



OPERATED BY NORTH TEXAS BELLS (63 UNIT GUARANTY)

TACO BELL

1100 South Red River Expressway
Burkburnett, Texas 76354

Absolute-Net Lease (Zero Landlord Responsibilities): New 20 Year Lease with 10% Increases Every 5 Years.

Excellent Frontage and Visibility: Taco Bell fronts Interstate 44 (16,700+ VPD) with Visible Signage.

Near Burkburnett Schools: Burkburnett High School, Middle School Overton Ray Elementary School & IC Evan Elementary School Combine for Over 2,800+ Students.

Two Large Apartment Complexes Nearby: Within 1-Mile of Taco Bell The Reserves at Saddlebrook Apartments and Burkburnett Residences Apartments Combines for 154 Apartment Units.



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BROKER OF RECORD

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The Reserves at Saddlebrook
64 Apartment Units

TSC TRACTOR
SUPPLY CO



SUBWAY

7-ELEVEN



McDonald's



16,700 VPD

Dana

Central East Freeway



TACO BELL



Burkburnett High School
921 Students

Overton Ray Elementary School
559 Students

IC Evans Elementary School
640 Students

McDonald's



Dana

Central East Freeway



Burkburnett Residences
90 Apartment Units



16,700 VPD



Central East Freeway



Dana



Burkburnett Middle School
712 Students



Overton Ray Elementary School
559 Students

Burkburnett



Burkburnett High School
921 Students



The Reserves at Saddlebrook
64 Apartment Units



IC Evans Elementary School
640 Students



Burkburnett Residences
90 Apartment Units

16,700 VPD



TACO BELL

| | |
|----------|--|
| Address: | 1100 South Red River Expressway Burkburnett, TX 76354 |
| Price: | \$1,333,333 |
| CAP: | 4.50% |
| NOI: | \$60,000 |

INVESTMENT SUMMARY

| | |
|--------------------------|--------------------------|
| Lease Type: | Absolute-Net |
| Landlord Responsibility: | None |
| Year Built: | 2019 |
| Building Area: | 1,820 SF |
| Land Area: | 34,848 SF |
| Vehicles Per Day: | 16,700+ (Red River Expy) |



HIGHLIGHTS

Absolute-Net Lease (Zero Landlord Responsibilities): New 20 Year Lease with 10% Increases Every 5 Years.

Strong Franchisee Guaranty: Operated by North Texas Bells and Backed by a 63 Unit Guaranty.

Excellent Frontage and Visibility: Taco Bell fronts Interstate 44 (16,700+ VPD) with Visible Signage.

Near Burkburnett Schools: Burkburnett High School, Middle School Overton Ray Elementary School & IC Evan Elementary School Combine for Over 2,800+ Students.

Two Large Apartment Complexes Nearby: Within 1-Mile of Taco Bell The Reserves at Saddlebrook Apartments and Burkburnett Residences Apartments Combines for 154 Apartment Units.

Nearby National Tenants: Whataburger, Chicken Express, Braum's, 7-Eleven, Subway, Tractor Supply, Pizza Hut, Sonic, Domino's Pizza, Best Western, and McDonald's.

TENANT SUMMARY

| | |
|----------------------------|-----------------------|
| Tenant Name: | Taco Bell |
| Operating Entity: | North Texas Bells LLC |
| 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: | 10% Every 5 Years |
| Options: | Four, 5 Year |



ANNUALIZED OPERATING DATA

| Base Rent | Annually | Monthly |
|--------------------------|-------------|------------|
| Close of Escrow - Year 5 | \$60,000.00 | \$5,000.00 |
| Year 6 - Year 10 | \$66,000.00 | \$5,500.00 |
| Year 11 - Year 15 | \$72,600.00 | \$6,050.00 |
| Year 16 - Year 20 | \$79,860.00 | \$6,655.00 |



TACO BELL OVERVIEW

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is a Mexican-inspired quick service restaurant (QSR) brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos and burritos, among other craveable choices, and is the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell proudly serves over 42 million customers each week. The brand encourages its fans to “Live Mas” and connects with them through sports, gaming and new music via its Feed The Beat music program. Taco Bell also provides education opportunities and serves the community through its nonprofit organization, the Taco Bell Foundation, and connects fans with their passions through programs such as the Live Mas Scholarship program.

For more information, please visit: www.tacobell.com

| | |
|-------------------------------|--|
| Number of Restaurants: | 7,070+ |
| Number of Employees: | 175,000+ |
| Headquarters: | Irvine, CA |
| Website: | www.tacobell.com |

NORTH TEXAS BELLS

NORTH TEXAS BELLS, LLC is an award winning franchisee of Taco Bell. The company was founded on December 21, 2011 and has continued to grow its portfolio to 63 units and has created opportunities for its employees.

