



Representative Photo | Existing Store Will Be Remodeled by End of 2023

## TACO JOHN'S

1457 South Street  
Wheatland, WY 82201

- » **Absolute-Net (Zero Landlord Responsibilities):** New 20 Year Lease with 7.5% Rental Increases Every 5 Years Including the Four, 5 Year Options.
- » **Experienced Operator:** 35+ Years of Operating Experience with 46 QSR Units Across Colorado, Oklahoma, Washington, Wyoming & Oregon.
- » **Next to Platte County Memorial Hospital:** Wheatland's Only Major Hospital, Platte County Memorial is a 25-bed Critical Access Facility Serving the Region.
- » **Near Wheatland's Four Schools:** Within 1.5 Miles of Taco John's Reside Four Schools Totaling 800+ Students.



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**Libbey Elementary School**  
211 Students

**Wheatland High School**  
269 Students

**Phifer Airfield**

**Wheatland Middle School**  
211 Students

**West Elementary School**  
194 Students

**Platte County Memorial Hospital**  
25 Staffed Beds

South St

Interstate 25 (6,800+ VPD)



# TACO JOHN'S

Address:	1457 South Street Wheatland, WY 82201
Price:	<b>\$1,266,667</b>
CAP:	<b>6.00%</b>
NOI:	<b>\$76,000</b>

## INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodel:	1976 / 2023
Building Area:	1,488 SF
Land Area:	9,998 SF



## HIGHLIGHTS

- » **Absolute-Net (Zero Landlord Responsibilities):** New 20 Year Lease with 7.5% Rental Increases Every 5 Years Including the Four, 5 Year Options.
- » **Experienced Operator:** 35+ Years of Operating Experience with 46 QSR Units Across Colorado, Oklahoma, Washington, Wyoming & Oregon.
- » **Next to Platte County Memorial Hospital:** Wheatland's Only Major Hospital, Platte County Memorial is a 25-bed Critical Access Facility Serving the Region.
- » **Near Wheatland's Four Schools:** Within 1.5 Miles of Taco John's Reside Four Schools Totaling 800+ Students.
- » **Limited Drive-Thru Competition:** Taco John's is One of Only Three Quick Services Restaurants in the City of Wheatland.



## TENANT OVERVIEW

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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.

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DND Groups Inc. Operates 14 Taco John's & 32 Dairy Queen locations in Colorado, Oklahoma, Washington, Wyoming & 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:	46 Units
Headquarters:	Laguna Hills, CA
Year Founded:	1995

# TENANT SUMMARY

Tenant Name:	Taco John's
Operating Entity:	4 Cities, Inc.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years From COE
Term Remaining:	20 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year



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## ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$76,000.00	\$6,333.33
Year 6 - Year 10	\$81,700.00	\$6,808.33
Year 11 - Year 15	\$87,827.50	\$7,318.96
Year 16 - Year 20	\$94,414.56	\$7,867.88

