

Taco Bell

RENT TO SALES RATIO UNDER 7.00%
800+ UNIT OPERATOR | ±16 YEARS REMAINING

MACOMB, IL



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M A C O M B , I L

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Investment Highlights



Strong Guaranty from KBP Investments, LLC (KBP Foods) – Tenant Operates 800+ Fast Food Restaurants, Including 600 KFCs and 139 Taco Bell Locations



Over 16 Years Remaining on Absolute NNN Lease (Zero Landlord Responsibilities)



Highly Visible Location on a Main Thoroughfare, Less Than One Mile from Western Illinois University (6,000+ Enrolled Students)

Seasoned Taco Bell Location with Strong Operator

- ▶ Operated and Guaranteed by KBP Investments, LLC, a Leading Franchisee of Multiple YUM! Brands Concepts – **KBP Produced Annual Revenue in Excess of \$1 Billion in 2022**
- ▶ **Excellent Rent to Sales Ratio Under 7.00%** - Please Contact Agent for More Details
- ▶ **Seasoned Location** – The Subject Property has Operated as a Taco Bell for Nearly 15 Years | Tenant Renewed Their Lease in 2019, Proving Their Commitment to the Location
- ▶ **Absolute NNN Lease (Zero Landlord Responsibilities)** – Ideal for Investors Not Local to the Market

Strong Real Estate Fundamentals

- ▶ **Excellent Signage & Visibility on Jackson Street** (±16,000 Cars Per Day), a Main Thoroughfare for the Area
- ▶ Located in Downtown Macomb, IL Just One Mile from Macomb Square, a Busy Area for the Community with **Over 50 Small Businesses and City Resources**
- ▶ **Oversized Lot of ±1.37 Acres** (±59,543 SF)
- ▶ **Less Than One Mile from Western Illinois University (WIU)**, a 1,050 Acre Public University (6,000+ Enrolled Students) – WIU Also Contains **Four Residence Halls for Student Housing**
- ▶ Close Proximity to **Popular Traffic Generators** such as **Walmart Supercenter, ALDI, Best Western, Hampton Inn, AutoZone, O'Reilly Auto Parts, Dollar Tree, Buffalo Wild Wings, Starbucks** and more



Tenant Overview

KBP Foods & Taco Bell Overview

KBP Bells is a Taco Bell franchisee and is part of KBP Brands, which has been named one of the 10 Fastest-Growing Restaurant Chains and one of the Top 100 Fastest-Growing Businesses in North America. Currently, KBP Brands operates 800+ restaurants across 25+ states throughout the U.S.



Taco Bell is an American-based chain of fast food restaurants originating in Irvine, California in 1962, by founder Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of “value menu” items.

As of 2022, Taco Bell serves over two billion customers each year, at 7,817 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees.

KBP Foods

Website	kbp-foods.com
Company Type:	Top-Performing Franchisee
Headquartered:	Leawood, Kansas
Revenue:	\$812.1M
# of Units:	139 Taco Bell Locations 660 KFC Locations
Accolades:	#11 Top 200 Franchisees in the U.S. (Franchise Times)

“KBP Brands operates 800+ restaurants across 25+ states throughout the U.S.”



Financial Analysis

Offering Summary

Property Name	Taco Bell
Property Address	420 W. Jackson Street Macomb, IL 61455
Assessor's Parcel Number(s)	11-100-625-00 11-100-631-00 11-100-622-00
Year Built	2009
Gross Leasable Area (GLA)	±2,963 Square Feet
Lot Size	±1.37 Acres (±59,543 Square Feet)

Pricing

Price	\$2,587,000
Cap Rate	5.75%
Price Per Square Foot	\$873.10

Annualized Operating Data

Gross Potential Rent	\$148,730
Total Expenses	Absolute NNN
Net Operating Income	\$148,730

Lease Information

Initial Lease Term	±20 Years
Lease Commencement Date	September 24, 2019
Lease Expiration Date	September 30, 2039
Lease Remaining	±15 Years
Lease Type	Absolute NNN
Increases	7% Every Five Years
Options	Two, Five-Year
Guarantee	Franchisee
Notes	Right of First Refusal

NOTE: Rent is based off of the increase beginning on October 1, 2024. Seller will credit the difference in rent at the close of escrow.



Market Overview

Aerial Photo

Western Illinois University
±6,000 Students



DOLLAR GENERAL

Walgreens

CVS/pharmacy

PET SUPPLIES PLUS
Minus the hassle.

Macomb Square

Western Illinois
Museum

Chick's
ON THE SQUARE



SUBJECT
PROPERTY

SUBWAY

UCB



UM AUTOS

Citizens

McDonald's

Spoon River College
±1,200 Students



Jackson Street
±16,000 Cars Per Day



Demographics - 5-Mile Radius

Population: ±17,616

Households: ±7,546

Avg. HH Income: \$64,336



Aerial Photo



PET SUPPLIES PLUS.
Minus the hassle.



