

Taco Bell

WEST FRANKFORT, IL

GUARANTEED BY
KMAC ENTERPRISES
450+ QSR UNITS



BERKELEY
CAPITAL ADVISORS

IN COOPERATION WITH SCOTT REID & PARASELL INC. | ILLINOIS RE LICENSE NO.: 478027307



FIRST STREET
BROKERAGE

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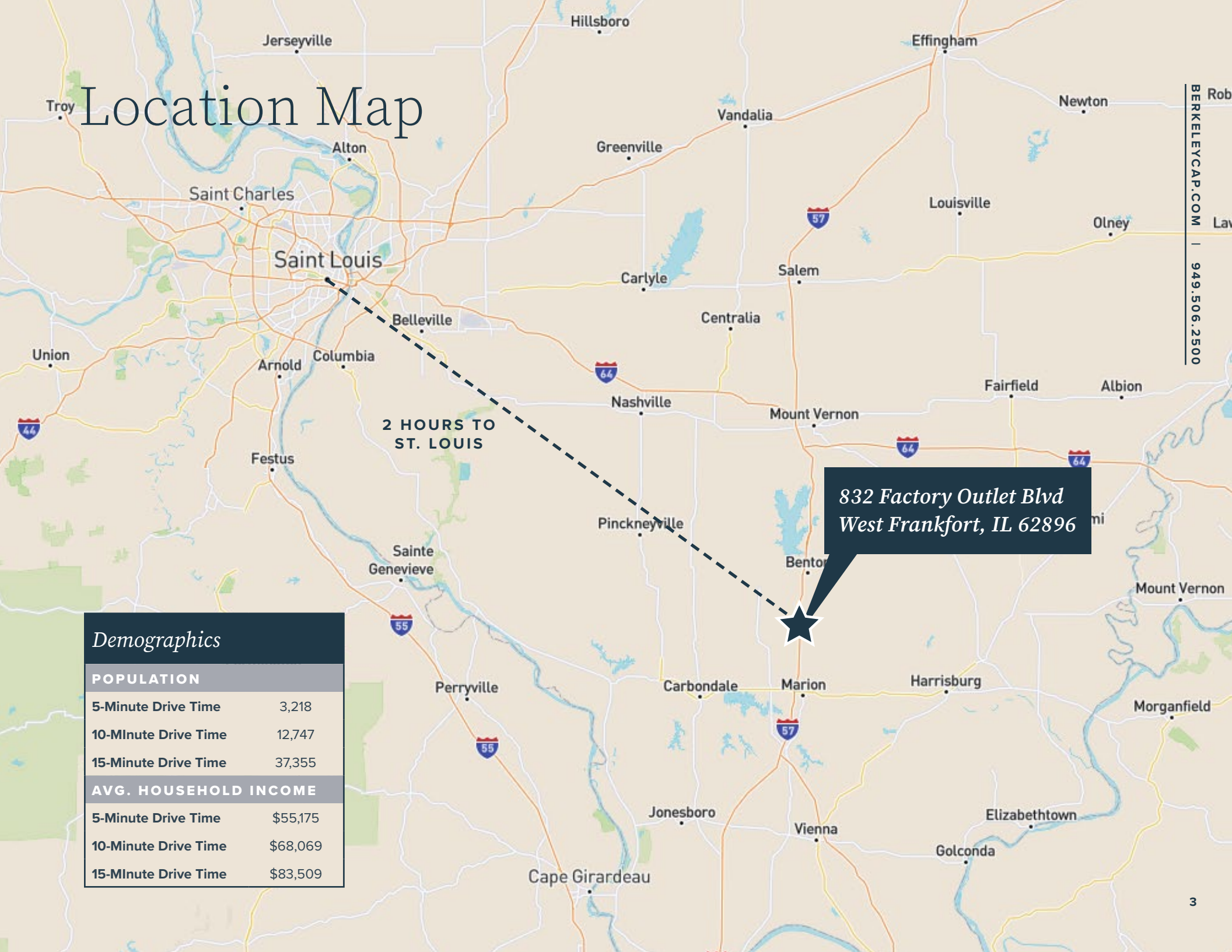
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ILLINOIS RE LICENSE NO.: 478027307

