

Taco John's

7605 ROYAL VISTA CIRCLE
FORT COLLINS (WINDSOR), CO 80528

SALE-LEASEBACK

Absolute-Net New 20 Years; Four, 5-Year Options ✓

7.5% Increases Every 5-Years

WALKING DISTANCE FROM SCHOOL

Windsor Charter Academy Middle & Early ✓

College High School (481 Students)

2021 COMPLETE REMODEL

Remodel will Convey Taco John's ✓

Latest Concept

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

✓ **Walking Distance From School:** Windsor Charter Academy Middle And Early College High School is just South of Taco John's and has approximately 481 Students

✓ **Excellent Access / Visibility:** Building Frontage Located on East County Road 32 (13,000+ Vehicle Per Day) and Just Off of Interstate-25 (77,000+ Vehicles Per Day)

✓ **Nearby Retailers Include:** Arby's, Subway, Ziggi's Coffee, 7-Eleven, Shell, AmericaInn, KinderCare, Cinder & Cruise Liquors, Poudre Valley REA, Pueblo Viejo Mexican Restaurant, & Royal Vista Veterinary Specialists

✓ **Near Golf Courses & Activity Centers:** 1/2 Mile from Ptarmigan Country Club (225 Home Gated Community) & 1/2 Mile from NoCo Ice Center a 72,000+ Activity Center

✓ **3-Miles From Northern Colorado Regional Airport:** Located Just South of Taco John's Northern Colorado Regional Airport is home to around 230+ Aircraft and 107,000+ Aircraft Operations Annually



INVESTMENT SUMMARY

ADDRESS: 7605 Royal Vista Circle
Fort Collins (Windsor), CO 80528

PRICE: **\$1,355,565**

CAP: **5.75%**

NOI: **\$77,945**

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	21,091	81,636	315,046
HOUSEHOLDS:	6,862	30,623	125,589
HH INCOME:	\$108,461	\$97,351	\$74,187



BIRDS EYE VIEW



PROPERTY DESCRIPTION

PROPERTY ADDRESS:

7605 Royal Vista Circle
Fort Collins (Windsor), CO 80528

LEASE TYPE:

Absolute-Net

BUILDING SIZE:

2,662 SF

YEAR BUILT:

2006 / 2021

LOT SIZE:

1.13 Acres

FRONTAGE & ACCESS:

E. County Rd. 32 (13,000+ VPD)

TENANT PROFILE



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.

A photograph of a Taco John's restaurant building. The name "taco john's" is prominently displayed in large, red, 3D block letters on the roofline. To the right of the main sign, there is a smaller sign that says "RESERVED PARKING" with a wheelchair accessibility symbol. The building has large glass windows and a modern, clean facade. The sky is blue with some white clouds.

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

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

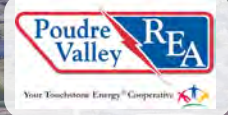
ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
Year 1 - Year 5	\$77,945.00	\$6,495.42
Year 5 - Year 10	\$83,790.88	\$6,982.57
Year 10 - Year 15	\$90,075.19	\$7,506.27
Year 15 - Year 20	\$96,830.83	\$8,069.24
Year 20 - Year 25 (Option 1)	\$104,093.14	\$8,674.43
Year 25 - Year 30 (Option 2)	\$111,900.13	\$9,325.01
Year 30 - Year 35 (Option 3)	\$120,292.64	\$10,024.39
Year 35 - Year 40 (Option 4)	\$129,314.59	\$10,776.22



Ptarmigan Country Club
Golf Course Designed in 1979 by Jack Nicklaus
& 225 Detached Gated Community Homes

Northern Colorado Regional Airport
3-Miles South
→



Cinder & Cruise LIQUORS



East County Road 32 (13,000+ VPD)



Interstate-25 (77,000+ VPD)



