

Proven Sales History  
Exceptional Performance  
1.5% Annual Rent Increases



Representative Photo

*Subsidiary of Bell American Group, over 280 locations* **OFFERING MEMORANDUM**



# TACO BELL

1077 W. Broadway, Centralia, IL

*Centralia, IL-MSA*

In Association with ParaSell, Inc. / A Licensed Illinois Broker



# TABLE OF CONTENTS

INVESTMENT SUMMARY 03

PROPERTY PHOTOS 04

AERIAL VIEW 06-07

TENANT INFORMATION 08

CITY AND SITE LOCATION DETAILS 09

SITE PLAN 10

DEMOGRAPHICS 11



# PROPERTY HIGHLIGHTS

**Strong Store Sales History**

**Attractive Price Point**

**Pad to Schnuck's Grocery Anchored Center**

**Experienced Operator: Bell American has over 280 Taco Bell locations**

**Affiliate of The Flynn Group – largest franchisee operator in the U.S.**

## PROPERTY OVERVIEW

<b>PROPERTY NAME</b>	Taco Bell
<b>ADDRESS</b>	1077 W. Broadway, Centralia, IL
<b>BUILDING S.F.</b>	2,070 SF
<b>LOT SIZE</b>	0.558 AC
<b>PARKING SPACES</b>	

## FINANCIAL OVERVIEW

<b>PRICE</b>	\$2,309,000
<b>CAP RATE</b>	5.44%
<b>CURRENT NOI</b>	\$125,615
<b>RENT INCREASES</b>	1.5% annually

## LEASE OVERVIEW

<b>LEASE GUARANTOR:</b>	Bell Missouri, LLC
<b>PARENT COMPANY:</b>	Bell American Group, over 280 stores across 8 states.
<b>TENANT OPTIONS:</b>	Six 5-year
<b>LEASE TYPE</b>	Absolute NNN
<b>LEASE EXPIRATION:</b>	8/20/2034

## RENT SCHEDULE

LEASE YEARS	RENT	Cap Rate
2024-2025	\$125,615	5.44%
2025-2026	\$127,499	5.52%
2026-2027	\$129,412	5.60%
2027-2028	\$131,353	5.69%
2028-2029	\$133,323	5.77%
2029-2030	\$135,323	5.86%
2031-2032	\$137,353	5.95%
2032-2033	\$139,413	6.04%
2033-2034	\$141,504	6.13%





*Very Strong Operator – NNN Lease – 1.5% Annual Increases*



PROPERTY PHOTOS





AERIAL VIEW

**KFC**  
**JOE'S PASTA-N-PIZZA**  
**BW Best Western.**

**verizon**  
**Walmart**

**Casey's**  
**ALDI**

**SUBWAY**

161

**W MCCORD ST 11,000 CPD**

161

**EST. 1996**  
**SCOOTER'S COFFEE**

**GMC**  
**CHEVROLET**

**W BROADWAY 5,500 CPD**

**Wendy's**  
**The Golden Pancake HOUSE**  
**ACE Hardware**  
**Hardee's**  
**DOLLAR GENERAL**

**DOLLAR TREE**  
**CENTRALIA HOME CENTER**  
**goodwill**

**SUBJECT PROPERTY**  
**TACO BELL**

**HIBBETT SPORTS**  
*GAME TESTED. ATHLETE APPROVED.™*  
**Schnucks**  
**BEALLS**

**SONIC**  
**Firestone**



AERIAL VIEW



verizon  
Walmart

JOE'S PASTA-N-PIZZA  
KFC  
BW Best Western

Casey's  
ALDI

MONICA'S PIZZA RESTAURANT

SUBWAY

161

W MCCORD ST 11,000 CPD

GMC  
CHEVROLET

W NOLEMAN ST

BURGER KING

Ford  
Casey's

161

2,500 CPD

DOLLAR TREE  
CENTRALIA HOME CENTER  
goodwill

SUBJECT PROPERTY  
TACO BELL

Domino's Pizza  
DQ

DOLLAR GENERAL  
Walgreens

HIBBETT SPORTS  
Schnucks  
BEALLS

DOLLAR GENERAL  
SONIC  
SCOOTER'S COFFEE  
Wendy's  
Hardee's  
The Golden Pancake HOUSE  
SUBWAY  
Firestone

51

U.S. HWY 51  
5,200 CPD

McDonald's



## FLYNN RESTAURANT GROUP

We strive to be the premier franchise group in the restaurant industry. Our structure is designed to hire and retain great people, empower them to run consistently superior operations, and achieve sustained growth in the strongest concepts.

We own restaurants in Portland, Maine, and Portland, Oregon. These restaurants are more than 3,000 miles apart and require a different approach to reach their full potential. That's why we give our managers the freedom to run their restaurant as if they owned it. We have "federal" standards and rules that we apply everywhere, but we believe the best results come from giving local operators the opportunity to determine what's right for their business.