Location Map



BERKELEYCAP.COM | 949.506.2500

*832 Factory Outlet Blvd
West Frankfort, IL 62896*

Demographics	
POPULATION	
5-Minute Drive Time	3,218
10-Minute Drive Time	12,747
15-Minute Drive Time	37,355
AVG. HOUSEHOLD INCOME	
5-Minute Drive Time	\$55,175
10-Minute Drive Time	\$68,069
15-Minute Drive Time	\$83,509

Investment Overview

PROPERTY	<i>Taco Bell</i>
ADDRESS	<i>832 Factory Outlet Blvd West Frankfort, IL 62896</i>
GUARANTOR	K-Mac Enterprises, Inc. (400+ Units)
RENT COMMENCEMENT	May 12, 2017
LEASE EXPIRATION	May 31, 2037
ORIGINAL LEASE TERM	25 Years
LEASE TERM REMAINING	12.5+ Years
OPTIONS REMAINING	Five, 5-Year
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
NOI	\$88,451
RENT INCREASES	1% Annually
RIGHT OF FIRST REFUSAL	Yes - 15 Days

PROPERTY DETAILS

±2,212
Square Feet

±0.72
Acres

2017
Year Built

30
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$1,608,000

Asking Price (5.50% Cap Rate)

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCR.	CAP RATE
Current	\$7,370.92	\$88,451	-	5.50%
6/1/25 - 5/31/26	\$7,444.63	\$89,336	1%	5.56%
6/1/26 - 5/31/27	\$7,519.07	\$90,229	1%	5.61%
6/1/27 - 5/31/28	\$7,594.26	\$91,131	1%	5.67%
6/1/28 - 5/31/29	\$7,670.21	\$92,042	1%	5.72%
6/1/29 - 5/31/30	\$7,746.91	\$92,963	1%	5.78%
6/1/30 - 5/31/31	\$7,824.38	\$93,893	1%	5.84%
6/1/31 - 5/31/32	\$7,902.62	\$94,831	1%	5.90%
6/1/32 - 5/31/33	\$7,981.65	\$95,780	1%	5.96%
6/1/33 - 5/31/34	\$8,061.46	\$96,738	1%	6.02%
6/1/34 - 5/31/35	\$8,142.08	\$97,705	1%	6.08%
6/1/35 - 5/31/36	\$8,223.50	\$98,682	1%	6.14%
6/1/36 - 5/31/37	\$8,305.73	\$99,669	1%	6.20%
Option 1 (Avg)	\$8,558.25	\$102,699	1% Annually	6.39%
Option 2 (Avg)	\$8,994.81	\$107,938	1% Annually	6.71%
Option 3 (Avg)	\$9,453.64	\$113,444	1% Annually	7.05%
Option 4 (Avg)	\$9,935.87	\$119,230	1% Annually	7.41%
Option 5 (Avg)	\$10,442.69	\$125,312	1% Annually	7.79%

Property Highlights

PROPERTY HIGHLIGHTS

- Long-term investment | Just under 13 years remaining on the base lease term
- Absolute NNN lease | Zero Landlord responsibilities
- Strong guarantee | Lease is backed by K-Mac Enterprises, Inc., the second largest Taco Bell franchisee in the country nearly 400 locations across 10 states | Click [HERE](#) for more info
 - K-Mac generated ±\$639MM in 2023 and operates over 457 restaurants across the Taco Bell, Whataburger, and 7 Brew Coffee brands
- Located directly off I-57 which sees 38,500 VPD
- Excellent access and visibility from State Highway 149 which sees ±16,150 VPD
- Directly across the street from a Kroger and Ollie's Bargain Outlet-anchored shopping center
- Annual rent increases to provide a hedge against inflation
- About 1.5 miles from Frankfort Community High School | 434 students
- Industry-leading brand with over 8,200 locations across 30+ countries, serving over 40MM customers weekly in the U.S. alone
 - Over \$11.7B in global sales for Yum! Brands