DISTANCE FROM SUBJECT PROPERTY

15 - MILES Loveland, CO

17 - MILES Fort Collins, CO

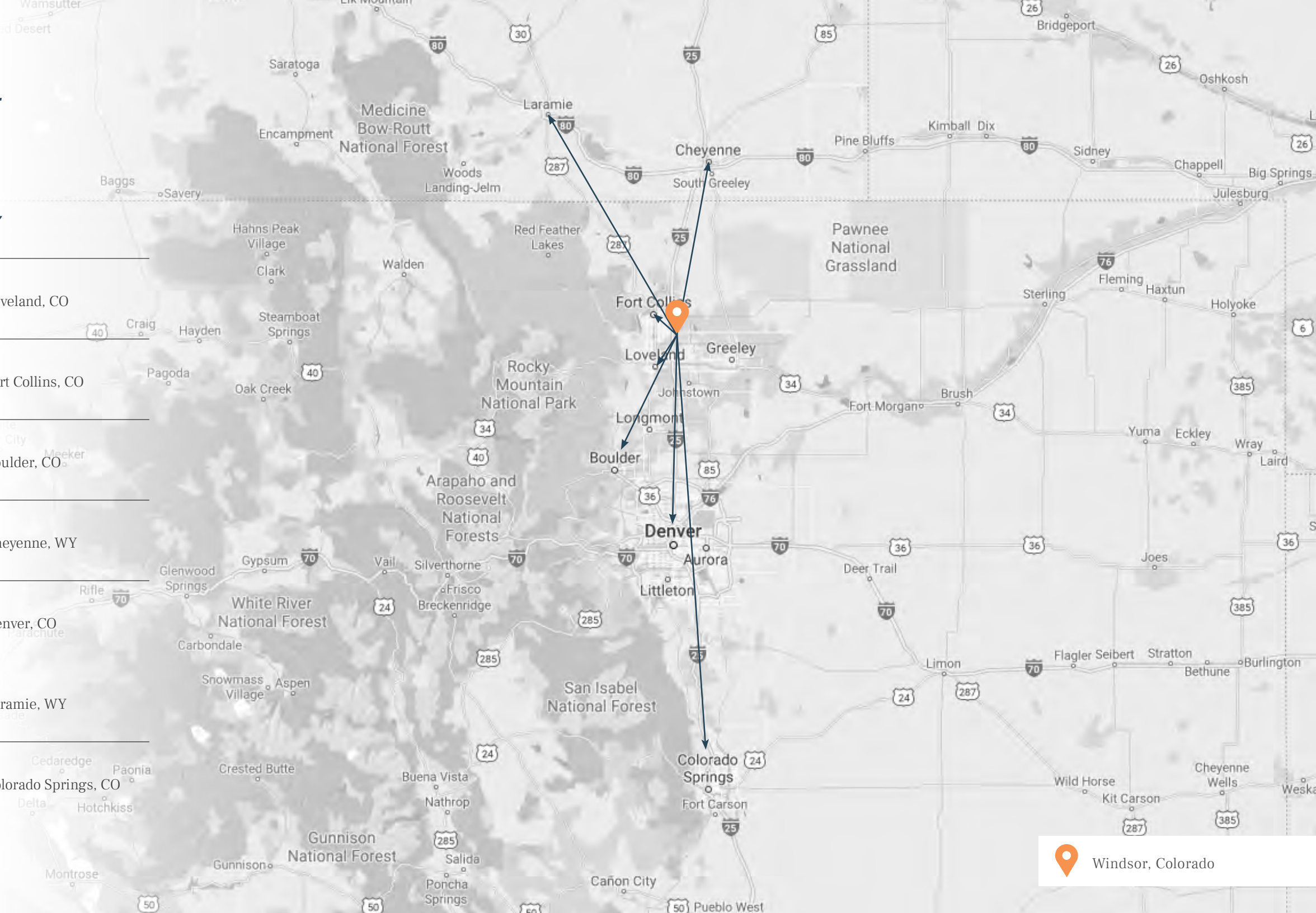
48 - MILES Boulder, CO


53 - MILES Cheyenne, WY

57 - MILES Denver, CO

81 - MILES Laramie, WY

127 - MILES Colorado Springs, CO



 Windsor, Colorado

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-Bush

Madwire

New Belgium Brewing Co.



DIVERSIFIED ECONOMY

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



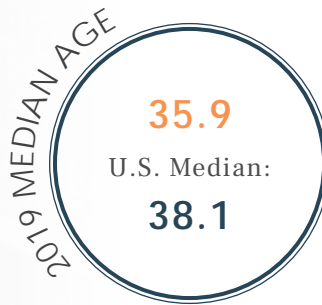
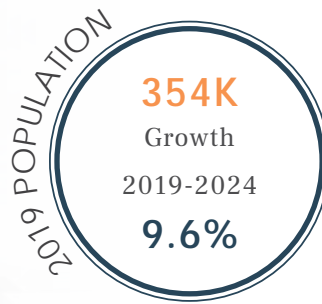
TEMPERATE CLIMATE

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.



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 in 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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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COVID-19 NOTICE

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.)