TACO BELL™

4660 Northfield Rd. North Randall, OH 44128

Retail
Investment Opportunity

Offering Memorandum

Absolute NNN Lease | ±18.5 Years Remaining | ±300-Unit Operator



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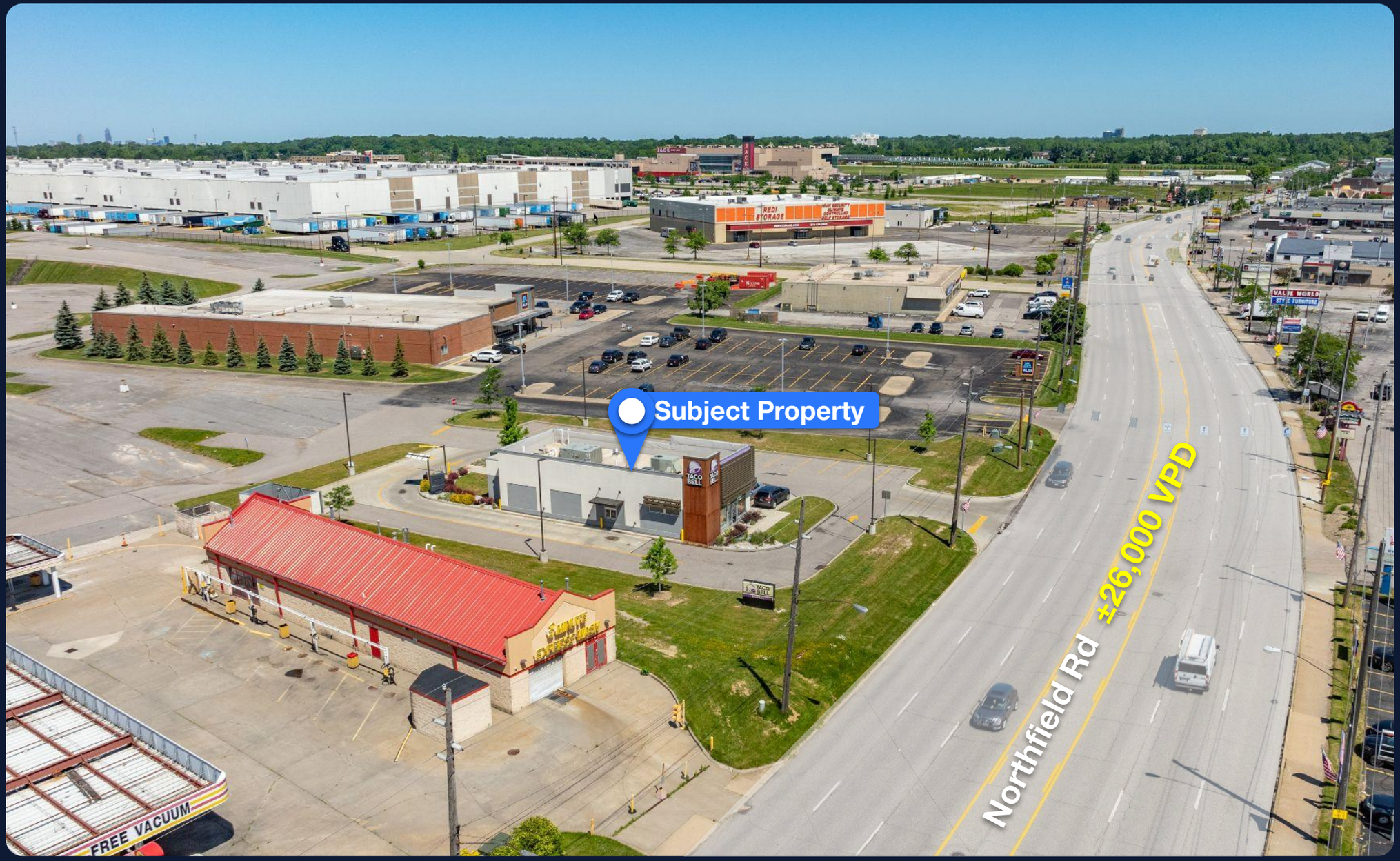
PROPERTY OVERVIEW

Taco Bell
4660 Northfield Rd North Randall, OH 44128



INVESTMENT HIGHLIGHTS

Property Highlights

- **Long-Term Lease:** Features over ~18.5 years of remaining lease term with 10% increases every 5 years, providing investors with long-term cash flow and a hedge against inflation.
- **Absolute NNN Lease:** A truly passive investment with zero landlord responsibilities, delivering hands-off ownership. The tenant covers all expenses including taxes, insurance, and all property maintenance.
- **Full Basis Recapture:** In-place lease structure is projected to fully recapture the initial investment through contractual rental income within the base term, without relying on renewal options or exit assumptions.
- **Low Rent/Low Basis:** Current rent of $82,500 annually reflects a conservative occupancy cost, while the asset is expected to trade well below replacement cost – supporting long-term stability and strong residual value.
- **Institutional-Grade Franchisee:** The property is leased to Pacific Bells LLC, one of the largest Taco Bell franchisees in the U.S., operating ±300 locations nationwide, and~50 Taco Bell locations in the greater Cleveland market. Their size and affiliation with Yum! Brands provide strong operational infrastructure, capital backing, and long-term tenant stability.