DEMOGRAPHIC SNAPSHOT

37,355

2024 POPULATION WITHIN
FIFTEEN MINUTES

\$83,509

2024 AVG HOUSEHOLD INCOME
WITHIN FIVE MILES



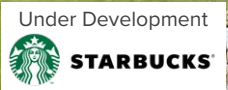


INTERSTATE 57 I-57 - 38,500 VPD



John Logan High School Frankfort Extension

IL-149 - 16,150 VPD



West Franklin Mall
Chiropractor | Hearing Center | Gymnastics | Financial Services



Frankfort Intermediate
311 students

Central Junior
High School
248 students

Frankfort
Community
High School
466 students



INTERSTATE 57 I-57 - 38,500 VPD

West Franklin Mall
Chiropractor | Hearing
Center | Gymnastics |
Financial Services



John Logan High
School Frankfort
Extension

Bonnie Cafe



IL-149 - 16,150 VPD

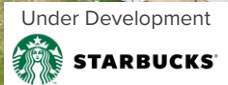


Johnson's Auto & Truck Repair

John Logan High School Frankfort Extension



IL-149 - 16,150 VPD



West Franklin Mall
Chiropractor | Hearing Center | Gymnastics | Financial Services



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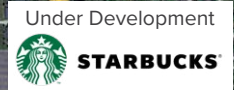
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Deering Rd

Central Junior High School
248 students

Frankfort Intermediate
311 students

Frankfort Community High School
466 students



149

W Main St

149

149

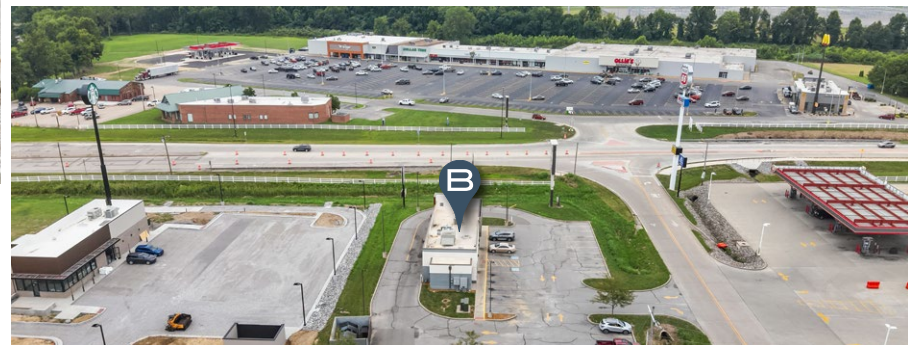
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57

37

Property Photos



Tenant Overview



Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. They serve made-to-order and customizable tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items.

Taco Bell operates over 8,200+ restaurants in 30+ countries. They are the 4th largest U.S. restaurant brand, serving over 42 million customers weekly and over \$11.7B in global sales for Yum! Brands.

8,200+

Total Locations

1962

Year Founded

42M

Customers Served Weekly



Tenant Overview



K-Mac Enterprises is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fayetteville, Arkansas. Over the company's 60-year history, it has grown to become one of the largest franchisee restaurant businesses in the country with over 400 locations. K-Mac currently operates more than 340 restaurants in the Taco Bell system, making it the second largest Taco Bell franchisee in the United States. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kansas, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-Mac currently achieves more than \$560 million in annual revenues. K-Mac continually upgrades its existing asset base while continuing to develop new stores. Going forward, K-Mac remains focused on growing through acquisitions and new unit development, as well as improving existing store operations.

- K-MAC Enterprises is one of the Nation's Top Taco Bell Franchisees
- K-MAC Operates 330+ Restaurant Locations
- Regional Concentration in the South-Central Region of the U.S.
- K-MAC is Focused on Growing Through Acquisitions and Unit Development

