



TACO BELL

6101 Eldorado Parkway
McKinney (Dallas MSA), Texas 75070

- » **Award Winning Taco Bell Franchisee:** North Texas Bells Operates 63 Taco Bell Locations and has Consistently Been Ranked as One of the Top 200 Franchisees in the United States.
- » **Absolute-Net Lease (Zero Landlord Responsibilities):** 14 Years Remain on the Lease with 10% Increases Occurring Every 5 Years Including the Four, 5 Year Options to Extend.
- » **Excellent Visibility:** Taco Bell has Frontage and Access Along Eldorado Parkway which Oversees 23,202 VPD.



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Baylor Scott & White
HEALTH
Baylor Scott & White
Medical Center

75
TEXAS

McKinney High School
2,964 Students

McKinney, TX

TOYOTA
STADIUM
Toyota Stadium
Home to FC Dallas

COLLIN COLLEGE
Collin College
Frisco Campus

TACO BELL
Subject Property
McKinney, TX

Methodist
McKINNEY HOSPITAL
Methodist McKinney
Hospital

Frisco, TX

THE STAR
The Star, Practice Facility
For The Dallas Cowboys

McKinney
National Airport
McKinney National
Airport

Lewisville
Lake

Frisco Rough Riders
Riders Field
Home of the Rough Riders

121
TOLL

75
TEXAS

Allen, TX

Stonebriar Mall at the Bridges
1,727,698 SF / 184 Stores

Allen High School
5,328 Students

The Village at Allen
TOPGOLF TARGET BJ's
DICK'S SPORTING GOODS TJ-maxx
Burlington Cabela's
IN-N-OUT BURGER Chick-fil'd
WHOLE FOODS MARKET Rudy's REAL TEXAS BAR-B-Q
& Much More...

Walmart Save money. Live better. IKEA IN-N-OUT BURGER TARGET Starbucks
THE HOME DEPOT sam's club HomeGoods Office DEPOT Taking Care of Business
LOWE'S TJ-maxx BEST BUY & Much More...

75
TEXAS

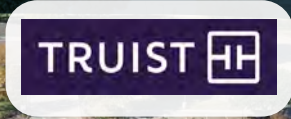


Evans Middle School
1,072 Students

Wolford Elementary School
447 Students



Ridge Road (10,802 VPD)



Eldorado Parkway (23,202 VPD)

Villas at Stonegate
82 Townhome Units



TACO BELL



Brothers Pizza



Ridge Road (10,802 VPD)

Eldorado Parkway (23,202 VPD)



TACO BELL

1-Mile Population (20,348)

Kroger CHASE Starbucks SUBWAY

H&R BLOCK

PALM BEACH TAN

NTB NATIONAL TIRE & BATTERY

Little Caesars

HANDELS
HOMEMADE ICE CREAM SINCE 1945

TEACH ME
ACADEMY

Eldorado Parkway (23,202 VPD)



TACO BELL

TACO BELL

Address:	6101 Eldorado Parkway McKinney (Dallas MSA), TX
Price:	\$2,200,000
CAP:	4.00%
NOI:	\$88,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2016
Building Area:	2,063 SF
Land Area:	1.04 Acres
Vehicles Per Day:	23,202 (Eldorado Pkwy)
5 Mile Radius Population:	272,839



HIGHLIGHTS

- » **Award Winning Taco Bell Franchisee:** North Texas Bells Operates 63 Taco Bell Locations and has Consistently Been Ranked as One of the Top 200 Franchisees in the United States.
- » **Absolute-Net Lease (Zero Landlord Responsibilities):** 14 Years Remain on the Lease with 10% Increases Occurring Every 5 Years Including the Four, 5 Year Options to Extend.
- » **Excellent Visibility:** Taco Bell has Frontage and Access Along Eldorado Parkway which Oversees 23,202 VPD.
- » **Multiple National Retailers Nearby:** Whataburger, Chick-fil-A, Market Street, Starbucks, Kroger, Subway, Wells Fargo, CVS, Sonic, O'Reilly Auto Parts, and Chase to Name a Few.
- » **Two Schools Nearby:** One Mile West from Taco Bell; Evans Middle School (1,072 Students) and Wolford Elementary School (447 Students).
- » **Excellent Demographics:** Within a 5 Mile Radius Population is 272,839, Households 95,880, and the Average Household Income is \$143,890.