Location Highlights

- **Proximity to 1M+ SF Mission-Critical Amazon Fulfillment Center:** The Property is strategically positioned just minutes from Amazon's 1M+ SF CLE2 Fulfillment Center, employing approximately 2,000+ workers and operating 24/7. This major employment hub drives consistent daily traffic and supports strong quick-service restaurant demand.
- **Dense demographics:** The property is strategically positioned within a densely populated trade area of more than 200,000 residents within a 5-mile radius, providing a deep and reliable consumer base that supports sustained traffic and long-term tenant performance.
- **Large Lot Size:** With nearly a full acre parcel, the site provides generous parking, optimized drive-thru flow, and room to adapt or expand, further enhancing long-term real estate value.
- **Out-parcel to Top Performing Aldi:** Positioned as an outparcel to a top 10% nationally performing Aldi, the property benefits from strong co-tenancy, daily traffic drivers, and enhanced visibility in a proven retail destination.
- **Located just off Hwy 480:** Situated just off Hwy 480, which carries over ±144,820 vehicles per day, the property benefits from exceptional visibility, consistent daily traffic, and easy access for customers.




Milkovich Middle School
±678 Students
Peck Food Service
Distribution Center
heinens
GROCERY STORE
Distribution Center
SW
Maple Heights High School
±956 Students
Little Caesars
DUNKIN'
McDonald's
giant eagle
save a lot
MARATHON
amazon
Warehouse
Pipeline Packaging
An Employee Owned Company
Warehouse
480
± 144,820 VPD
Firestone
Randall Park High School
±142 Students
ALDI
Top 10% of
National Locations
Source: AlphaMap
U-HAUL
WASH-N-GO
TACO BELL
Subject Property
SHERWIN WILLIAMS
Northfield Rd ± 26,000 VPD
SUBWAY
POPEYES
J·A·C·K
THISTLEDOWN
RACINO
±1.2M Annual Visitors
±0.7 Miles Away
BURGER KING

4660 Northfield Rd
North Randall, OH 44128

±0.93 AC
Lot Size

2019
Year Built

±144,820 VPD
Vehicles Per Day (I-480)

Absolute NNN
Lease Type



FINANCIAL OVERVIEW

Taco Bell
4660 Northfield Rd North Randall, OH 44128



FINANCIAL SUMMARY

$1,571,428	5.25%	$82,500	±18.5 Years
List Price	Cap Rate	NOI	Remaining Term

Property Details

Tenant Trade Name	Taco Bell
Type of Ownership	Ground Lease
Lease Guarantor	Pacific Bells, LLC
Lease Type	Absolute NNN
Roof and Structure	Tenant
Rent Commencement Date	9/9/2019
Lease Expiration Date	11/20/2044
Intial Term	25 Years
Term Remaining on Lease	±18.5 Years
Increase	10% Every 5 Years
Options	Six, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 6-10	$6,875.00	$82,500.00	-	5.25%
Years 11-15	$7,562.50	$90,750.00	10.00%	5.78%
Years 16-20	$8,318.75	$99,825.00	10.00%	6.35%
Years 21-25	$9,150.58	$109,807.00	10.00%	6.99%
Options				
Years 26-30	$10,065.64	$120,787.70	10.00%	7.69%
Years 31-35	$11,072.21	$132,866.47	10.00%	8.46%
Years 36-40	$12,179.43	$146,153.12	10.00%	9.30%
Years 41-45	$13,397.37	$160,768.43	10.00%	10.23%
Years 46-50	$14,737.11	$176,845.27	10.00%	11.25%
Years 51-55	$16,210.82	$194,529.80	10.00%	12.38%

TENANT SUMMARY

Year Founded
1962

Headquarters
Irvine, California

Ownership Status
Yum! Brands, Inc.

Employees
±175,000

Locations
8,200+

Annual Revenue
$15.9 Billion

Tenant Overview

Taco Bell is a globally recognized quick-service restaurant brand specializing in Mexican-inspired menu items like tacos, burritos, quesadillas, and nachos. Founded in 1962 by Glen Bell in Downey, California, the chain rapidly expanded through franchising and later became part of Yum! Brands—leveraging scale and shared infrastructure to fuel growth. Headquartered in Irvine, California, the brand now operates over 8,200 restaurants worldwide across more than 30 countries, serving more than two billion customers annually. Its long standing brand equity, value-oriented positioning, and innovation in menu and formats make Taco Bell an appealing tenant with broad consumer appeal and franchisor-backed stability.