Chick's
ON THE SQUARE



Macomb Square

SUBJECT PROPERTY



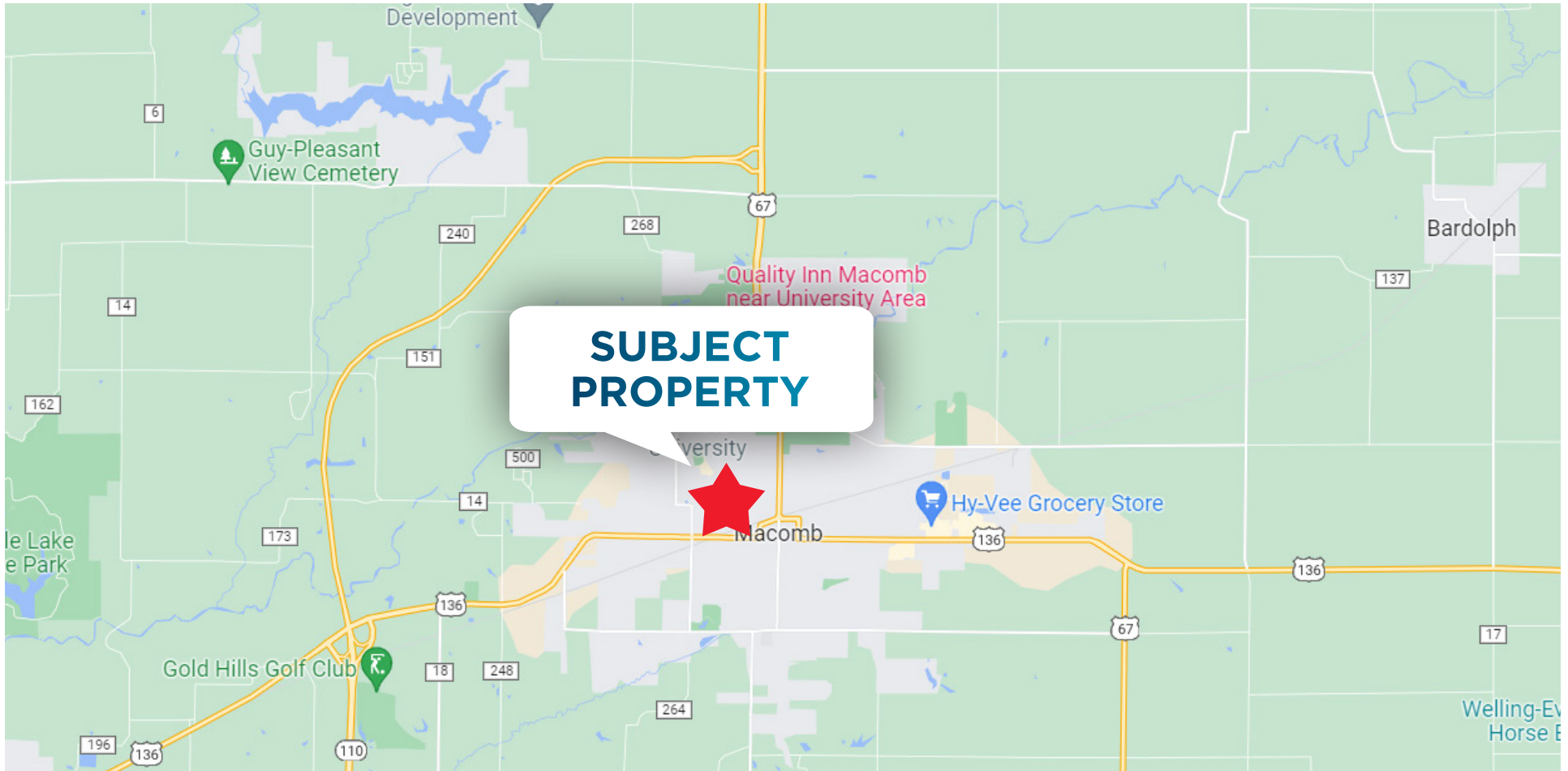
Jackson Street
±16,000 Cars Per Day

Western Illinois University
±6,000 Students



Market Overview

Regional Map



±16,000 CARS

PER DAY ON
JACKSON STREET



±2 MILES

TO MACOMB SQUARE, BUSY RETAIL
AREA



±2 MILES

TO WESTERN ILLINOIS UNIVERSITY
(±6,000 STUDENTS)

Market Overview

The City Of Macomb, IL

Macomb is a welcoming city located in the heart of McDonough County, Illinois, in the scenic western part of the state. Nestled about 80 miles west of Peoria and 200 miles southwest of Chicago, Macomb offers a balance between small-town charm and access to urban amenities.



One of the city's prominent features is Western Illinois University (WIU), a renowned public institution that was established in 1899. With a strong commitment to academic excellence, WIU attracts students from all over the country and contributes significantly to the intellectual and cultural vitality of Macomb. The university offers a wide range of programs and hosts numerous events, lectures, and performances throughout the year.

Macomb's economy is diverse and robust, supported by various sectors. The presence of Western Illinois University brings employment opportunities and fosters innovation. Additionally, McDonough District Hospital, the largest employer in the county, plays a vital role in providing healthcare services to the community. The city's downtown area boasts a mix of locally-owned businesses, charming shops, and delightful dining options, creating a vibrant commercial center.

"Living in Macomb is like having the best of both worlds. It has the friendliness and safe feeling of a small town, while having easy access to a highly rated state university."

-Current Resident via *Niche.com*

Demographics



7,624

2022 AVERAGE
HOUSEHOLDS



\$64,336

2022 AVERAGE
HOUSEHOLD INCOME



20,000

2022
POPULATION

Downtown Macomb



Western Illinois University



Argyle Lake



Taco Bell

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PRESENTED BY

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