The regional economy has a mix of manufacturing, energy, high-tech and service-oriented job opportunities.

TEMPERATE CLIMATE

The metro averages nearly 300 days of sunshine per year, attracting residents and visitors.

AFFORDABLE COST OF LIVING

Fort Collins features a lower cost of living and doing business than most other large western markets, drawing companies and residents to the area.

Downtown - Fort Collins, Colorado

2019 POPULATION
354K
Growth
2019-2024
9.6%

2019 HOUSEHOLDS
143K
Growth
2019-2024
10.5%

2019 MEDIAN AGE
35.9
U.S. Median:
38.1

2019 MEDIAN HH INCOME
$71,500
U.S. Median:
$60,800

QUALITY OF LIFE

Award winning schools, a thriving arts scene, unique shops, restaurants and pristine outdoor amenities make Fort Collins one of the Top 100 Best Places to Live. High-tech companies like Hewlett Packard, Intel and National Semiconductor are able to draw talented and well educated workers thanks to the high quality of life Fort Collins offers. Colorado State University anchors the city's economy while also setting the cultural tone. A collection of breweries are among the many entertainment options if Fort Collins.

ECONOMY

- Colorado State University is a major economic driver and supports demand for housing, retail sales and office space. The university employs roughly 6,000 academic and staff members, while nearly 33,000 students provide an economic boost through indirect jobs.
- While traditionally known for its reliance on the manufacturing sector, the Fort Collins economy continues to diversify, mostly as it grows technology-related industries.
- Fort Collins' manufacturing base is home to Woodward Inc. And Anheuser-Busch, among others.
- Resources and research facilities at Colorado State University help to attract high-tech companies such as Hewlett-Packard and Remote GeoSystems to the market.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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