REGIONAL MAP



Subject Property

Burkburnett, TX

14 Miles

Wichita Falls, TX

126 Miles

Oklahoma City, OK

129 Miles

Fort Worth, TX

152 Miles

Plano, TX

156 Miles

Dallas, TX

218 Miles

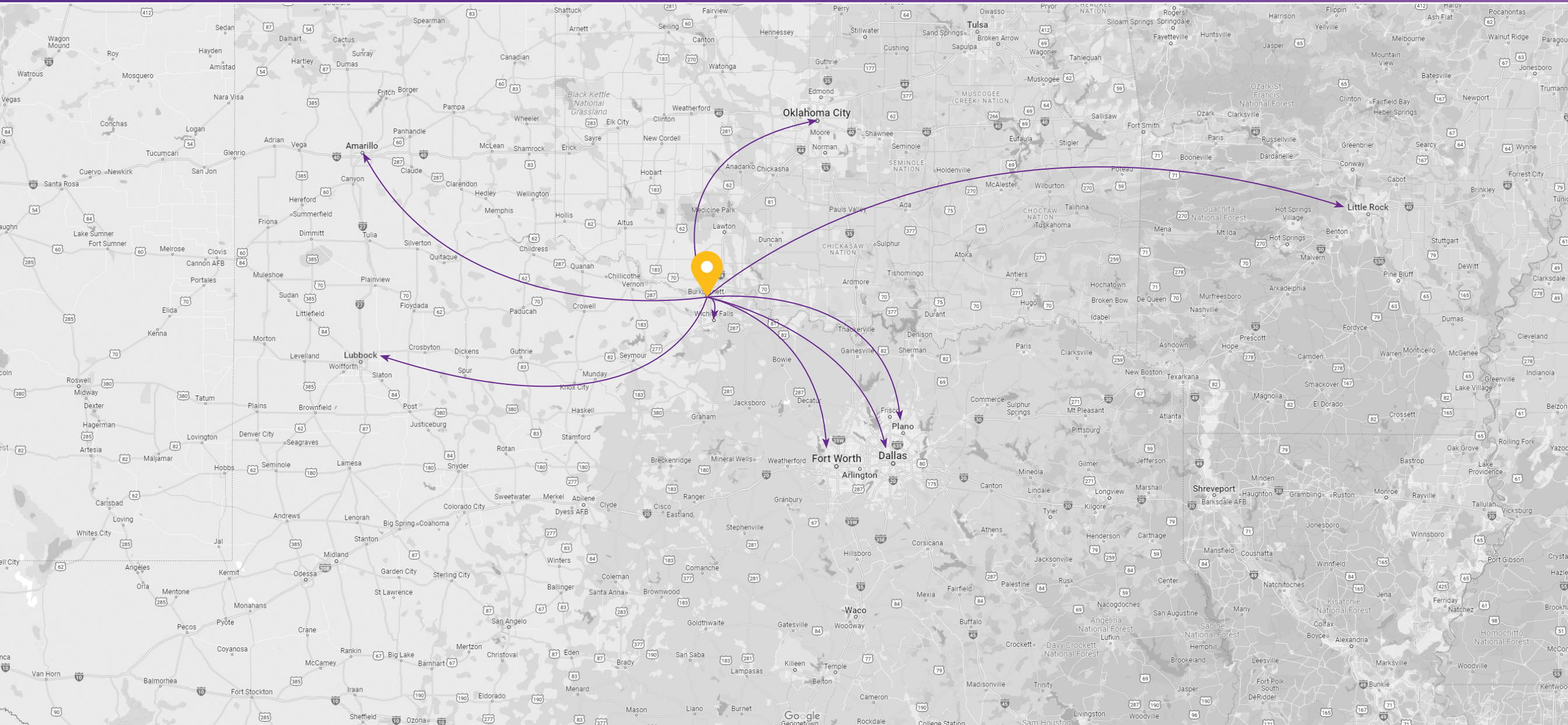
Lubbock, TX

235 Miles

Amarillo, TX

423 Miles

Little Rock, AR





BURKBURNETT, TEXAS

Welcome to Burk Burnett Texas, Boomtown USA, and Home of the Bulldogs. A forward-thinking community with roots and wings; a town focused on growth while honoring our legacy of old-fashioned values. Burk Burnett prides itself on being a family-friendly community that prioritizes public safety, education, and business development.

Burk Burnett (“Boomtown USA”)

One of the most famous Texas towns. Name was given to post office at request of President T. R. Roosevelt after his 1905 wolf hunt with rancher Burk Burnett in this area. Townsite was laid out in 1907 by Joseph A. Kemp and Frank Kell, surveyors and promoters of Wichita Falls and Northwestern Railroad. First oil discovery was Chris Schmoker No. 1, in 1912.

Burk Burnett was made world famous in 1941 by the movie “Boomtown”, filmed from a popular story entitled “Lady comes to Burk Burnett”.

DEMOGRAPHICS

| | 3 Mile | 5 Mile | 10 Mile |
|----------------------------|--------|--------|---------|
| 2022 Estimated Population: | 11,008 | 11,783 | 36,844 |
| 2022 Daytime Population: | 9,370 | 9,893 | 35,469 |

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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

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.)

BROKER OF RECORD

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