Why Invest in Taco Bell?

- Extensive Global Scale & System Size: With more than ±8,200 locations and presence in over ±30 countries, Taco Bell delivers substantial market coverage and economies through franchising alignment.
- Strong Brand Equity & High Consumer Engagement: Serving over two billion customers annually, the brand enjoys a powerful cultural resonance and customer demand rooted in innovation and value.
- Stable Parent Company Support: As a Yum! Brands subsidiary, Taco Bell benefits from corporate resources, financial backing, supply chain strength, and strategic oversight.
- Consistent Financial Performance: With estimated annual revenues approaching $15.9 billion, the brand contributes meaningful earnings and growth within Yum! Brands' portfolio.
- Franchising-Driven Model with Resilient: Over 90–94% of restaurants are franchised, ensuring stable royalty income and lower direct operating risk for investors.

TENANT SUMMARY

PACIFIC BELLS

Restaurants Operated
±300

States Covered
20+

Emloyees
5,000+

Headquarters
Vancouver, WA

Tenant Overview

Pacific Bells, LLC is one of the largest Taco Bell franchise operators in the United States. As part of Diversified Restaurant Group, the company operates hundreds of locations across multiple states, leveraging its scale, operational expertise, and strong alignment with Yum! Brands' systems. This relationship allows Pacific Bells to efficiently implement national initiatives, maintain consistency across its restaurants, and benefit from established brand recognition and customer demand.

The company focuses on high-performing restaurant operations, delivering a reliable and consistent customer experience across its portfolio. By maintaining strong operational standards and adapting to evolving consumer preferences, Pacific Bells continues to strengthen its position within the Taco Bell system.

With a strong emphasis on operational efficiency and team development, Pacific Bells invests in its workforce to support long-term performance and scalability. Its ability to manage a large, multi-state platform while maintaining quality and consistency has made it a key contributor to Taco Bell's domestic footprint. Through continued growth, both organically and through acquisitions, Pacific Bells remains an important driver of expansion within the Taco Bell brand, supporting increased market presence and long-term stability.

Why Invest in Pacific Bells LLC?

- Large-Scale Franchise Operator: Operates ~300+ locations, making it one of the top Taco Bell franchisees in the U.S.
- Strong Brand Alignment: Fully aligned with Taco Bell and Yum! Brands systems, benefiting from national marketing, innovation, and supply chain infrastructure.
- Proven Operating Platform: Backed by Diversified Restaurant Group, with established expertise in multi-unit restaurant management.
- Stable Cash Flow Model: Franchise-based structure with consistent sales performance across a diversified geographic footprint.
- Growth-Oriented Strategy: Continued expansion through new store development and acquisition of existing units.
- Resilient QSR Segment: Taco Bell remains one of the strongest performers in quick-service dining, supporting long-term stability.

TACO BELL IN THE NEWS



Inside Taco Bell's Aggressive Strategy To Double Profits, Reach $3 Million Auv, And Surpass 10,000 Units

Taco Bell has launched an ambitious plan to significantly boost its financial performance and global presence. The strategy aims to double profits, achieve an average unit volume (AUV) of $3 million, and expand beyond 10,000 locations worldwide. Key components of this plan include innovative menu offerings, enhanced digital ordering systems, and targeted marketing campaigns designed to resonate with a diverse customer base. By focusing on these areas, Taco Bell seeks to strengthen its market position and drive substantial growth in the coming years.

QSRMAGAZINE.COM



Why Owning The Tech Stack Is The Key To Yum!'S Future

Yum! Brands, the parent company of Taco Bell, KFC, Pizza Hut, and Habit Burger & Grill, has introduced "Byte by Yum!", a cutting-edge, AI-driven technology platform. This proprietary system integrates various essential functions—such as online and mobile ordering, point of sale, kitchen and delivery optimization, menu management, inventory, and labor management—into a unified tech suite. The implementation of Byte aims to enhance digital transactions, improve order accuracy, streamline operations, and boost overall customer satisfaction across all its restaurant brands.

