

**Proven Sales History**  
**Exceptional Performance**  
**1.5% Annual Rent Increases**



Representative Photo

**CLICK FOR  
MORE INFORMATION**

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



**FIRST STREET**  
BROKERAGE  
SONOMA | CA

**TACO BELL**  
1201 W. Weir Street  
Litchfield, IL

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



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# PROPERTY HIGHLIGHTS

**Strong Store Sales History**

**Attractive Price Point**

**Just off I-55, Connecting Springfield to St. Louis, MO**

**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>	1201 W. Weir Street Litchfield, IL
<b>BUILDING S.F.</b>	2,671 SF
<b>LOT SIZE</b>	0.57 AC
<b>PARKING SPACES</b>	

## FINANCIAL OVERVIEW

<b>PRICE</b>	\$2,448,000
<b>CAP RATE</b>	5.44%
<b>NET OPERATING INCOME</b>	\$133,277
<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 in 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	\$133,277	5.44%
2025-2026	\$135,276	5.53%
2026-2027	\$137,305	5.61%
2027-2028	\$139,365	5.69%
2028-2029	\$141,455	5.78%
2029-2030	\$143,577	5.87%
2031-2032	\$145,731	5.95%
2032-2033	\$147,917	6.04%
2033-2034	\$150,136	6.13%