\$760M+ **400+**
Total Revenue *Total Locations*

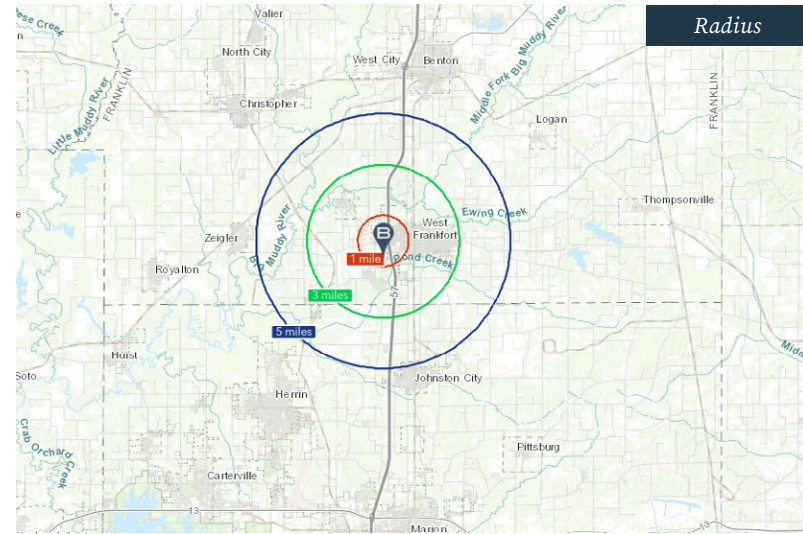
1964
Year Founded



Demographics

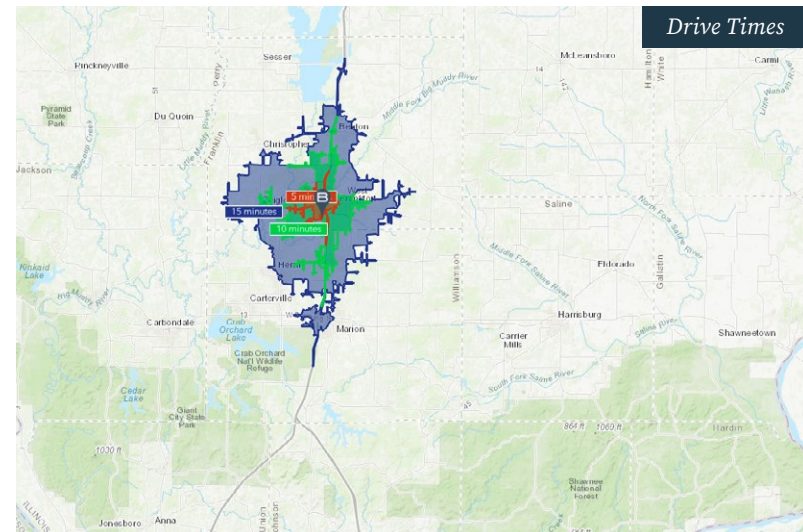
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2029 Population	1,947	9,036	11,574
2024 Population	1,923	9,278	11,860
2020 Population	1,924	9,552	12,168
2010 Population	2,257	10,493	13,217
2024-2029 Annual Rate	0.25%	-0.53%	-0.49%
2020-2024 Annual Rate	-0.01%	-0.68%	-0.60%
2010-2020 Annual Rate	-1.58%	-0.94%	-0.82%
HOUSEHOLDS			
2029 Households	886	4,089	5,238
2024 Households	857	4,084	5,219
2020 Households	837	4,141	5,289
2010 Households	936	4,434	5,559
2024-2029 Annual Rate	0.67%	0.02%	0.07%
2020-2024 Annual Rate	0.56%	-0.33%	-0.31%
2010-2020 Annual Rate	-1.11%	-0.68%	-0.50%
2024 AVG. HH INCOME	\$56,645	\$63,353	\$72,810



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2029 Population	3,197	12,427	36,529
2024 Population	3,218	12,747	37,355
2020 Population	3,274	13,104	38,237
2010 Population	3,738	14,185	40,361
2024-2029 Annual Rate	-0.13%	-0.51%	-0.45%
2020-2024 Annual Rate	-0.41%	-0.65%	-0.55%
2010-2020 Annual Rate	-1.32%	-0.79%	-0.54%
HOUSEHOLDS			
2029 Households	1,474	5,659	16,650
2024 Households	1,450	5,642	16,546
2020 Households	1,440	5,721	16,633
2010 Households	1,591	6,040	17,176
2024-2029 Annual Rate	0.33%	0.06%	0.13%
2020-2024 Annual Rate	0.16%	-0.33%	-0.12%
2010-2020 Annual Rate	-0.99%	-0.54%	-0.32%
2024 AVG. HH INCOME	\$55,175	\$68,069	\$83,509