# REGIONAL MAP



Subject Property

Wheatland, WY

76 Miles

Laramie, WY

69 Miles

Cheyenne, WY

109 Miles

Casper, WY

114 Miles

Fort Collins, CO

168 Miles

Hot Springs, SD

169 Miles

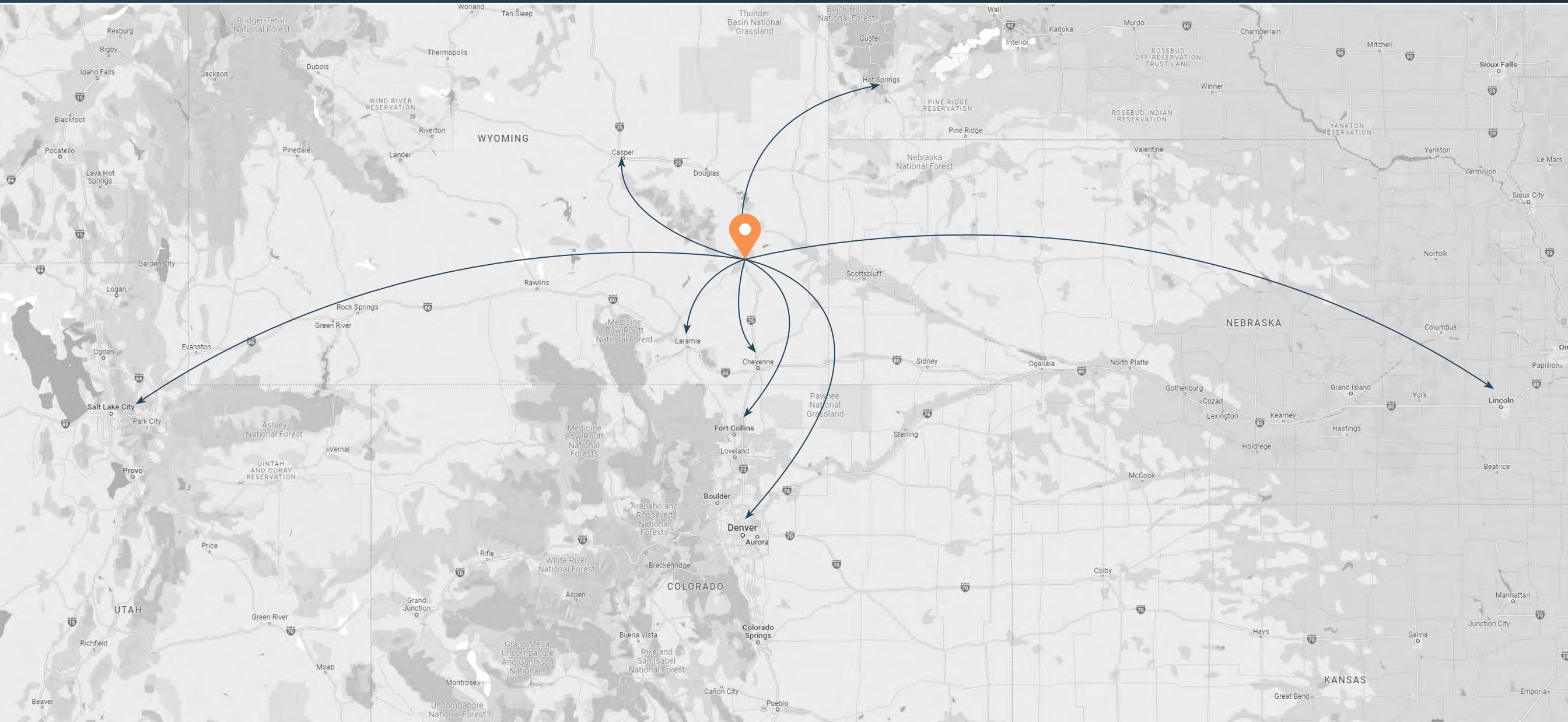
Denver, CO

532 Miles

Salt Lake City, UT

499 Miles

Lincoln, NE



# WHEATLAND, WYOMING

Wheatland, Wyoming, was put on the map because of water, and that is such an important component in the history of the area it can't be overlooked. A vision of what water could do for this vast rangeland is what brought the town of Wheatland into existence in the late 1870s. The town became the county seat for Platte County because of the establishment of the largest privately owned water companies in the United States. The irrigation project brought in many new settlers who stayed and developed the area into an agricultural mecca. Scottish cattle barons, who were buying up vast amounts of rangeland, came to the county at about the same time and saw the virtue of the large irrigation system that provided the life blood to this community.

The Western way of life is still alive and well in Wheatland, and water is still a prevalent resource in its economy, along with a coal-fired power plant and the many area streams and lakes for recreational use. The abundance of wildlife and fish are in part due to the accessibility of water in this corner of a rather arid region. Opportunities for hiking, hunting, fishing, photography, boating, rock climbing and sightseeing abound within a short scenic car ride. Wheatland has a history rich in agriculture, entrepreneurship and western ways that are apparent still in this bustling community. A vibrant, historic downtown, community festivals throughout the year, beautiful city parks, walking and biking trails, a museum, active businesses throughout the town, eye-catching murals, and a welcoming attitude among the residents make Wheatland a perfect stopping point for some great day trips to explore all the facets of this Western town and Platte County.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	3,285	4,889	5,437
Households:	1,535	2,203	2,429
Household Income:	\$69,964	\$73,350	\$74,197

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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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## NET LEASED DISCLAIMER

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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

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