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Dec 15, 2016 - Dec 31, 2021	\$80,000.00	\$6,666.67
Jan 1, 2021 - Dec 31, 2026	\$88,000.00	\$7,333.33
Jan 1, 2026 - Dec 31, 2031	\$96,800.00	\$8,066.67
Jan 1, 2031 - Dec 31, 2036	\$106,480.00	\$8,873.33
Jan 1, 2036 - Dec 31, 2041 (Option 1)	\$117,128.00	\$9,760.67
Jan 1, 2041 - Dec 31, 2046 (Option 2)	\$128,840.80	\$10,736.73
Jan 1, 2046 - Dec 31, 2051 (Option 3)	\$141,724.88	\$11,810.41
Jan 1, 2051 - Dec 31, 2056 (Option 4)	\$155,897.37	\$12,991.45

TENANT SUMMARY

Tenant Name:	Taco Bell
Guaranty:	North Texas Bells, LLC
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	December 15, 2016
Lease Expiration:	December 31, 2036
Term Remaining:	14 Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year
Right of First Refusal:	None



TENANT OVERVIEW

Taco Bell Corp. a subsidiary of the world’s largest restaurant company, Yum! Brands, Inc. (NYSE: “YUM”) is the nation’s leading Mexican-inspired quick service restaurant (QSR) brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos, burritos, and other craveable choices. Taco Bell proudly serves over two billion customers each year in over 7,400 restaurants across the nation, 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 2022. A Fortune 500 corporation, Yum! Brands, Inc. operates the licensed brands Taco Bell, KFC, and Pizza Hut worldwide, with over 48,000 restaurants in more than 145 countries and territories.

North Texas Bells is an award-winning Taco Bell franchise operator based out of Colleyville, TX. North Texas Bells was founded in December 2011 by a 40+ year Taco Bell operator. North Texas Bells currently owns and operates 70+ Taco Bell locations in Texas and Oklahoma and has consistently been ranked as one of the Top 200 Franchisees in the United States. In 2020 North Texas Bells ranked #142 on the Top 200 Franchisees List.

<https://ntbells.com/>

Company Name:	Headquarters:
North Texas Bells, LLC	Colleyville, TX
Number of Stores:	Year Founded:
63 Units	2011