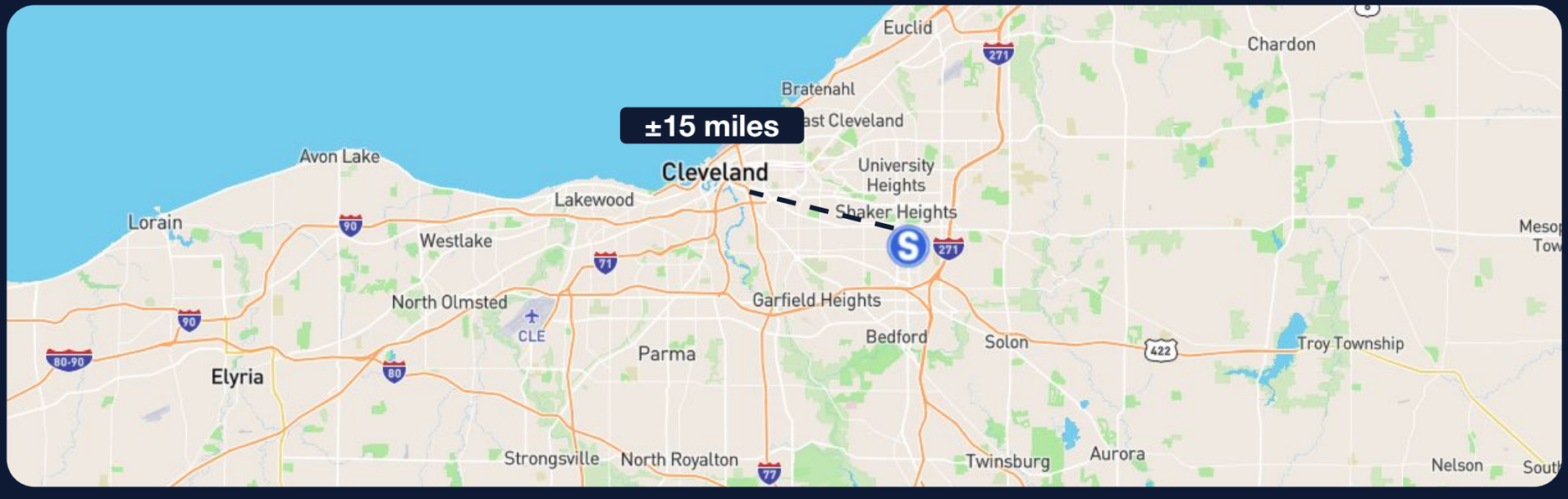
QSRMAGAZINE.COM

MARKET OVERVIEW

Taco Bell
4660 Northfield Rd North Randall, OH 44128



NORTH RANDALL , OH



Local Market Overview

North Randall, Ohio is located in Cuyahoga County within the Cleveland metropolitan area, a region with over 1.7 million residents. Its position just outside Cleveland provides access to major highways, public infrastructure, and a wide range of employment centers. The area is closely connected to surrounding suburbs and benefits from being part of a large and active regional economy. This connectivity supports convenient commuting patterns and access to regional business hubs.

The economy is supported by both local activity and the broader Cleveland market. The MGM Northfield Park racino is a key economic feature, generating jobs and drawing consistent visitor traffic to the area. Many residents are employed across the metro region in industries such as healthcare, retail, and professional services. Ongoing investment in commercial development and infrastructure improvements continues to support business activity and attract new opportunities. These factors contribute to stable economic conditions and reinforce the area's role within the larger Northeast Ohio economy.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,303	81,586	212,388
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	4,707	37,183	92,244
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$59,351	$91,360	$108,460

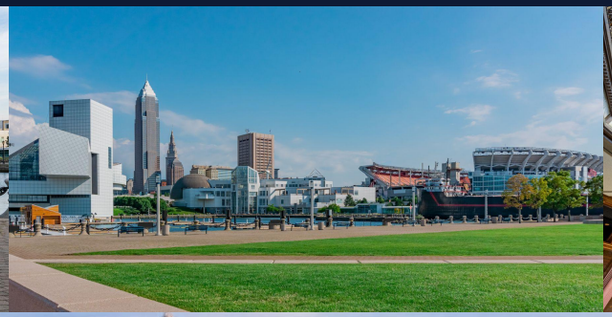
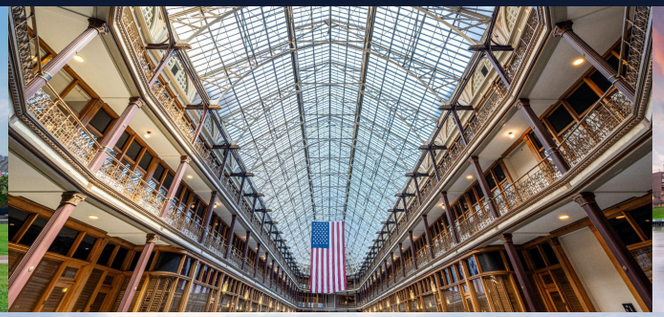
CLEVELAND, OH | MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly $11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population	Annual Visitors	Tourism Economic Impact	GDP Growth
1.78 Million	**18.34 million**	**$6.7 Billion**	**3.3%**





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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4660 Northfield Rd, North Randall, OH, 44128 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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