

# Taco Bell Absolute NNN

Two Property Sale



OFFERING MEMORANDUM



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from and it should not be made available to any other person or entity without the written consent of .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to . 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. 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 financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT FOR MORE DETAILS.**

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# INVESTMENT OVERVIEW

## Portfolio Overview

Sale Price	<b>\$4,735,579</b>
Number of Properties	<b>2</b>
Total Land Size	<b>1.82 AC</b>
Cap Rate	<b>4.75 %</b>
NOI	<b>\$224,940</b>
Lease Type	<b>Absolute NNN</b>
Remaining Term	<b>20.8 &amp; 17.1 Years</b>
Options	<b>2, 5 Year &amp; 1, 4 Year (Both)</b>
Growth	<b>10% Every 5 Years (Includes Options)</b>

## Legacy Brand

- Taco Bell is an American chain of fast-food restaurants based in Irvine, California. A subsidiary of Yum! Brands, Inc., which serves American-adapted Mexican food. Taco Bell serves tacos, burritos, quesadillas, nachos, other specialty items, and a variety of "Value Menu" items. Taco Bell serves more than 2 billion consumers each year in more than 5,800 restaurants in the U.S., more than 80 percent of which are owned and operated by independent franchisees.

## Strong Franchise Operator

- Pacific Bells owns over 215 Taco Bells spanning eight states. Pacific Bells' mission is "to be a family of great people serving great food to people of the world." They believe in giving their guests tremendous value, the highest quality and unsurpassed service.

## Excellent Locations

- The Fresno Taco Bell is located at the intersection of Fowler and Shields with daily traffic counts exceeding 25,000. This property is located on a meticulously landscaped lot with 45 parking stalls and a long sweeping drive through. This location is close to the Fresno Yosemite International airport, Clovis East High School and 3 elementary schools. [Regional Map](#)
- The Livingston Taco Bell is located in a retail development off of Highway 99. Over 62,000 cars pass by this location from the highway each day. The restaurant rests on a large 1.05 acre lot boasting a 45 car parking lot and a long sweeping drive through.



## Fresno Taco Bell

ADDRESS	2928 N Fowler Ave Fresno CA 93727
NOI	120,000
LAND SF	33,541
YEAR BUILT	2016
ZONING TYPE	Business Park
APN	310-740-21
TRAFFIC COUNTS	25000



**SUBJECT PROPERTY**

**339 JOSEPH GALLO DR**  
LIVINGSTON, CA



ROBIN AVE

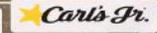
LIVINGSTON MIDDLE SCHOOL



LIVINGSTON HEALTH CENTER



SELMA HERNDON ELEMENTARY SCHOOL



F ST

B ST

WINTON PKWY

CAMPBELL BLVD

99



## Livingston Taco Bell

ADDRESS	339 Joseph Gallo Dr Livingston CA 95334
NOI	104,940
LAND SF	45,738
YEAR BUILT	2012
ZONING TYPE	Highway Service
APN	022-020-002
TRAFFIC COUNTS	62000

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