TACO BELL
Subject Property
McKinney, TX



53 Miles from Taco Bell

30 Miles from Taco Bell

34 Miles from Taco Bell

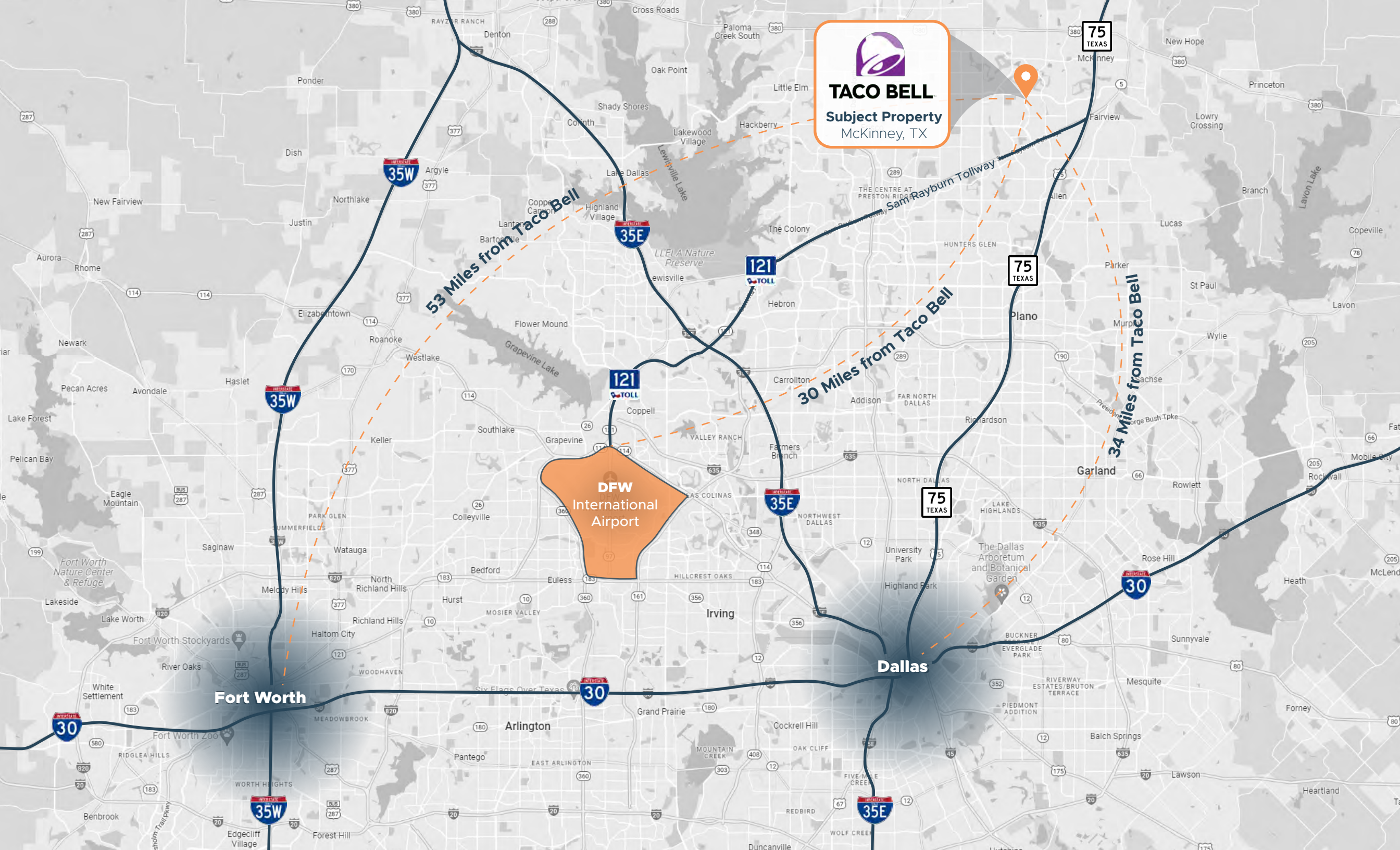


DFW
International
Airport

Fort Worth

Arlington

Dallas





Large Corporate Base

The Metroplex is home to 22 Fortune 500 companies and many regional headquarters, drawing workers and residents.



Major Distribution Center

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, ensure its status as a distribution hub.



Substantial Population Gains

Dallas/Fort Worth's population growth in recent years ranks among the highest in the United States for a major metro.

DALLAS / FORT WORTH

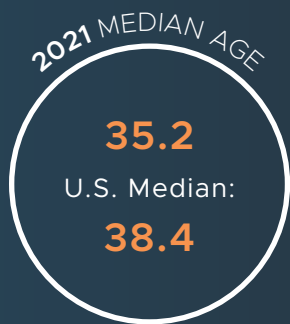
The Dallas/Fort Worth Metroplex is the fourth most populous metro in the nation, with an aggregate of nearly 7.7 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house 1.3 million and 900,000 residents respectively. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region's transportation network is evolving.

MAJOR EMPLOYERS

AMR / American Airlines
Baylor Scott & White Health
Texas Health Resources
Texas Instruments
Bank of America
Lockheed Martin
Verizon Communications
JPMorgan Chase
HCA North Texas Division
UT Southwestern Medical Center

ECONOMY

- » The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- » Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.0 million jobs. The labor force has doubled since 1990.
- » The region is home to 22 Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- » The area is forecast to add jobs at an average annual rate of 1.7 percent through 2025, more than triple the U.S. level.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	20,348	126,865	272,839
Households:	6,879	45,266	95,880
Household Income:	\$142,716	\$149,400	\$143,890

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