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

[PLEASE CLICK HERE TO VIEW WORKING WITH REAL ESTATE AGENTS BROCHURE](#)

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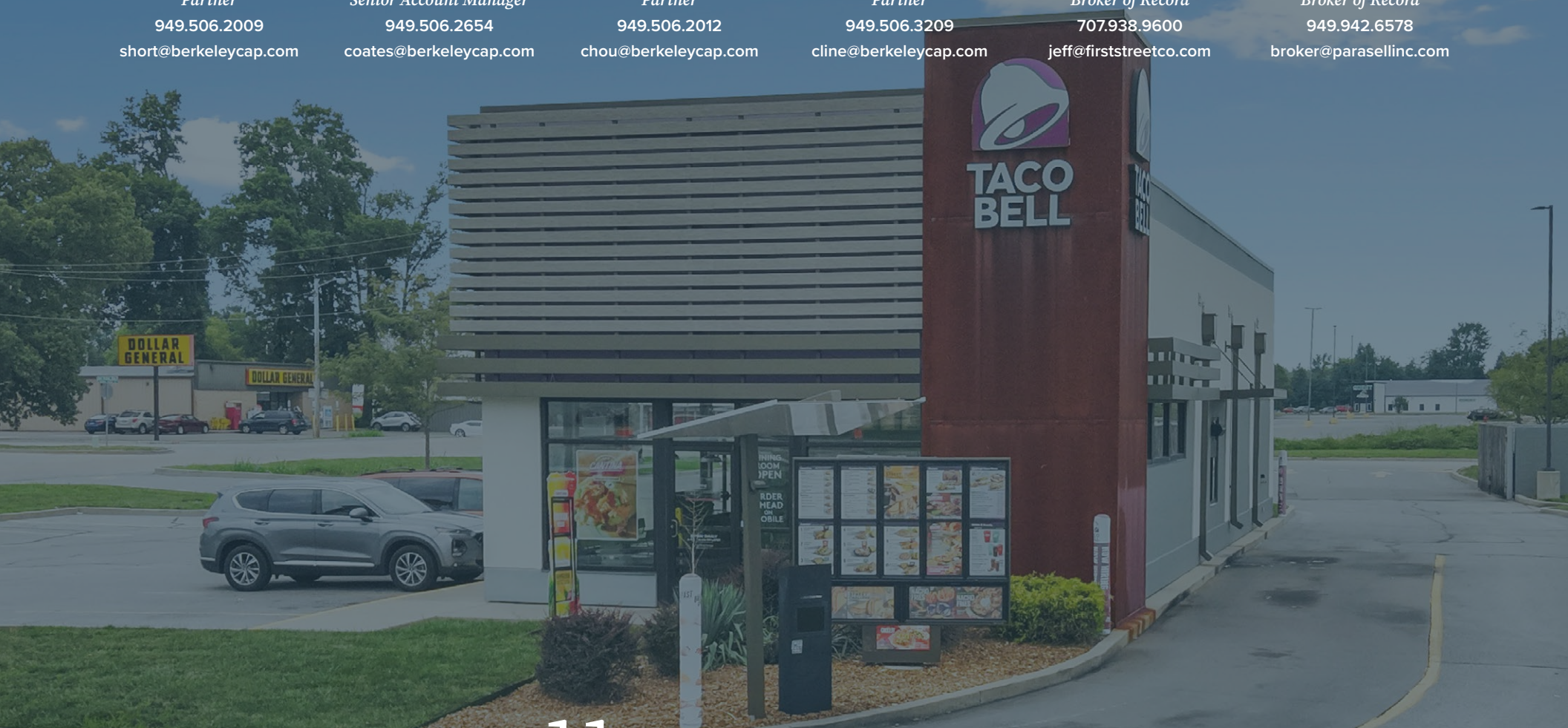
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