In our restaurants, "Own it!" has become a mantra. Empowering our operators to make local decisions works only when they own their results. To ensure that happens, we purposefully build our teams with leaders who are nimble, decisive, and action-oriented. In doing so, we've created a culture where mediocrity is never acceptable and people strive to earn a reputation for excellence.

Hiring and retaining great talent is mission critical. Doing so requires that we invest in our teams, create a culture of accountability, and staff for the sales we want to have.



At Bell American, our vision remains constant – to be the premier Taco Bell franchisee and one of the best operators in the industry. Our structure is designed to hire and retain great people, empower them to run consistently superior operations, and achieve sustained growth.

No Taco Bell restaurant is the same. For example, we have restaurants in Summerville, SC, and Madison, WI. These restaurants are more than 1,000 miles apart and require a different approach to reach their full potential. That's why we give our managers the freedom to run their restaurant as if they owned it. We have "federal" standards and rules that we apply everywhere, but we believe the best results come from giving local operators the opportunity to determine what's right for their business.

At Bell American, the community we serve reaches from the Wisconsin Dells in the north to Summerville, South Carolina, encompassing countless neighborhoods. It includes our team members and their families as well as the guests that dine at our restaurants. As an organization, we're committed to taking care of our own and giving back to our community. We do this through the Family Fund, as well as our ongoing support of numerous charities, including Big Brothers Big Sisters of Central Indiana and Alex's Lemonade Stand.



# ST. LOUIS

# ST. LOUIS

St. Louis is the second-largest city in Missouri, United States. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second-largest in Illinois, the seventh-largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

The city is divided into 79 government-designated neighborhoods. The neighborhood divisions have no legal standing, although some neighborhood associations administer grants or hold veto power over historic-district development.

Several neighborhoods are lumped together in categories such as "North City", "South City", and "The Central West End".

# CENTRALIA

Centralia is a city in Clinton, Jefferson, Marion, and Washington counties in the U.S. state of Illinois with the largest portion in Marion County. The city is the largest in three counties, Clinton, Marion, and Washington, but it is not a county seat for any of them. The population was 12,182 as of the 2020 census, down from 13,032 in 2010.





# SITE PLAN

1077 W BROADWAY

MALL ENTRANCE








## CENTRALIA ECONOMICS

The City of Centralia is located in south central Illinois, and is home to more than 13,000 people. The community was built on agriculture, railroad, coal and oil and is uniquely located within four counties – Clinton, Marion, Jefferson and Washington. With easy access to St. Louis, Missouri, Interstates 57 and 64, three major rail lines and a municipal Airport with two runways, one of which is 5001 feet long and accommodates corporate aircraft, the city offers many advantages to business owners.

You will find a business-friendly environment in the City of Centralia along with access to a range of economic development tools to aid in your business' growth and development. Centralia has four TIF Districts, an Enterprise Zone, an Opportunity Zone, and Downtown Façade improvement programs; these incentive tools are used to encourage new and existing business growth.

# 1077 W. BROADWAY | CENTRALIA, ILLINOIS

	<u>1 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>	<u>TOP 10 EMPLOYERS IN ILLINOIS</u>	<u>TOTAL # OF EMPLOYEES</u>
 <b>2024 POPULATION</b>	3,574	18,549	27,741	ALLEGIANCE PROPERTIES	561,720
 <b>HOUSEHOLDS</b>	1,562	7,507	11,383	CITY GARDEN WALDORF SCHOOL	227,925
 <b>HOUSEHOLD INCOMES</b>	\$59,411	\$69,253	\$74,126	WALGREENS	210,500
				MCDONALD'S	210,000
				ARCELORMITTAL	209,000
				BOEING	141,582
				POWER CONSTRUCTION	132,583
				HYATT HOTELS	127,000
				ALLIANCE BOOTS	120,001
				ABBOTT	109,000



# ABOUT FIRST STREET BROKERAGE

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## INVESTMENT SALES

Within the First Street family of companies, First Street Brokerage is a leading boutique net leased investment services firm based in the heart of Sonoma, California. We strive to provide investors and tenants alike with the highest quality of service, the best and most up-to-date market knowledge and with unparalleled integrity. Our agents have extensive backgrounds in both single & multi-tenant properties throughout the nation.

For more than 15 years, First Street Brokerage has been conducting business in more than 30 states and have closed over 1.5 billion dollars of retail, office and industrial assets. Our focus remains of developing long-lasting & profitable relationships with tenants, merchant builders and the 1031 exchange community. First Street's competitive edge lies in its immediate access to on and particularly off market assets of all types.

## LEASING

In addition to investment sales and portfolio management, First Street Inc. offers clients assistance with leasing and tenant management as part of its suite of services. First Street Inc. is adept at sourcing leasing brokers in specific markets and procuring tenants to fill vacant space on a national level. Just one of many, the Leasing division handles asset management and leasing for one particular client that owns over 200 properties located in more than 35 states.



**FIRST STREET**

BROKERAGE

SONOMA | CA

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