PROPERTY PHOTOS

Western Facing View





PROPERTY PHOTOS





# AERIAL VIEW



W COLUMBIAN BLVD

HISTORIC RT 66

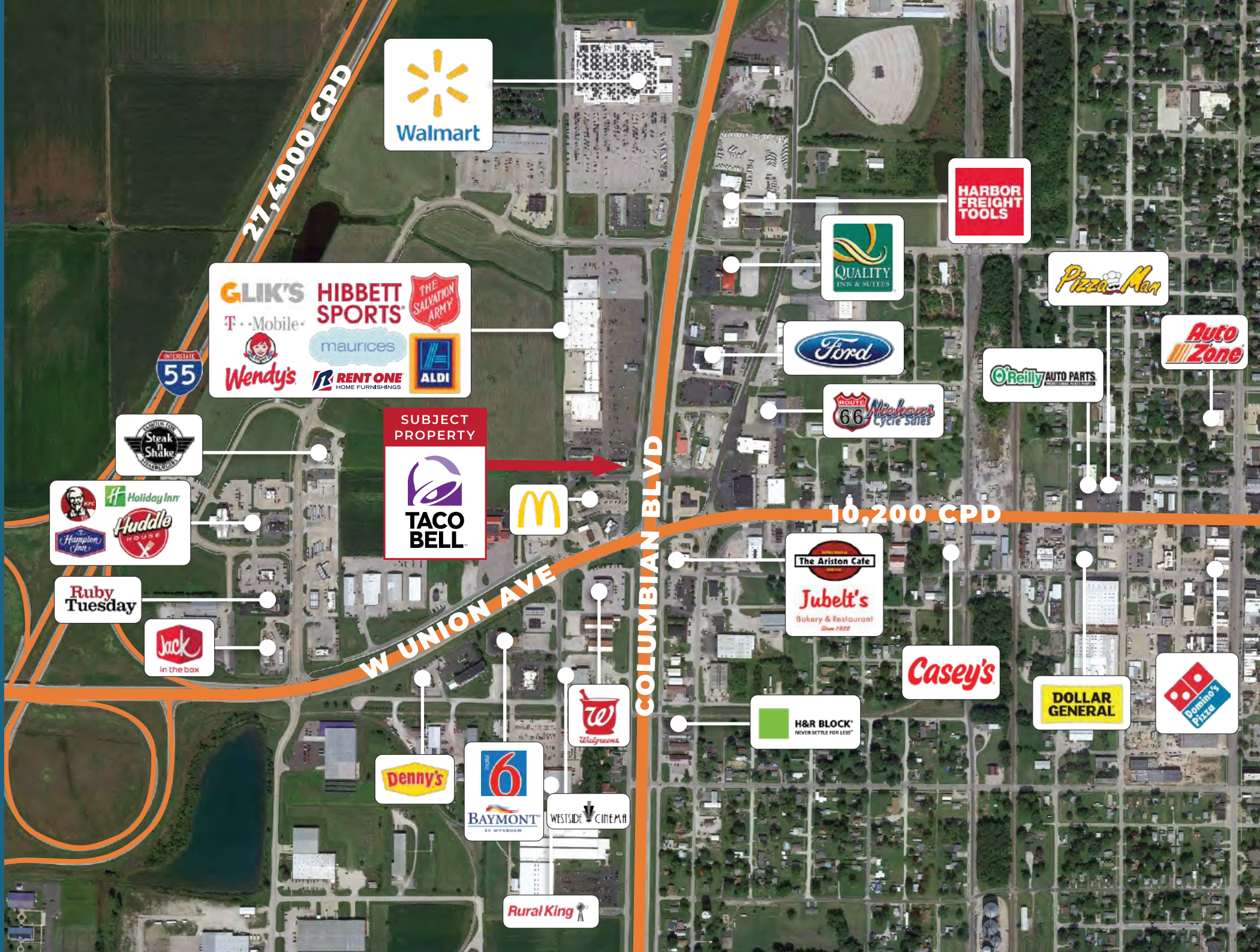
COUNTY RD 150E

E COLUMBIAN BLVD N

W WEIR ST



# AERIAL VIEW



27,400 CPD

INTERSTATE 55

SUBJECT PROPERTY

W UNION AVE

COLUMBIAN BLVD

10,200 CPD



# 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.

# BELL AMERICAN GROUP



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.





# LITCHFIELD CITY

Litchfield is a city nestled in Montgomery County, Illinois, boasting a population of around 6,600 residents. Situated in south-central Illinois, it enjoys a convenient location midway between the state capital, Springfield, and the bustling metropolis of St. Louis, Missouri. This strategic positioning provides residents with easy access to both urban amenities and the tranquility of rural living.

Litchfield is steeped in history, particularly its association with the iconic Route 66. This legendary highway once served as a major thoroughfare connecting Chicago to Los Angeles, and remnants of its past can still be seen throughout the city. Exploring these historical landmarks offers a glimpse into the bygone era of American road travel.

Beyond its historical significance, Litchfield offers a range of recreational opportunities. Lake Lou Yaeger, a picturesque body of water, provides a haven for outdoor enthusiasts. Residents and visitors alike can enjoy boating, fishing, and other water sports, while the surrounding natural beauty offers opportunities for hiking, biking, and simply enjoying the tranquility of the outdoors.

Litchfield presents a unique blend of small-town charm, historical significance, and modern amenities. Its affordable cost of living, coupled with its convenient location and recreational opportunities, makes it an attractive destination for those seeking a peaceful and fulfilling lifestyle.



# SITE PLAN



DUMPSTER & ENCLOSURE

**TACO BELL**  
2,139 SF

**McDonald's**

W WEIR STREET

W COLUMBIAN BLVD N

HISTORIC RTE 66




HISTORIC RTE 66



## LITCHFIELD ECONOMICS

Litchfield, IL, presents an economy characterized by a significant retail sector, contributing substantially to local revenue. The 2017 retail sales in Litchfield reached \$231,422,000, suggesting a strong consumer base. However, the median household income of \$54,190 in 2019-2023 falls below the national average, potentially limiting consumer spending power. This disparity highlights a key economic challenge. While the healthcare sector plays a vital role, further analysis of wages within this sector is crucial to assess its contribution to overall economic well-being. The presence of higher-paying jobs in transportation and warehousing, with 2017 receipts/revenue reaching \$5,370,000, offers potential for economic growth and attracting skilled workers. However, the relatively low median property value of \$100,500 in 2019-2023, while attractive to residents, may also indicate lower property tax revenues for the city, potentially impacting public services.

# 1201 W. WEIR STREET | LITCHFIELD, IL

	<u>1 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>	<b>TOP 10 EMPLOYERS IN LITCHFIELD, IL</b>	<b>TOTAL # OF EMPLOYEES</b>
 <b>2024 POPULATION</b>	2,465	7,877	21,942	HSHS ST. FRANCIS HOSPITAL	311
 <b>HOUSEHOLDS</b>	1,079	3,414	9,477	WALMART	270
 <b>HOUSEHOLD INCOMES</b>	\$62,410	\$71,833	\$80,431	DOMETIC	215
				LITCHFIELD SCHOOLS	191
				ALLSCRIPTS	150
				SCHUTT	125
				WORKSAVER	96
				HERITAGE HEALTH/EVERGREEN	86/35
				CORTEVA/PIONEER	68 + SEASONAL
				CITY OF LITCHFIELD	60



# 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**

B R O K E R A G E

S O N O M A | C A

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